

**FOR SALE: SINGLE TENANT ABSOLUTE NNN INVESTMENT OPPORTUNITY.
New 20 year absolute NNN Lease with Corporate Guaranty.**



Outparcel to Walmart Supercenter.

5850 S Orange Blossom Trail, Orlando, FL 32839





WALMART
SUPERCENTER

TRUIST

POPEYES

T Mobile

Knights Inn

McDonald's

PAPA JOHN'S

DUNKIN' DONUTS

AMSCOT

Advance Auto Parts

Domino's Pizza

jiffy lube

KFC

ABC
FINE WINE & SPIRITS

CVS pharmacy

Walgreens

BURGER KING

Executive Summary:

This investment features 19.75 years remaining on the lease. Fixed rental increases of 10% every five years through the initial term and option periods, offering a growing income stream and long-term security for investors. The property sits on a large 0.7 acre parcel with ample parking of 26 spaces.

Its prime location on a major retail corridor ensures high visibility and accessibility, making it a highly attractive investment. Located on S Orange Blossom Trail, a major north-south thoroughfare with significant traffic counts of over 40,000 vehicles per day.

KFC, is a globally recognized quick-service restaurant chain specializing in chicken dishes. KFC has 30,000 locations globally in 150 countries and \$6.8 billion in annual revenue.

The area boasts strong demographics, including a population of over 230,000 and an average household income of over \$73,000 within a five-mile radius.



INVESTMENT HIGHLIGHTS

Corporate Guaranteed Lease –KFC Corporation

Absolute NNN Lease

No Landlord Responsibilities

New Construction

New Lease with 19.75 years remaining

Out-Parcel to Walmart Supercenter

Located in a No Income Tax State

Financial Overview

PRICE \$2,736,800 5.4* % CAP NOI \$150,150*

PROPERTY DESCRIPTION	
Property	KFC
Address	5850 S Orange Blossom Trail
City, State, Zip	Orlando, FL 32839
Lot Size (Acres)	0.70
Building Size (SF)	2,784
Year Built	2019
Year Renovated	2024
Type of Ownership	Ground Lease

RENT SCHEDULE			
Lease Year	Annual Rent	Monthly Rent	Rent Increase
Current-8/25/29	\$130,000	\$10,833	
8/26/29 –8/25/34	\$143,000	\$11,917	10%
8/26/34-8/25/39	\$157,300	\$13,108	10%
8/26/39-8/25/44	\$173,030	\$14,419	10%
Renewal Options:			
8/26/44-8/25/49	\$190,333	\$15,861	10%
8/26/49-8/25/54	\$209,366	\$17,447	10%
8/26/54-8/25/59	\$230,303	\$19,192	10%
8/26/59-8/25/64	\$253,333	\$21,111	10%

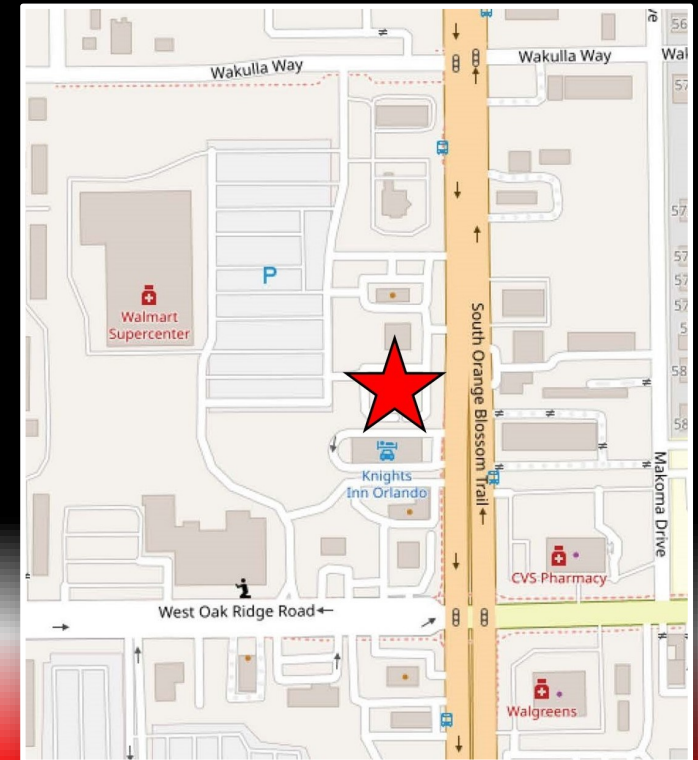
LEASE SUMMARY	
Property Type	Retail -QSR
Credit Type	Corporate
Guarantor	KFC Corporation
Original Lease Term	20 Years
Lease Term Remaining	19.75 Years
Lease Commencement	8/26/24
Lease Expiration	8/25/44
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
Options to Renew	Four, 5 year Options
Rental Increases	10% Every 5 Years (Including in Options)

THE OFFERING	
Price	\$2,736,800
CAP Rate	5.4*%
NOI –Year 1	\$130,000
Average NOI for Initial term	\$150,150

* The 5.4% Cap and \$150,150 NOI is based on the average of the initial term

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	16,920	96,059	231,176
Total Households	5,869	35,354	90,585
Average Household Income	\$55,862	\$65,036	\$73,860
Average Age	34.8	36.4	38.1

Price \$ 2,736,842



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