



**Property:**                   **The Shoppes of Sebastian**  
1451 Sebastian Blvd (SR 512 & SR 510)  
Sebastian, FL 32958

**Total Sq Ft:**               54,508

**Occupancy:**               97%

**Total Price:**              \$10,250,000 (\$188/sf)

**Client:**                     Private Investor

**Date of Sale:**             June 5, 2007

**Comments:**               Developed in 2006 on 6.07 acres and anchored by a Publix grocery store (38,997 s.f.), this attractive neighborhood center was built to the highest construction standards and was 97% leased at the time of sale. Other tenants include; Cingular, Beef O'Brady's, Subway, Cost Cutters and Christie Dental. Terms of sale were all cash. **Colliers Spectrum Cauble Realty, LLC served as seller's exclusive listing agent.**



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