

**1 First Properties INC.**  
Commercial Real Estate Services

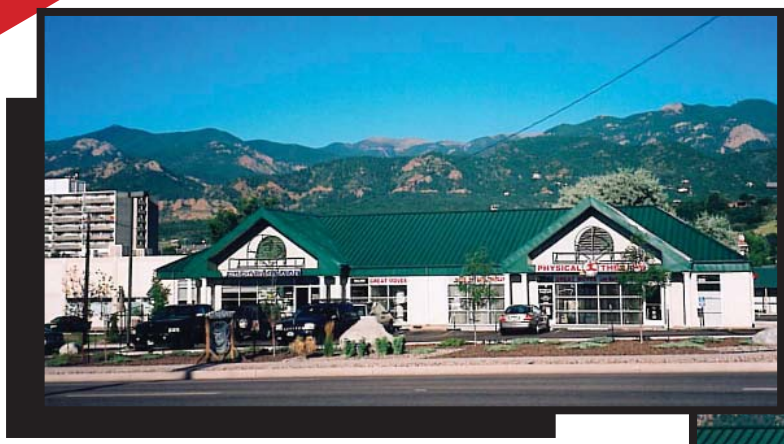
**AVAILABLE**

**100% LEASED**

**BROADMOOR/SKYWAY MARKET**

**1606-1620 S. 8th St.**

**RETAIL PAD BUILDINGS  
GREAT INVESTMENT  
\$2,295,000**



Tenants: Great Moves • 2816 s.f.  
Pikes Perk Coffee • 1871 s.f.  
Joseph's • 3200 s.f.  
Sign Lease

Tota GLA 7,887 s.f.

Leases: Triple Net  
Including Management  
Annual Rent Increases

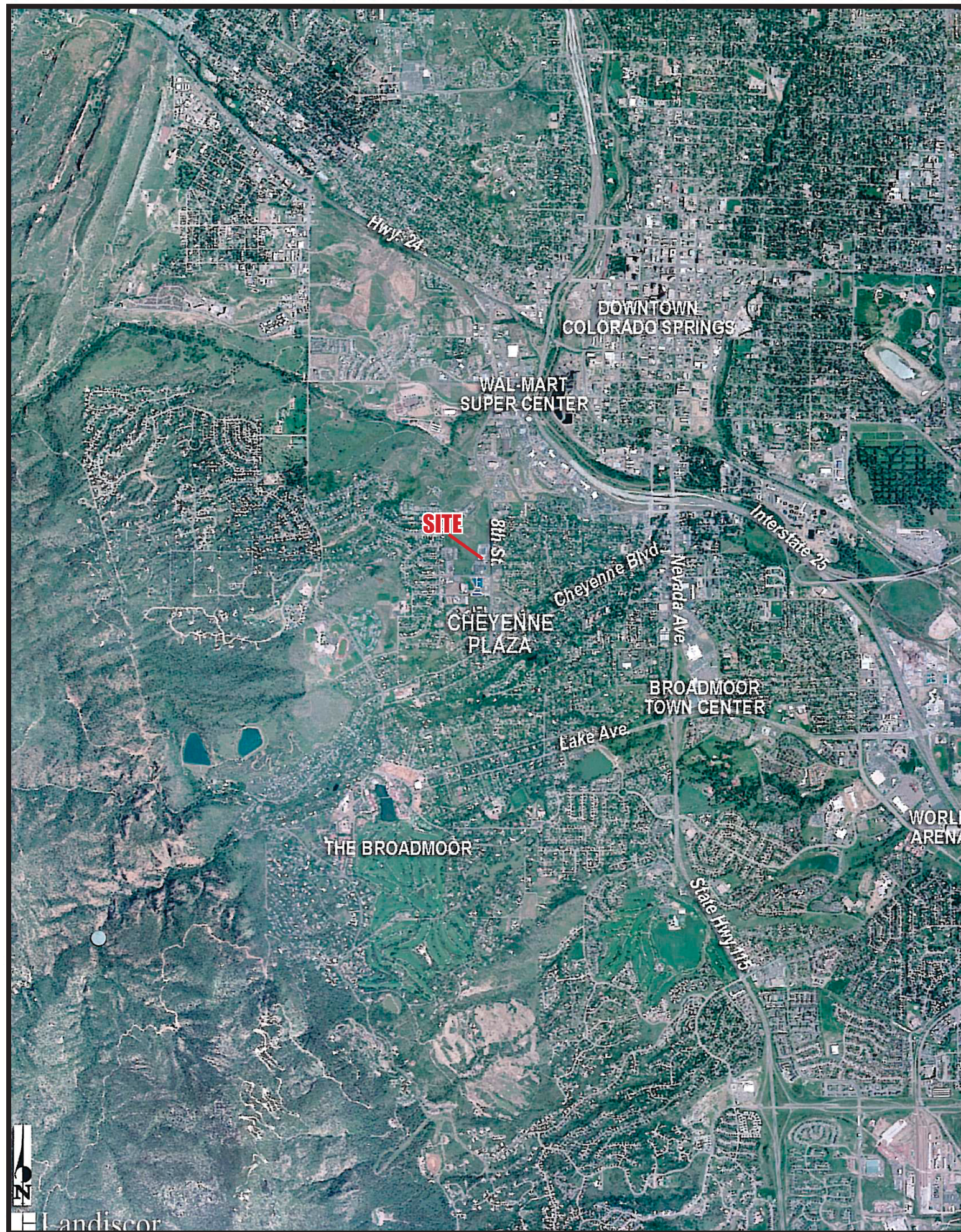
Year Built: 2001 (1618 S. 8th)

See us on the web at [www.firstpropertiesl.com](http://www.firstpropertiesl.com)



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First Properties, Inc.  
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- Land Area - 42,424 s.f.
- Zoned - C-5
- NOI - \$146,925
- Property Taxes: Retail \$8088; Restaurant \$5360

