

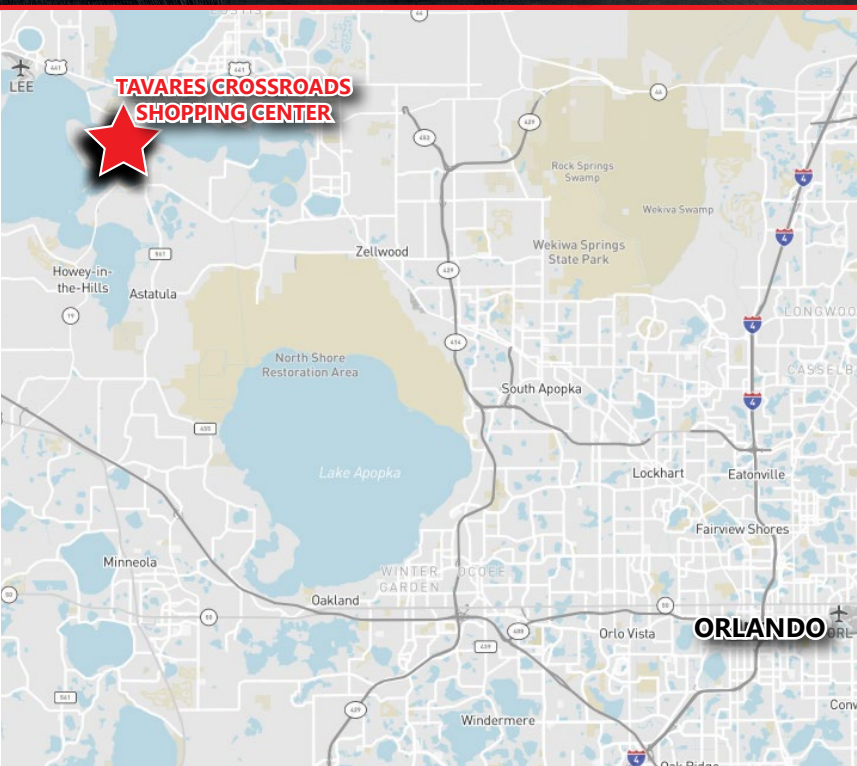
For Sale



**TAVARES CROSSROADS
SHOPPING CENTER & OUTPARCELS**
TAVARES (ORLANDO MSA), FL

ASKING PRICE : **\$7,499,000**
CAP RATE : **8.16%**
NOI : **\$415,885**

PROPERTY SUMMARY



ADDRESS:

1990-2038 State Road 19
Tavares, FL 32778

Outparcels:

1954, 1970, 1986 & 2046
State Road 19

ANCHOR TENANT:

Publix Super Market
(Shadow)

GLA:

16,900 s.f.

BUILT:

2016

ACREAGE:

7.256861 + OP 1.03563 + OP
1.210102 + OP 1.097328 + OP
1.177184 = **11.78 AC**

LEASED:

77%

TRAFFIC COUNT:

40,000 VPD on
State Road 19

INVESTMENT SALES ADVISORY

JOHN KRZYMSKI
Senior Director, Capital Markets
+1 708 289 8115 | John.Krzymski@am.jll.com

EMMA WILSON
Production Associate, Capital Markets
+1 407 247 2325 | Emma.Wilson@am.jll.com

MAX KRZYMSKI
Director, Capital Markets
+1 708 289 1115 | Max.Krzymski@am.jll.com

TYLER HICKS
Analyst, Capital Markets
+1 352 536 5754 | Tyler.Hicks@am.jll.com

Investment Highlights



Strong Publix Market
shadow-anchored



High quality new construction



Excellent cash flow backed by
strong tenancy



Internet-resistant tenancy



Growing, tailored demographics



*Outparcels included in sale