

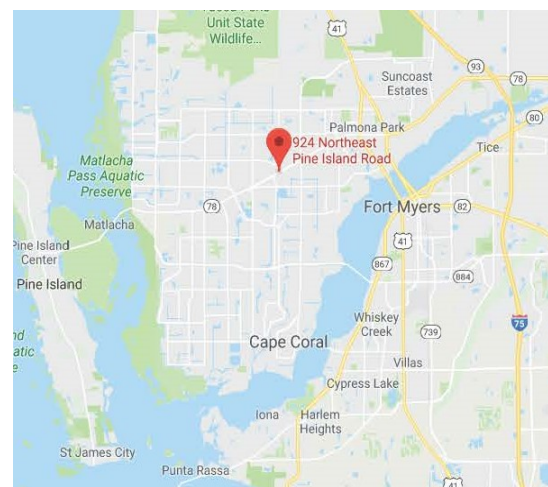


Commercial Investment & Development
924 NE Pine Island Road, Cape Coral, FL 33909
Existing Dollar General Store Long Term Lease
& Development Pad for 8,330 SF Retail Bldg.
\$1,900,000



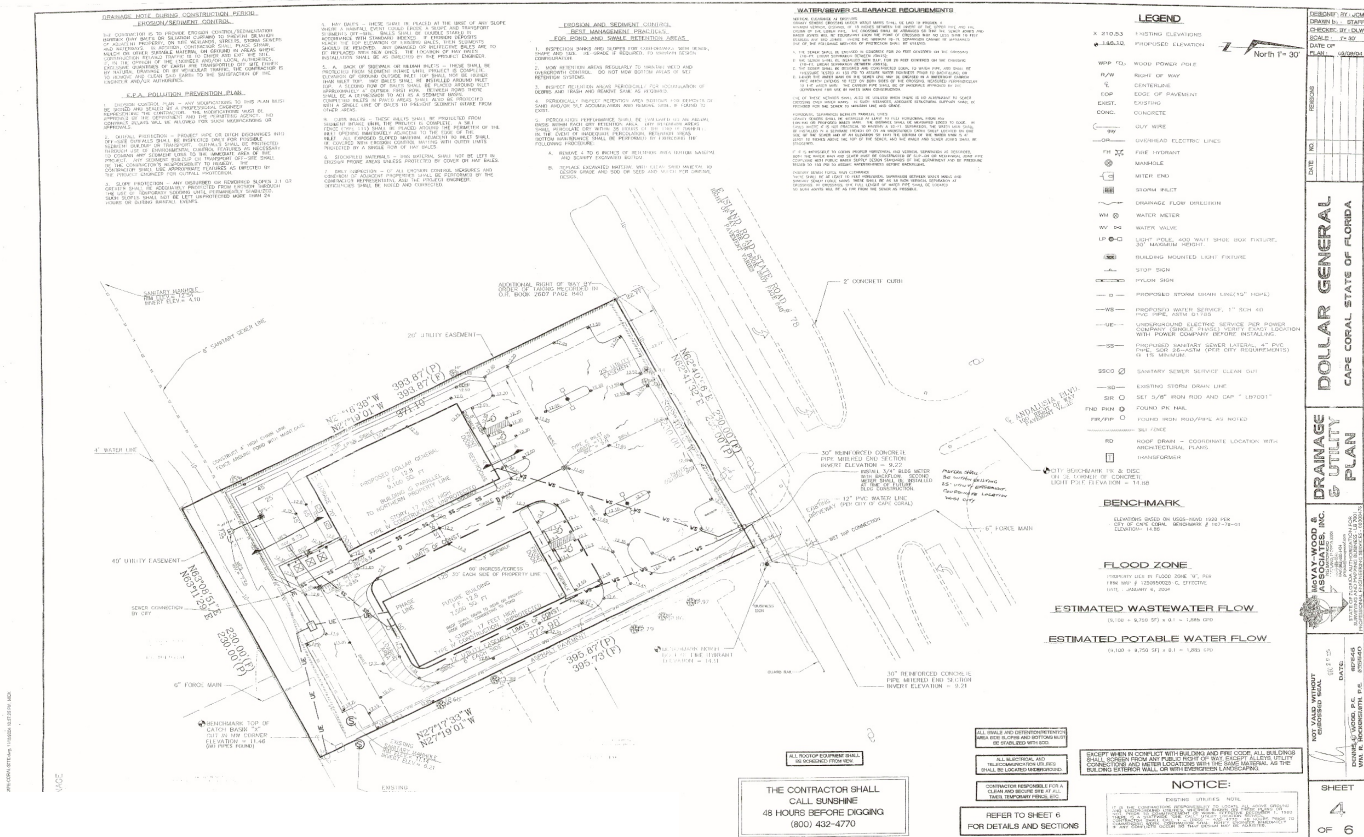
Great Frontage on Pine Island Road Cape Coral

- **Property: 85,542 SF**
- **Existing Dollar General Store 9,100 SF**
Income Generating – Long Term Lease NNN
- **Site Plan permits an additional 7,500 SF Bldg.**
adjacent to Dollar General
- **Storm Water Retention, Landscaping and**
Parking in Place
- **Located at Signalized Intersection at Pine Island**
Road and Andalusia
- **Listing Price includes Dollar General Store and**
land
- **Property may be subdivided to include only the**
Dollar General Store or Land
- **Approved Site Plan Available**



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Dollar General Rental Income

- **Extended Term Until Aug 31, 2024**
- **Two Option Periods 5 Yrs. Each With Increase**
- **Annual Rent: \$87,636 plus \$3,185.84 parking lot maintenance & tenant reimbursement of taxes, insurance**
- **More information Available Upon Request**



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