

Advance Auto Parts | **EXCELLENT PROPERTY IN A INCOME TAX FREE STATE!**  
**One of the best suburbs in the market!**



■ Florida	
Price	\$2,560,000
Cap Rate	5.05%
Average Cap Rate	5.65%
NOI	\$128,000
Building Size/Square Feet	46,000
Lot size	1 Acres
Year Built	2017



## LISTED BY

- ✉ **Michael Houge**  
 Send email:  
[michael@nailegacy.com](mailto:michael@nailegacy.com)  
 Phone: (612) 701-7454  
 Lic. 86083
- ✉ **Michael Houge**  
 Send email  
 Phone  
 Lic. #
- ✉ **Michael Houge**  
 Send email  
 Phone  
 Lic. #
- ✉ **Michael Houge**  
 Send email  
 Phone  
 Lic. #

**Average Household Income**  
 127,435.09

**Median income**  
 123,256.08

**Unemployment Rate**  
 4.00%

**Traffic Counts**

**3 Mile Population**  
 50,078

**5 Mile Population**  
 20,483