

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Off State Highway 429 (84,500 VPD) | Adjacent to High-Performing Publix (86th Percentile Nationwide)



GREYSTAR
315 APARTMENTS & 7,850 SF
OF RETAIL SPACE

DOLLAR TREE

COLD STONE
CREAMERY
Little Caesars
Great Clips
IT'S GONNA BE GREAT

DUNKIN'

7-ELEVEN

QUALIFIES FOR
100% BONUS
DEPRECIATION

15,100
VEHICLES PER DAY

21,281
VEHICLES PER DAY

2308 Ocoee Apopka Road
OCOEE FLORIDA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

84,500
VEHICLES PER DAY

STATE
HIGHWAY 429

Fenix

ORANGE TECHNICAL
COLLEGE - WEST
CAMPUS

OCOEE HIGH
SCHOOL

GREYSTAR
315 APARTMENTS & 7,850 SF
OF RETAIL SPACE

DOLLAR TREE

DUNKIN'
COLD STONE
CREAMERY
Little Caesars
Great Clips
IT'S GONNA BE GREAT

7-ELEVEN



21,281
VEHICLES PER DAY



OCOEE CROWN POINT PKWY.



15,100
VEHICLES PER DAY

OCOEE APOPKA RD.





OCOEE HIGH SCHOOL

DUNKIN'
COLD STONE
Little Caesars
Great Clips
IT'S GONNA BE GREAT!

7-ELEVEN

DOLLAR TREE

M

W

Ladybird

15,100
VEHICLES PER DAY

OCOEE APOPKA RD.

Starbucks

FOUNTAINS WEST

Publix
WOLF GANG
BAKERY & GROOMING
SUBWAY
THE PEACH COBBLER
FACTORY
Pizza Hut
The LAB
The Breakfast Club

21,281
VEHICLES PER DAY

TACO BELL

WATCH DRONE VIDEO





OFFERING

Pricing	\$10,198,000
Net Operating Income	\$509,892
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	2308 Ocoee Apopka Road Ocoee, Florida 34761
Rentable Area	4,650 SF
Land Area	2.13 AC
Year Built	2025
Tenant	7-Eleven
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	February 15, 2025
Lease Expiration	February 2040

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
7-Eleven	4,650	February 2025	February 2040	Years 1-5	-	\$42,491	\$509,892	4 (5-Year)
				Years 6-10	10%	\$46,740	\$560,881	
				Years 11-15	10%	\$51,414	\$616,969	
				10% Increases Beg. of Each Option				

Brand New 15-Year Lease | 2025 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Brand new 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by 7-Eleven, an investment grade (S&P: A), a globally recognized and established convenience store/gas operator (14,000+ U.S. sites)
- The lease features 10% rental increases every 5 years and at the beginning of each option period, growing NOI and hedging against inflation
- 2025 construction features high-quality materials, high-level finishes, and distinct 7-Eleven design elements

Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor will benefit from fee simple ownership of the building and land
- Ideal, management-free investment for a passive investor in a state with no state income tax

Signalized, Hard Corner Intersection | Adjacent to Fountains West | Nearby Residential | Off State Highway 429 | Ocoee High School

- 7-Eleven is located at the signalized, hard corner intersection at Ocoee Crown Point Pkwy and Ocoee Apopka Rd
- Next to Ocoee Village Center, a new retail center that will include the four corners at SR-429 and Clarcona-Ocoee Road and will feature a 43,000 SF Walmart Neighborhood Market, restaurants, and retail stores
- Ocoee Village Center will include 320 luxury apartments and 232 townhomes as part of a larger planned development
- **Adjacent to Fountains West, a Publix-anchored shopping center that ranks in the 80th percentile (2,049 out of 10,744) of all nationwide neighborhood centers according to Placer.ai**
- **The Publix ranks in the 86th percentile (193 out of 1,327) of all nationwide Publix locations**
- Ideally positioned off State Highway 429 (84,500 VPD), a primary commuter thoroughfare serving the Orlando MSA
- The strong residential presence will provide a steady consumer base from which to draw along with Ocoee High School (2,484-students)

Strong Demographics 5-Mile Trade Area | Proximity to Orlando

- More than 130,000 residents and 40,000 employees support the trade area
- Average household income of \$143,659 within a 1-mile radius
- 18 miles Northwest of Orlando



Greystar plans new apartments next to Ocoee High School

By TYLER WILLIAMS | February 26, 2024

Greystar, one of the nation's largest multifamily developers, plans to build a new mixed-use community with apartments and retail in Ocoee's Crown Point planned development and is proposing to nearly double the number of apartment units that were included in previous plans.

According to a site plan submitted to the city of Ocoee, the project, to be called Marlowe Crown Point, will consist of 7,850 S.F. of retail space and 315 apartment units on a 16.2 acre lot at 2012 Ocoee Apopka Rd., directly north of Ocoee high school.

Source: GrowthSpotter
Read Full Article [HERE](#)



Newly opened apartment complex in Ocoee sells for \$72.8 million

By TYLER WILLIAMS | December 12, 2024

Serenza at Ocoee Village, an apartment complex within the master-planned Ocoee Village Center recently traded hands for \$72.8 million.

Philadelphia-based IRT Living bought the property from Cleveland-based NRP Group, which developed the four-building, 15-acre multifamily complex that opened during the fall of last year. The community consists of 320 units with a mix of one-, two-, and three-bedroom apartments. Amenities include a clubhouse with a lounge and kitchen, a pool with grills and covered seating, a gym, a dog park, and a coworking space.

Source: GrowthSpotter
Read Full Article [HERE](#)



Ocoee Commission sets final vote for \$1 billion sports complex

By TYLER WILLIAMS | February 4, 2025

The Ocoee City Commission has given preliminary approval for a \$1 billion mixed-use project that has the potential to transform the city into a regional sports destination.

Hobe Sound-based Montierre Development will be the developer behind The Dynasty, a sports and entertainment complex that is planned for 159 acres south of Sullers Cross Road and east of Ocoee Apopka Road. The massive project will include 17 multi-purpose fields, including 16 baseball fields and one field solely for football use, with 6 fields that can be converted for football and soccer purposes.

Source: GrowthSpotter
Read Full Article [HERE](#)

PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 14,000+

Parent: Seven & I Holdings Co., Ltd.

2024 Employees: 77,902

2024 Revenue: \$71.35 Billion

2024 Net Income: \$1.40 Billion

2024 Assets: \$65.88 Billion

2024 Equity: \$23.12 Billion

Credit Rating: S&P: A

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven® stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® and Speedy Rewards® loyalty programs with more than 80 million members, place an order in the 7NOW® delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

Source: franchise.7-eleven.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Ocoee, Florida
Orange County
Orlando-Kissimmee-Sanford MSA

ACCESS



Ocoee Apopka Road: 1 Access Point
Latilla Drive: 1 Access Point
Ocoee Crown Point Parkway: 1 Access Point

TRAFFIC COUNTS



Ocoee Apopka Road: 15,100 VPD
State Highway 429: 84,500 VPD

IMPROVEMENTS



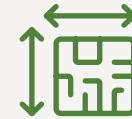
There is approximately 4,650 SF of existing building area

PARKING



There are approximately 47 parking spaces on the owned parcel.
The parking ratio is approximately 10.1 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 06-22-28-9243-04-000
Acres: 2.13 AC
Square Feet: 92,562

CONSTRUCTION



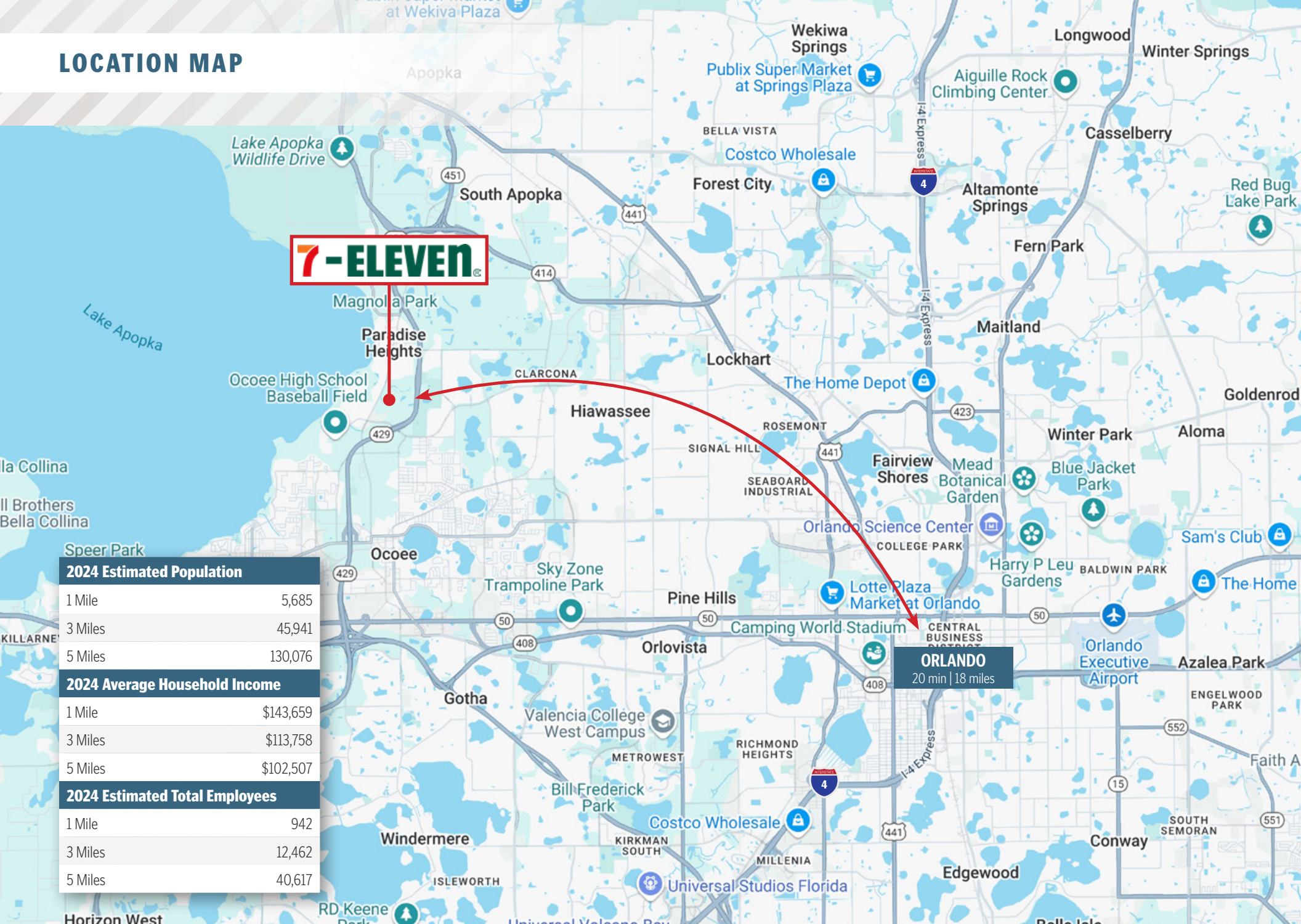
Year Built: 2025

ZONING



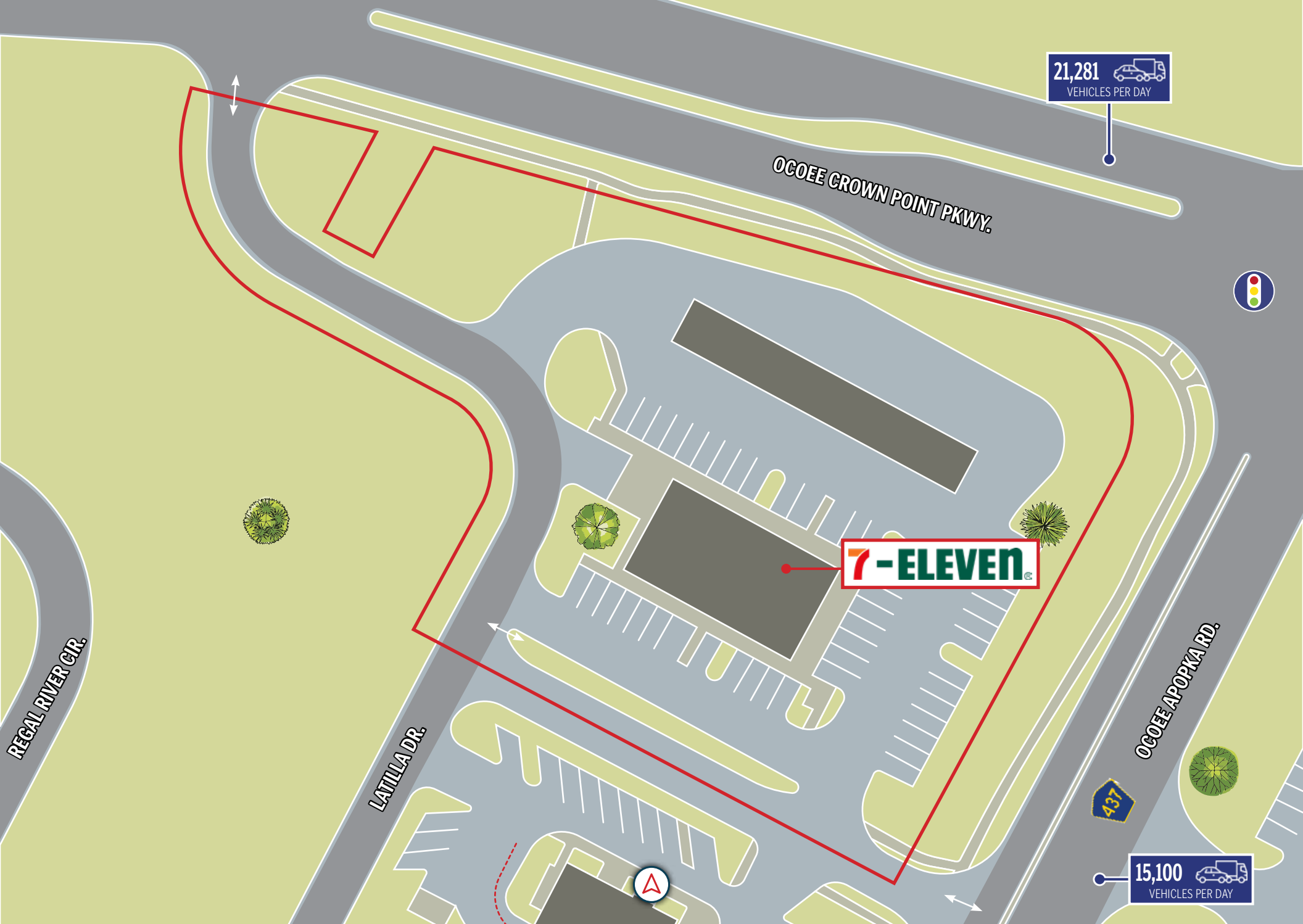
Commercial

LOCATION MAP

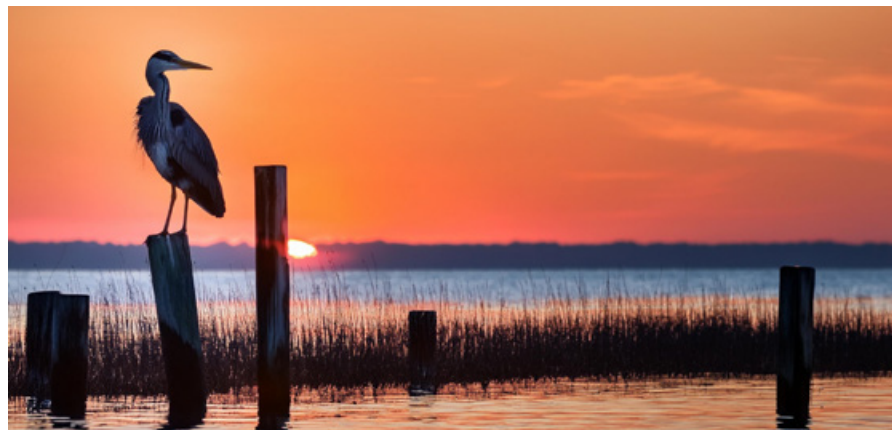








	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	5,685	45,941	130,076
2029 Projected Population	6,289	49,964	135,815
2024 Median Age	37.3	38.1	38.2
Households & Growth			
2024 Estimated Households	1,871	14,902	44,179
2029 Projected Households	2,061	16,199	46,018
Income			
2024 Estimated Average Household Income	\$143,659	\$113,758	\$102,507
2024 Estimated Median Household Income	\$117,611	\$86,827	\$76,854
Businesses & Employees			
2024 Estimated Total Businesses	106	1,150	4,554
2024 Estimated Total Employees	942	12,462	40,617



OCOEE, FLORIDA

Ocoee is a city in Orange County, Florida, United States. The City of Ocoee had a population of 49,366 as of July 1, 2024. Ocoee is about 12 miles west of downtown Orlando, making it a convenient location for commuters or those wanting access to Orlando's urban amenities. It has easy access to major highways, such as Florida's Turnpike, SR-429 (Western Beltway), and SR-408 (East-West Expressway), facilitating travel throughout Central Florida. It is part of the Orlando-Kissimmee-Sanford, Florida Metropolitan Statistical Area.

Ocoee has a diverse economy, with jobs in sectors like retail, healthcare, education, and services. Its location near Orlando means that many residents commute to jobs in the broader metro area, including in tourism, tech, and finance. Ocoee has seen recent growth in commercial development, including new businesses, healthcare facilities, and retail expansions.

Ocoee and Nearby Attractions are Withers Maguire House, Christian Church and Forest Lake Golf Club, Starke Lake. Ocoee is a very lively place; a variety of events and festivals are regularly organized in the city. There is the Founder's Day Festival which is held every fall. The city organizes a host of activities aimed at the young as well as the old. Golfing enthusiasts can expect to spend a great time at the public golf course. The lake is the center of many activities like fishing, water skiing, boating and tubing, among many others.

The area is served by the Orange County Public Schools (OCPS), with several elementary, middle, and high schools within the city or nearby. Ocoee is close to institutions such as Valencia College (West Campus) and the University of Central Florida (UCF), which is about 30-40 minutes away. General air travel services are provided by Orlando International Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

5B+

RETAIL
TRANSACTIONS

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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