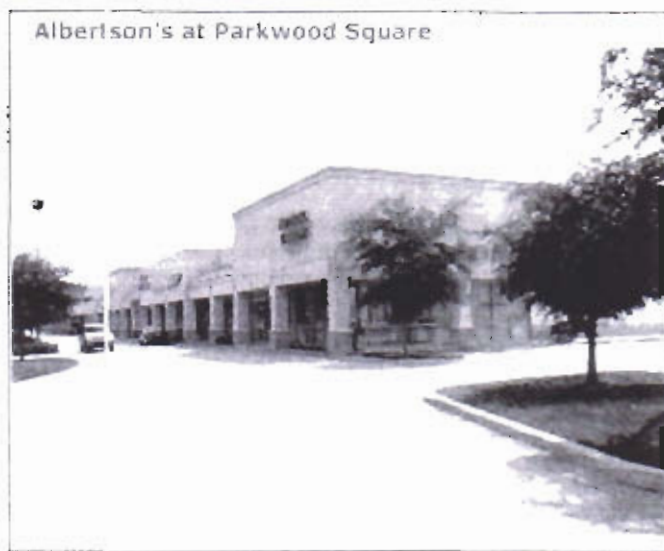


# Albertson's at Parkwood Square End Cap

**Albertson's at Parkwood Square End Cap**  
 8913 U.S. 301 North  
 Parrish, FL 34219  
 County: Manatee



**Fcr Lease** **Active**

**Primary Type:** Shopping Center  
 Neighborhood Center

**Total Space Available:** 2,791 SF

**GLA:** 83,641 SF

**Year Built:** 2005

**Date Last Verified:** 10/19/2007

## Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	2791 SF			\$18.00/SF/Year	Immediate	Neighborhood Center	Yes

**Lease Type:** NNN **Sublease Expiration:** 10/1/2008

## Additional Information

### Property Description:

Excellent opportunity to get in on a sub-lease in a high-functioning, nearly new(2005), neighborhood shopping center anchored by Albertson's. The available store is the highly desirable end cap and is shown in the picture attached. Other tenants include Curves, Subway, Pets+, medical supply, Pizza Hut, Liquor Store, etc. It is approx. 95% occupied.

### Location Description:

Very well located on U.S. 301 North and Erie Road/Old Tampa Road which is a 4-way, signalized intersection. The center also has its own road cut at its north end. An internal road paralleling U.S. 301 connects in-line stores with outparcels, of which there are approximately five.

**Lot Size:** 5.50 Acres **Cross Streets:** Erie Road/Old Tampa Road

**NNN Expenses:** \$5.50 **Anchor Tenant 1:** Albertson s

**Anchor Tenant 2:** Curves

## Highlights

- Below Market Rent on a Re-Lease
- Excellent Tenant Mix & Anchor



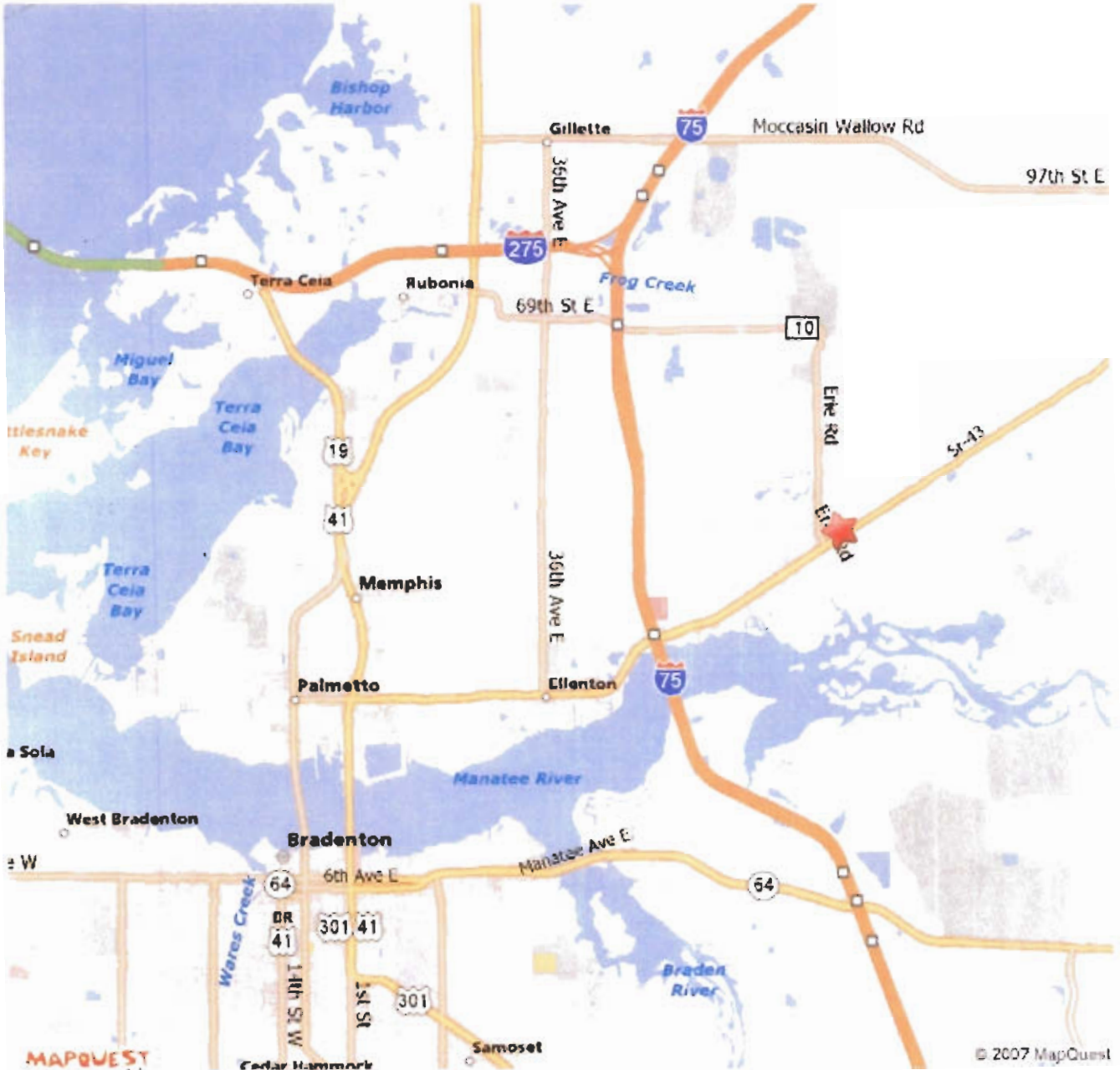
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