

# INVESTMENT



*PIER 1  
IMPORTS  
VENICE  
FLORIDA*

## PIER 1 IMPORTS 4210 S. TAMiami TR. VENICE, FL

### INVESTMENT HIGHLIGHTS

**PURCHASE PRICE:**  
**\$4,200,000**

**CAP RATE: 6.29%**  
**\$24.00 p.s.f. Exp. 4/30/2020**  
**1 (5) year Option at \$28.00**  
**BUILT 2005**

**NN Lease Investment**

**11,009 SQ. FT. ON 1.08 +/-**  
**ACRES OF LAND**

**OUTPARCEL TO SUPER**  
**WALMART**

**CROSS STREET FROM**  
**HOME DEPOT, PUBLIX,**  
**TARGET, ROSS DRESS FOR**  
**LESS, STAPLES, BEALLS,**  
**JOANNA FABRICS, BANKSFAST**

**BANKS, RESTAURANTS, AND**  
**MANY OTHER RETAILERS**

**PIER 1 IS LISTED ON THE**  
**NYSE (PIR) WITH MORE**  
**THAN A 1,000 STORES.**



**THE OLSCHANSKY GROUP, LLC**  
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