

# AUTOZONE

1250 WEST ORANGE BLOSSOM TRAIL  
APOPKA | FLORIDA 32712

FLORIDA IS AN  
"INCOME TAX FREE" STATE



ACTUAL SITE



# ADVISORY TEAM

**JUSTIN ZAHN**

**Vice President**

justin@ciadvisor.com  
480.718.5555 - direct  
402.730.6021 - cell

**IN STATE BROKER**

**Brian Brockman**

Bang Realty-Naples, Inc.  
LIC # BK3327646

**CIA** commercial  
investment  
advisors

**COMMERCIAL INVESTMENT ADVISORS**

**CIA BROKERAGE COMPANY**

9383 East Bahia Drive, Suite 130  
Scottsdale, Arizona 85260  
480.214.5088  
www.ciadvisor.com

verizon

**Auto  
Zone**

441

500

US-441/FL-500/  
W ORANGE BLOSSOM TRAIL  
34,798 CPD

**ihop**



# Highlights



PRICE	CAP RATE	NOI
\$1,760,000	5.00%	\$88,000

## AutoZone POINT OF INTEREST

**Retailers | Entertainment:** Major retailers in Apopka include Walmart, Sam’s Club, Hobby Lobby, Lowe’s Home Improvement, Home Depot, Home Outlet, Marshalls, Ross Dress for Less, Bealls, Five Below, Ulta Beauty, ALDI, Publix, Sprouts Farmers Market, Winn-Dixie, Staples, Dollar General, Dollar Tree, Family Dollar, Ace Hardware, Harbor Freight, Tractor Supply, Petco, Pet Supermarket, Goodwill, Planet Fitness, Crunch Fitness, Regal Cinema

**Healthcare:** 11 minutes (4 miles) to **AdventHealth Apopka** - this hospital brings state-of-the-art health care, including 120 private patient rooms, advanced surgical suites, a diagnostic cardiac catheterization lab & expanded women’s services

*Florida’s status as an income-tax free state makes it especially attractive to residents & investors. Without a state income tax, individuals keep more of their earnings, and property owners benefit from a lower overall tax burden. This creates a financially favorable environment, supports stronger disposable income, and enhances long-term investment returns.*

## AutoZone LONG-TERM ABSOLUTE NNN GROUND LEASE

9 years remaining on initial 15-year Absolute NNN Ground lease (conveying ownership - underlying ground only), featuring attractive 10% rental escalations every 5 years with four additional 5-year renewal options

## AutoZone TENANT

**AutoZone Stores, LLC** (NYSE: AZO | S&P “BBB” Credit Rating | Moody’s Baa1 Rating) owns & operates 6,662 locations in all 50 states, including Washington, DC, Puerto Rico & Virgin Islands

## AutoZone TRAFFIC COUNTS

Well-positioned on a large ±1.09-acre lot with exceptional visibility/access on W Orange Blossom Trail, the market’s primary north-south corridor, with traffic counts of 34,798 CPD! Blocks from Home Depot, Lowe’s Home Improvement & Winn-Dixie

## AutoZone AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population	110,889
Households	39,661

<b>Average Household Income</b>	<b>\$118,257</b>
---------------------------------	------------------

Apopka offers convenient access to all of Orlando’s top family attractions. It’s just a short drive from Walt Disney World, Universal Orlando Resort, and SeaWorld, making it easy to enjoy theme parks without living in the middle of the tourist areas. Apopka also has quick routes to **Downtown Orlando**, shopping and dining hubs, and popular spots like **International Drive** and Lake Apopka’s outdoor recreation.

# Financial Analysis

SITE ADDRESS	1250 West Orange Blossom Trail Apopka, Florida 32712 (Orlando MSA)
TENANT	AutoZone Stores, LLC
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±7,011 SF*
LOT SIZE	±47,075 SF (±1.09 acres)
YEAR BUILT	2019*
OWNERSHIP	Conveying ownership - underlying ground only
EXPENSE REIMBURSEMENT	This is a <b>Absolute NNN Ground lease</b> . Tenant is responsible for all expenses.
LEASE TERM	9 years remaining
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	July 1, 2019 (Est.)
EXPIRATION DATE	July 31, 2034 (Est.)
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

\* According to Orange County Assessor



## Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 7-10	07/01/25 to 07/31/29	\$88,000	5.00%
Years 11-15	08/01/29 to <b>07/31/34</b>	\$96,800	5.50%
AVG ANNUAL RETURN			<b>5.28%</b>

### RENEWAL OPTIONS

1st Option	08/01/34 to 07/31/39	\$106,480
2nd Option	08/01/39 to 07/31/44	\$117,128
3rd Option	08/01/44 to 07/31/49	\$128,841
4th Option	08/01/49 to 07/31/54	\$141,725



# Tenant Profile



**AutoZone, Inc.** (NYSE: AZO) operates as a retailer and distributor of automotive replacement parts and accessories in the United States, Mexico and Brazil. The company offers a wide range of automotive parts and accessories for cars, SUVs, vans, and light-duty trucks, including both new and remanufactured products. Its inventory spans everything from hard parts and maintenance items to fluids, filters, tools, and lifestyle accessories, as well as towing services. It also supports commercial customers with credit and delivery programs and sells diagnostic and repair software under the ALLDATA brand, along with Duralast products.

**Currently, there are over 6,660 locations in all 50 states and Washington, DC, Puerto Rico and Virgin Islands.**

AutoZone, Inc. was founded in 1979 and is headquartered in Memphis, Tennessee.

## AUTOZONE COMPANY PROFILE

TYPE	Public
TRADED AS	NYSE: AZO
S&P CREDIT RATING	BBB
MOODY'S RATING	Baa1 Stable
INDUSTRY	Retail: Auto Parts





# Site Plan

Property Specifications

Lot Size

±1.09 Acres

GLA

±7,011 SF





# Apopka



Perkins  
AMERICAN FOOD CO.  
MRBEAST  
BURGER™

DOLLAR GENERAL  
HARBOR FREIGHT  
T-Mobile  
Value Pawn & Jewelry  
Tijuana Flats  
TEX-MEX FOR ALL  
FRESINIUS  
KIDNEY CARE  
SHERWIN-WILLIAMS

CHIPOTLE  
MEXICAN GRILL

M  
Marathon



IHOP

Auto  
Zone

verizon

DUTCH BROS  
Coffee

Aspen  
Dental  
FIRST WATCH

Advent Health  
Centra Care

Panera  
BREAD™



Staples  
FIREHOUSE  
SUBS  
DOLLAR  
TREE  
KUMON



THE  
HOME  
DEPOT



TIRE  
KINGDOM  
A MAVIS COMPANY

LOWE'S

Winn-Dixie  
Jackson Hewitt  
TAX SERVICE  
metro  
by T-Mobile  
SUBWAY

OLD DIXIE HWY  
5,908 CPD

441

500

TOLL  
451

FL-451 | 17,593 CPD



ORANGE NORTH  
94 UNITS

US-441/FL-500/W ORANGE BLOSSOM TRAIL | 34,798 CPD

Lake Alden

Lake  
Pearl

Lower Doe  
Lake

Upper Doe  
Lake

Sheppard  
Lake



# City View





# Apopka Synopsis

The City of Apopka, located 25 minutes northwest from Orlando and 30 minutes north Walt Disney World, offers families a Central Florida escape surrounded by scenic springs, waterways, parks, and trails. Its natural beauty makes it an ideal base for outdoor adventure while staying close to major attractions.

Visitors can cool off in the clear waters of **Kelly Park**, **Rock Springs Run**, and **Wekiwa Springs State Park**.

**Lake Apopka** is a large freshwater lake, it's the 4th largest in the state at around 30,000 acres & sits primarily in Orange County. The Lake Apopka Wildlife Drive offers an accessible route for seeing a huge diversity of birds and other wildlife, and the Lake Apopka Loop Trail provides miles of scenic hiking & biking.

Major employers in Apopka: Duke Energy Florida, Apopka Land, Northwest Distribution Center, GBFR Avian Pointe, MRAD Phase, Kelly Park VB Development, Coca-Cola Company, Triquint, Embarq, Woolbright Wekiva & TWC Ninety One.

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	8,793	55,081	110,889
Households	2,997	18,966	39,661
Labor Population Age 16+	6,960	43,654	89,071
Median Age	37.5	38.2	39.8
Average Household Income	\$104,666	\$114,099	\$118,257

# Orlando Metro





# CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

**JUSTIN ZAHN**  
**Vice President**

justin@ciadvisor.com  
480.718.5555 - direct  
402.730.6021 - cell

**BRIAN BROCKMAN**  
**In State Broker**

Bang Realty-Naples, Inc.  
LIC # BK3327646

