4-TENANT NNN STRIP

Investment Opportunity

Central Parc
at Howell Branch

100% Occupied | Dense, High Barriers to Entry Market | 250k Population and $120k HH Incomes in 5-Mile Radius

2451 Howell Market Lane

WINTER PARK FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

Central Parc
at Howell Branch

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NATIONAL NET LEASE

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

Shoppes at Aloma Walk
Publix
MAYWEATHER BOXING+FITNESS
Walmart Supercenter
KOHL'S
Central Parc
at Howell Branch
Premier OB/GYN
PARK MAITLAND SCHOOL
HOWELL MARKET LN
HOWELL MARKET LN 32,000 VPD
7 ELEVEN
Kid City USA
The Shoppes Howell Branch
DONUT KING
KIMUSUBI AIKIDO
Tuscany Pizza
ORLANDO TAEKWONDO & KUNG FU
WELLS SPECIALTY PHARMACY
wagging willow
Hawk's Crest At Winter Park
(650 + Homes; Ranging
$700k-$1.6million)

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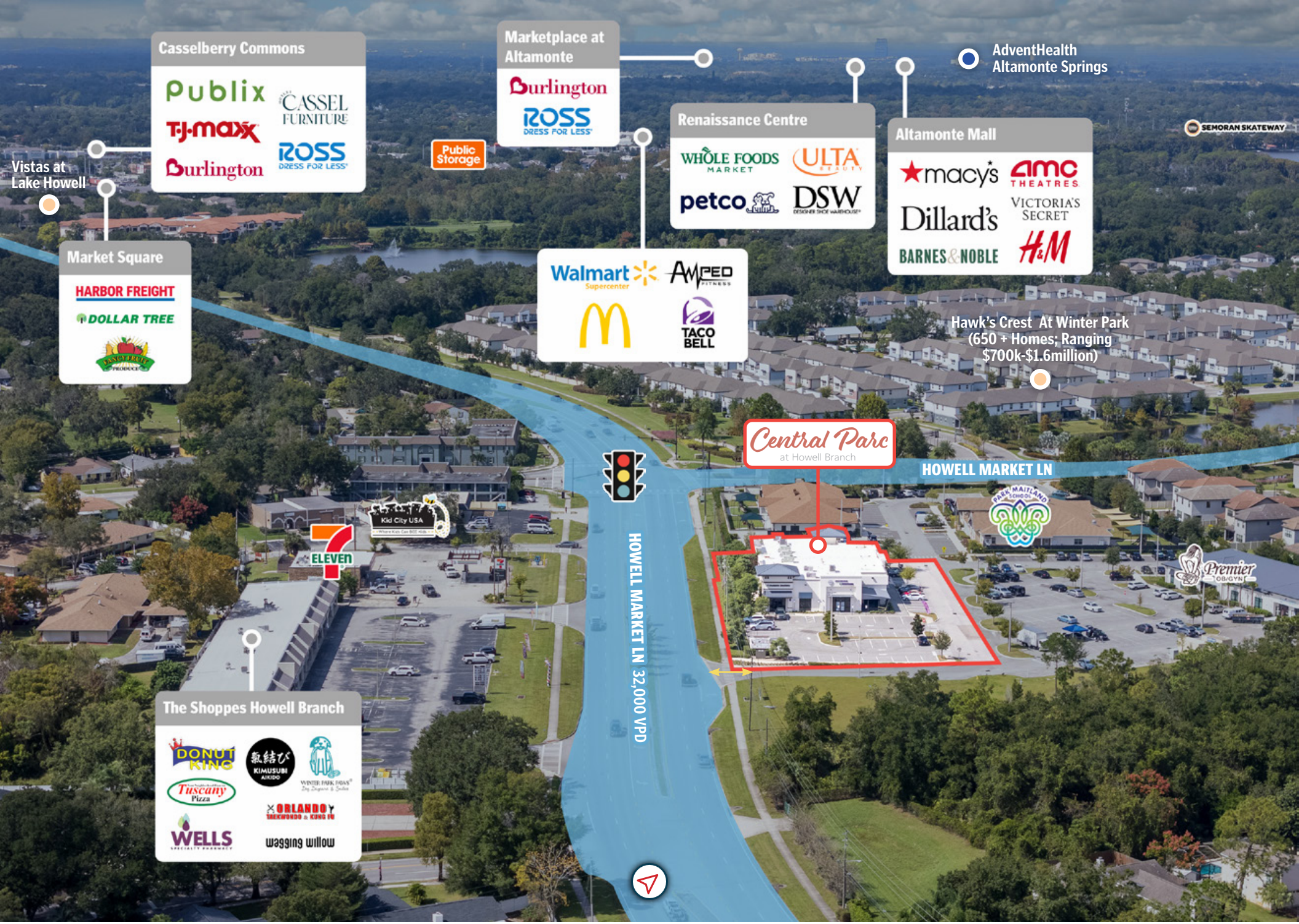
Casselberry Commons
Publix
CASSEL FURNITURE
T.J.maxx
ROSS DRESS FOR LESS
Burlington
Vistas at Lake Howell
Market Square
HARBOR FREIGHT
DOLLAR TREE
Public Storage
Marketplace at Altamonte
Burlington
ROSS DRESS FOR LESS
Walmart Supercenter
AMPED FITNESS
TACO BELL
Renaissance Centre
WHOLE FOODS MARKET
ULTA BEAUTY
petco
DSW
AdventHealth Altamonte Springs
Altamonte Mall
macy's
amc THEATRES
Dillard's
VICTORIA'S SECRET
BARNES & NOBLE
H&M
SEMORAN SKATEWAY
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ORLANDO TAEKWONDO & KUNG FU
WELLS
wagging willow

SRS

PROPERTY PHOTOS

Central Parc
at Howell Branch

SALON LOFTS

Fortail
COFFEE CO.

SALON LOFTS
ACAI BOWLS & SMOOTHIES

Central Parc
at Howell Branch

OFFERING

Pricing	$5,905,000
Net Operating Income	$363,175
Cap Rate	6.15%

PROPERTY SPECIFICATIONS

Property Address	2451 Howell Market Lane Winter Park, Florida 32792
Rentable Area	11,163 SF
Land Area	1.23 AC
Year Built	2020
Occupancy	100.0%
Weighted Average Lease Term	5.7 Years
Tenants	Foxtail Coffee, Salon Lofts, SoBol, FivePoint Dental
Lease Signatures	Foxtail Coffee (Corporate), Salon Lofts (Corporate), SoBol (Personal), FivePoint Dental (Corporate)
Lease Types	NNN (See Recapture Summary)
Landlord Responsibilities	Roof Structure, and Foundation

RENT ROLL

Central Parc
at Howell Branch

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent $/SF/Mo	Rent Annual	Rent $/SF/Yr	Pro Rata ($)	Rental Increases: Increase Date	Inc.	Rent Monthly	Rent $/SF/Mo	Rent Annual	Rent $/SF/Yr	Lease Start Date	Lease End Date	Options Remaining
1105	Foxtail Coffee	2,312	21%	$6,131	$2.65	$73,568	$31.82	20%	Apr-26	3.0%	$6,316	$2.73	$75,787	$32.78	Apr-23	Mar-33	2 (5-Year)
	(Corporate)								Apr-27	3.0%	$6,504	$2.81	$78,053	$33.76			Opt 1: $40.31 PSF/Yr
									Apr-28	3.0%	$6,699	$2.90	$80,388	$34.77			Opt 2: $46.73 PSF/Yr
									Apr-29	3.0%	$6,901	$2.99	$82,816	$35.82			
									Apr-30	3.0%	$7,107	$3.07	$85,290	$36.89			
									Apr-31	3.0%	$7,321	$3.17	$87,856	$38.00			
									Apr-32	3.0%	$7,541	$3.26	$90,492	$39.14			
1115	Salon Lofts	5,268	47%	$13,302	$2.53	$159,620	$30.30	44%	Aug-26	2.0%	$13,565	$2.58	$162,781	$30.90	Aug-21	Jul-31	1 (5-Year)
	(Corporate)								Aug-27	2.0%	$13,833	$2.63	$165,995	$31.51			Opt 1: 2.0% Increase
									Aug-28	2.0%	$14,109	$2.68	$169,314	$32.14			
									Aug-29	2.0%	$14,390	$2.73	$172,685	$32.78			
									Aug-30	2.0%	$14,676	$2.79	$176,109	$33.43			
1125	SoBol	1,080	10%	$3,791	$3.51	$45,486	$42.12	13%	Feb-26	3.0%	$3,904	$3.62	$46,851	$43.38	Feb-25	Feb-35	2 (5-Year)
	(Personal Guaranty)								Feb-27	3.0%	$4,021	$3.72	$48,248	$44.67			Opt 1: $56.44 PSF/Yr
									Feb-28	3.0%	$4,142	$3.83	$49,699	$46.02			Opt 2: $65.43 PSF/Yr
									Feb-29	3.0%	$4,266	$3.95	$51,193	$47.40			
									Feb-30	3.0%	$4,393	$4.07	$52,720	$48.82			
									Feb-31	3.0%	$4,526	$4.19	$54,312	$50.29			
									Feb-32	3.0%	$4,661	$4.32	$55,937	$51.79			
									Feb-33	3.0%	$4,801	$4.45	$57,616	$53.35			
									Feb-34	3.0%	$4,946	$4.58	$59,348	$54.95			
1135	Five Point Dental	2,503	22%	$7,042	$2.81	$84,501	$33.76	23%	Aug-26	3.0%	$7,252	$2.90	$87,029	$34.77	Dec-19	Jan-28	2 (5-Year)
	(Corporate)								Aug-27	3.0%	$7,471	$2.98	$89,652	$35.82			Opt 1: $36.89 PSF/Yr
																	Opt 2: $42.77 PSF/Yr
	Total Occupied	11,163	100%	$30,265	$2.71	$363,175	$32.53	100%									
	Total Vacant	0	0%	$0		$0		0%									
	Total / Wtd. Avg:	11,163	100%	$30,265	$2.71	$363,175	$32.53	100%					Weighted Term Remaining (Years)			5.7	

RECAPTURE & PRICING SUMMARY

Central Parc
at Howell Branch

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Notes
1105	Foxtail Coffee	2,312	21%	Net	Net	Net	-	15%	Tenant pays its pro rata share of Taxes, Insurance, and CAM plus a 15.0% administrative fee.
1115	Salon Lofts	5,268	47%	Net	Net	Net	-	N/A	Tenant pays its pro rata share of Taxes, Insurance, and CAM. Controllable CAM increases capped at 5.0%.
1125	SoBol	1,080	10%	Net	Net	Net	-	15%	Tenant pays its pro rata share of Taxes, Insurance, and CAM plus a 15.0% administrative fee.. First year NNN expenses shall not exceed $11.50 PSF.
1135	Five Point Dental	2,503	22%	Net	Net	Net	-	N/A	Tenant pays its pro rata share of Taxes, Insurance, and CAM. Controllable CAM increases capped at 5.0%.
	Total Occupied	11,163	100%						
	Total Vacant	0	0%						
	Total / Wtd. Avg:	11,163	100%						

Total Occupied	100%
Total Vacant	0%
Total Reimbursement	100%
Total Operating Expenses	100%

Operating Cash Flow	In-Place
Potential Rental Revenue	$363,175
Potential Reimbursement Revenue	NNN
Effective Gross Revenue	$363,175
Less Expenses	(NNN)
Net Operating Income	$363,175

Pricing Summary	
Asking Price	$5,905,000
PSF	$529
Net Operating Income	$363,175
In-Place Cap Rate	6.15%

Notes

1. Tenants reimburse portion of CAM that is paid into the CCR for management of the center.
2. Assumes NNN expenses are being fully passed through. Specific reimbursement amounts to be confirmed upon receipt of NNN reconciliations and further due diligence.

Fully Leased | Options To Extend | Rental Increases

- 100% occupied as of February 2025
- Over 5 years of lease term remaining among four tenants
- All tenants have multiple options to extend at fixed rents or increases
- Each lease features fixed annual rental rate increases providing a hedge against inflation

NNN Leases | Fee Simple Ownership | Minimal Landlord Expenses

- Tenant pays for CAM, taxes, insurance and reimburses CAM paid into the CCRs for management of the shopping center common area
- Two tenants reimburse additional administrative fees on CAM, further limiting expense leakage
- Landlord responsible for roof structure, and foundation

High Traffic Location | Near Active Retail Corridor

- The subject property is located on Howell Branch Rd (32,000 VPD)
- Intersection of Howell Branch Rd and Hwy 436 see a combined 94,000 VPD
- 1.0 mile from Publix-anchored Casselberry Commons (232,145 SF) and Harbor Freight-anchored Market Square (115,475 SF)
- Less than 1.5 miles from Walmart-anchored Lake Howell Square (331,502 SF)
- Additional 21,000 SF medical office will be in development on the site in 2026

Dense Residential Neighborhood | Surrounding Multifamily Developments

- Located adjacent to Hawk's Crest subdivision (650 + homes ranging $700k to $1.6 million)
- Over 500 multifamily units are in the surrounding neighborhood
- Tenant lineup and demand for services is well supported by a the robust residential consumer base

Strong Demographics In 5-mile Trade Area

- More than 256,100 residents and 116,200 employees support the trade area
- $119,300 affluent average household income'
- Services the affluent Winter Park and Maitland trade areas

FOXTAIL COFFEE

foxtailcoffee.com
Company Type: Private
Locations: 90+

Foxtail Coffee Co. was founded in 2016 in the heart of Winter Park, Florida. Foxtail Coffee Co. is dedicated to responsibly sourcing some of the finest coffees from around the world. They, as a company, uphold their ethical and quality standards by making sure their environmentally-friendly farms are paid fair wages, so they may continue to grow exceptional crops. Their quality beans are roasted in-house and used in a variety of different brewing methods, shifting the way they think of coffee - one cup at a time. Foxtail approaches producing coffee as a craft and serving coffee as a celebration. Their inviting and comfortable spaces feature rustic decor, cozy seating areas, and friendly staff. Foxtail has grown to over 90 locations across several states, including Florida, Michigan, Georgia, Nevada, Virginia, and North Carolina.

Source: foxtailcoffee.com

SALON LOFTS

salonlofts.com
Company Type: Private
Locations: 315+

Salon Lofts is the largest independent salon suite operator in the U.S., with 315+ locations and 8,200+ beauty professionals. For over 20 years, Salon Lofts has empowered independent beauty professionals by providing premium salon suite spaces and industry-leading support. With a proven track record of growth, operational excellence, and a robust acquisition strategy, we are positioned to expand our leadership in the $100B+ beauty and personal care industry.

Source: salonlofts.com/investor_relations

SOBOL

mysobol.com
Company Type: Private
Locations: 83+

Founded in 2013, SoBoL specializes in delicious smoothie bowls, fresh fruit smoothies, Belgian waffles, unique grab and goes and so much more! SoBoL Winter Park is a vibrant eatery located in the heart of Winter Park FL offering a delightful array of healthy bowls and fresh ingredients.. They believe that eating healthier alternatives should never be a chore. That's why they pride othemselves in blending their product fresh each day, producing their own homemade granola and topping their product with only the freshest of fruits. All of their product is real food for people looking for a delicious, quick and affordable meal.

Source: mysobol.com/about

FIVE POINT DENTAL SPECIALISTS

fivepointdentalspecialists.com
Company Type: Private
Locations: 60+

Five Point Dental Specialists is a private dental management and support organization based in Irving, Texas, offering a partnership platform for specialty dental practices including orthodontics, oral surgery, and pediatric dentistry. Founded on the principles of partnership, integrity, and performance, the company provides comprehensive business support—covering human resources, marketing, finance, and operations—so specialists can focus on patient care. Their model empowers clinicians to maintain ownership and clinical autonomy while benefiting from centralized resources, advanced technology, and growth strategies. With a mission to help partners succeed and a vision to be the most admired dental specialty management company, Five Point Dental Specialists delivers stability, professional development, and long-term success for its affiliated practices.

Source: fivepointdentalspecialists.com

LOCATION

Winter Park, Florida
Seminole County
Orlando-Kissimmee-Sanford MSA

ACCESS

Howell Market Lane: 1 Access Point
Howell Branch Rd: 1 Access Point
Hawkcrest Dr: 1 Access Point

TRAFFIC COUNTS

Howell Branch Road: 32,000 VPD
State Highway 436: 62,000 VPD

IMPROVEMENTS

There is approximately 11,163 SF of existing building area

PARKING

There are approximately 48 parking spaces on the owned parcel.
The parking ratio is approximately 5.5 stalls per 1,000 SF of leasable area.

PARCEL

Parcel Number: 27-21-30-5VT-0000-0050
Acres: 1.23
Square Feet: 53,579 SF

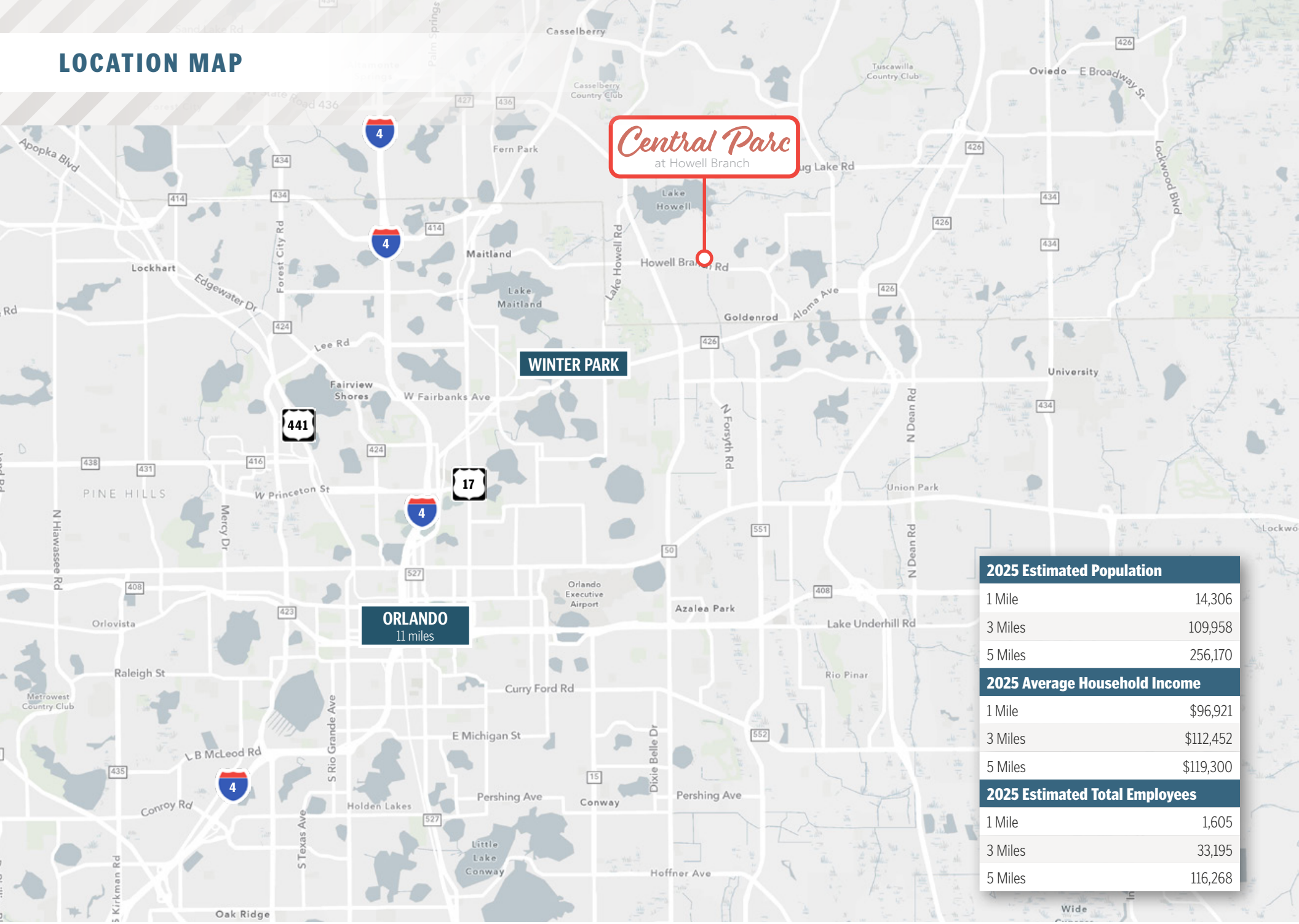
CONSTRUCTION

Year Built: 2020

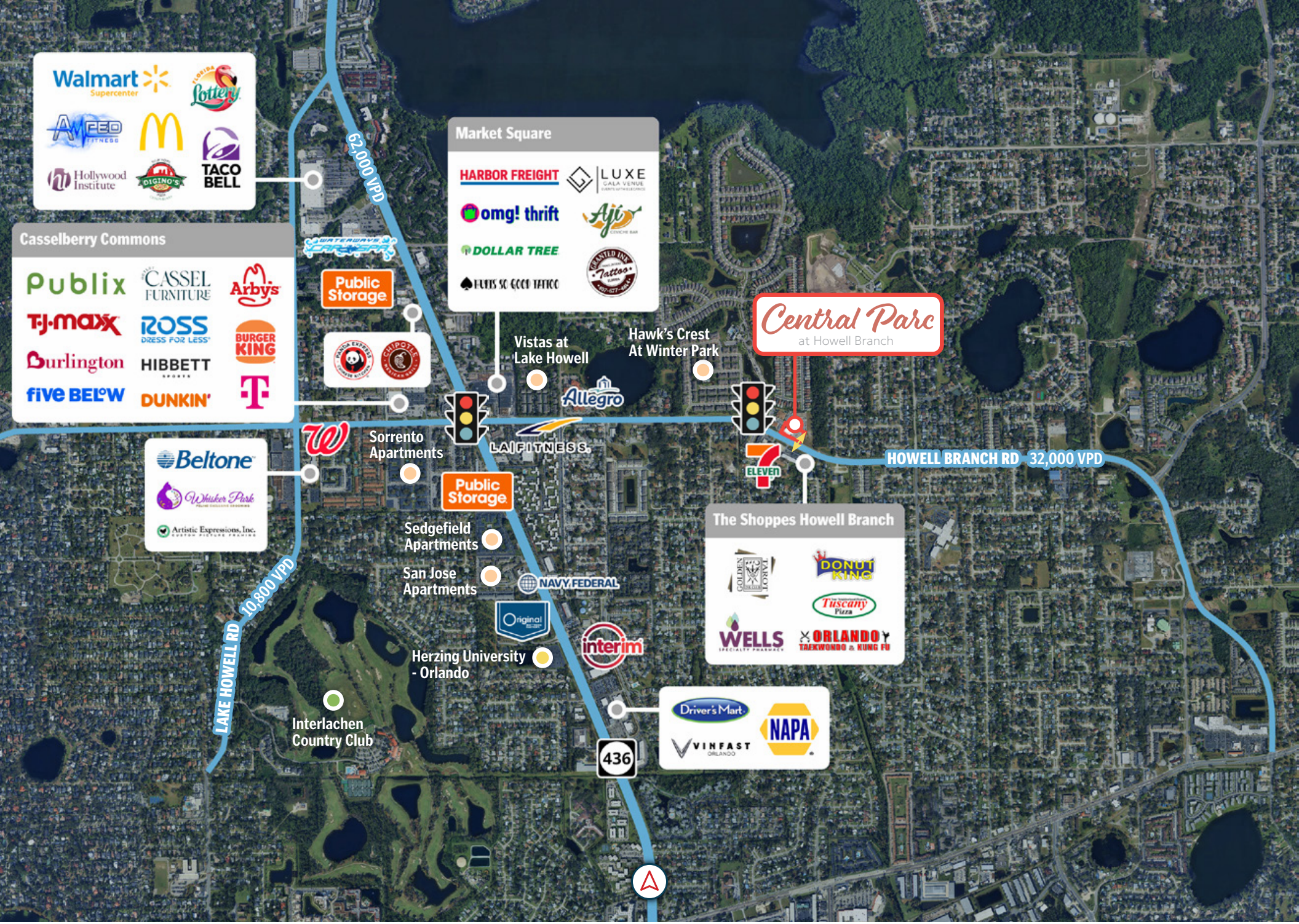
ZONING

PD

LOCATION MAP



2025 Estimated Population	
1 Mile	14,306
3 Miles	109,958
5 Miles	256,170
2025 Average Household Income	
1 Mile	$96,921
3 Miles	$112,452
5 Miles	$119,300
2025 Estimated Total Employees	
1 Mile	1,605
3 Miles	33,195
5 Miles	116,268


Walmart Supercenter
Florida Lottery
AMPED FITNESS
Hollywood Institute
DIGINO'S
TACO BELL
Casselberry Commons
Publix
CASSEL FURNITURE
Arby's
T.J.maxx
ROSS DRESS FOR LESS
BURGER KING
Burlington
HIBBETT
five BELOW
DUNKIN'
Beltone
Whisker Park
Artistic Expressions, Inc.
62,000 VPD
Public Storage
Market Square
HARBOR FREIGHT
LUXE GALA VENUE
omg! thrift
Aji
DOLLAR TREE
FLYTS SO GOOD TATTOO
Vistas at Lake Howell
Hawk's Crest At Winter Park
Central Parc at Howell Branch
Allegro
LA FITNESS
Sorrento Apartments
Public Storage
7 ELEVEN
HOWELL BRANCH RD 32,000 VPD
The Shoppes Howell Branch
GOLDEN TORCH
DONUT KING
Tuscany Pizza
WELLS
ORLANDO TAEKWONDO & KUNG FU
Sedgefield Apartments
San Jose Apartments
NAVY FEDERAL
Original
interim
Herzing University - Orlando
10,800 VPD
LAKE HOWELL RD
Interlachen Country Club
Driver's Mart
VINFAST ORLANDO
NAPA
436

I-4 EXPRESS (TOLL ROAD) — 29,000 VPD
MAITLAND
Publix
Casselberry Commons
Publix
CASSEL FURNITURE
T.J.maxx
ROSS DRESS FOR LESS
Burlington
Central Parc
at Howell Branch
Shoppes at Aloma Walk
Publix
MAYWEATHER BOXING+FITNESS
Winter Park Fleet Services Division
TIRE KINGDOM SERVICE CENTERS
SHEPHERD
FIREHOUSE SUBS
goodwill
Pizza Hut
Herzing University - Orlando
NAPA
MAVIS DISCOUNT TIRE
426
74,500 VPD
ACE
THE HOME DEPOT
WHOLE FOODS MARKET
Rack
Hilton Garden Inn
Holiday Inn
Interlachen Country Club
ALDI
ACE
DOLLAR TREE
Walmart Supercenter
KOHL'S
Center of Winter Park
Marshalls
LA FITNESS
HomeGoods
Michaels
Office DEPOT OfficeMax
ROSS DRESS FOR LESS
five BELOW
petco
SPROUTS FARMERS MARKET
USPS.COM
WINTER PARK
AdventHealth Winter Park
COSTCO WHOLESALE
USPS.COM
Full Sail University
TARGET
Unigold Shopping Center
ROSS DRESS FOR LESS
YouFit
YMT
QUINCO
TROIKA
Rollins College
Winter Park Village
Publix
REI co-op
Aloma Shopping Center
Publix
Pet Supermarket
ALOMA CINEMA GRILL
Wendy's
TACO BELL
TOYOTA
MILLER'S ALE·HOUSE
LEXUS
551
31,000 VPD
4
400
194,500 VPD
436
62,000 VPD

HOWELL MARKET LANE
Central Parc
at Howell Branch
HOWELL BRANCH ROAD
32,000 VPD
Pylon Sign

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,306	109,958	256,170
2030 Projected Population	14,722	111,819	261,913
2025 Median Age	38.9	38.6	39.3
Households & Growth			
2025 Estimated Households	5,905	45,992	106,468
2030 Projected Households	6,138	47,140	109,686
Income			
2025 Estimated Average Household Income	$96,921	$112,452	$119,300
2025 Estimated Median Household Income	$79,789	$80,761	$83,609
Businesses & Employees			
2025 Estimated Total Businesses	243	3,971	13,386
2025 Estimated Total Employees	1,605	33,195	116,268

WINTER PARK, FLORIDA

The City, incorporated in 1887, is located in Central Florida in north Orange County and is considered part of the Orlando Metropolitan Area. Although the Orlando Metropolitan Area has been one of the top growth areas in the country, generally, Winter Park has seen only modest population growth since 1970. The City of Winter Park had a population of 30,688 as of July 1, 2025.

Winter Park is well positioned in the middle of a well-connected and diverse economy just northeast of the City of Orlando and 25 miles from Disney World. The largest employers within Winter Park are Winter Park Memorial Hospital, Orange County Public Schools, City of Winter Park, Gecos Inc., Publix and Rollins College. Yet, Winter Park's economy is not overly dependent on any one employer as the total employed by the six largest employers represents less than thirty percent of the total workforce in Winter Park.

The city's most prominent features include its lakes, tree canopy, bricked streets, shopping district on Park Avenue. Rollins College and Central Park. Central Park is a large, open park featuring towering trees, friendly squirrels, and inviting park benches. The park was deeded to the city by one of its most influential early citizens – Charles Hosmer Morse. The city is also famous for the Winter Park Sidewalk Art Festival which draws over 250,000 visitors each year to Central Park to enjoy some of the best art and music in the United States.

The University of Central Florida is the sole public university. Nearby Winter Park is home to Rollins College, a private college situated only a few miles from Downtown Orlando. The law schools for Barry University and Florida A&M are also conveniently located in Downtown Orlando. The city is most easily reached via the Orlando International Airport.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years
OF GOING THE EXTRA MILE

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