



HUGE PRICE DROP! SURROUNDED BY CREDIT TENANTS

7210 US 301 N
ELLENTON, FLORIDA 34222



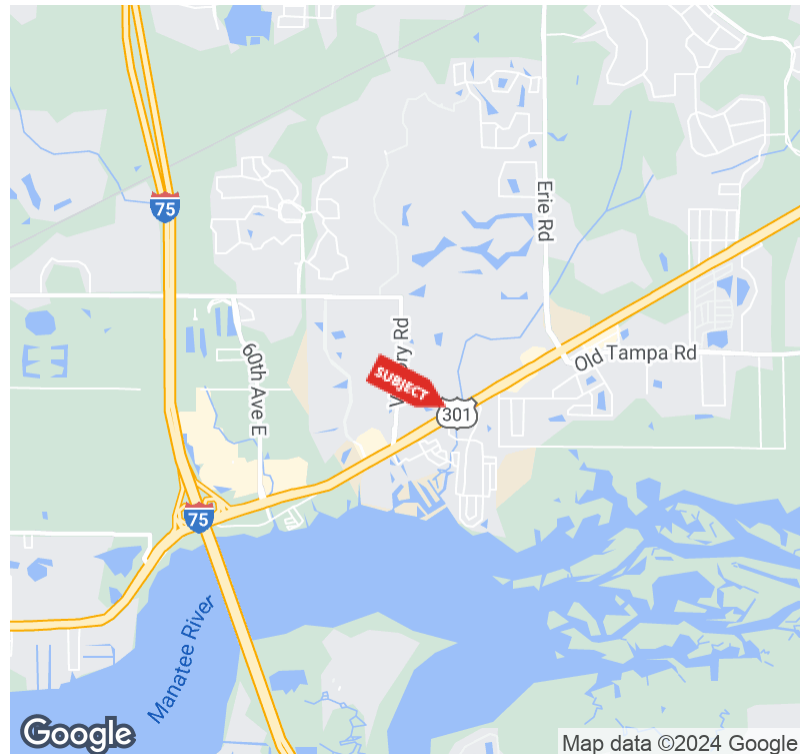
For More Information

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PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,187	12,355	28,463
Total Population	4,918	28,832	72,115
Average HH Income	\$57,733	\$64,406	\$62,000

IN THE PATH OF PROGRESS! 1.85 ACRES



OFFERING SUMMARY

Sale Price:	\$1,785,000
Building Size:	6,535 SF
Lot Size:	1.846 Acres
Price / SF:	\$273.14
Zoning:	NC-M

PROPERTY OVERVIEW

Located in the path of progress with a traffic count totaling around 40,000 cars a day. Just a mile east of I-75 and the well known Ellenton Premium Outlet Mall. An abundance of Credit Companies like Bank of American, Wells Fargo, Take 5 Car Wash and Ace Hardware are just next door. The property has two points of ingress and egress. One from US 301 N and the second on 73rd Ave E. that allows for East and West flow. This property currently has 11 active tenants paying rent. All are MTM.

The +/- 6500 sf building has two sides. The west side has a Foot Doctor that occupies around 1,545 sf. The East side of the building has multiple executive offices being lease with around 5,045 sf. An additional warehouse is located behind the building with about 919 sf and is also leased out. Second parcel in the back is being leased to outside storage users for RVs and boats.

Great Investment Property or a Diamond Re Development Site!

* Do not disturb tenants

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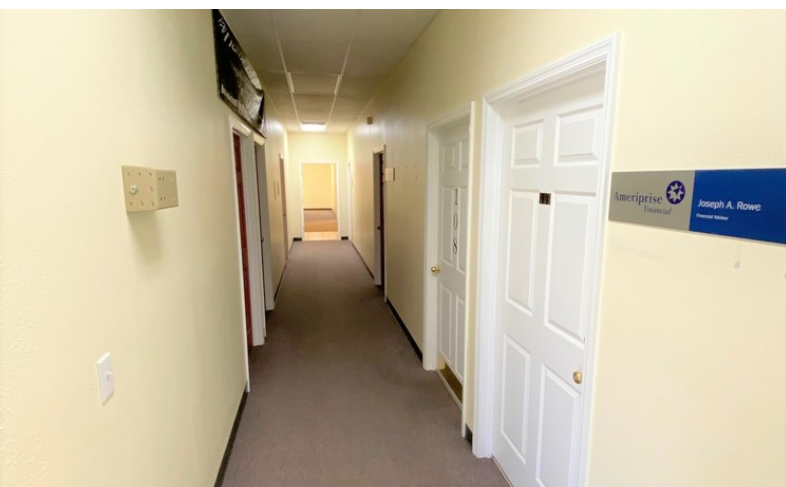
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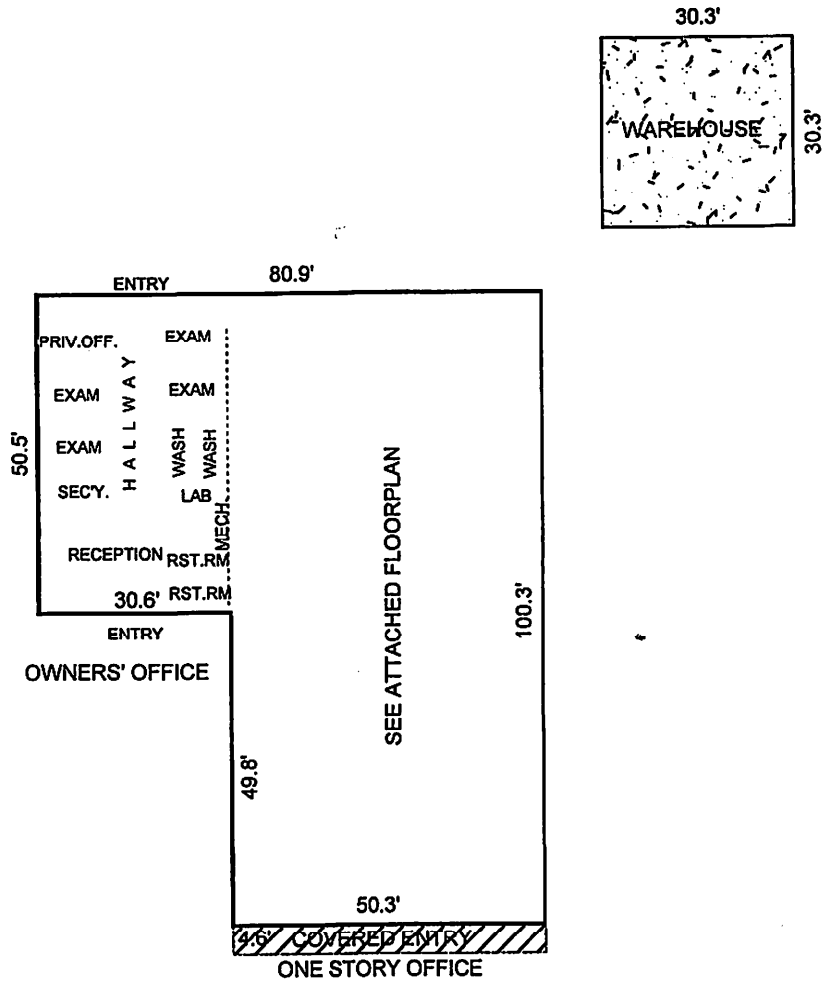
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FLOORPLAN SKETCH

Borrower: Achilles Holding Company, LLC
 Property Address: 7210 US 301 North
 City: Ellenton

File No.: 2015-08-05-N
 Case No.:
 State: FL Zip: 34222



Sketch by Apex IV™
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GBA1	First Floor	6590.39	6590.39
P/P	Covered Entry	231.38	231.38
OTH	Warehouse	918.09	918.09
TOTAL BUILDING (rounded)			6590

BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
50.3	x 100.3	5045.09
30.6	x 50.5	1545.30
2 Calculations Total (rounded)		6590