



6.73% Cap Rate NNN Investment



NNN INVESTMENT FOR SALE

3201 Budinger Ave, St Cloud, FL 34769

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For Sale: \$4,850,000.00 (\$342 / SF)

± 14,200 SF Building

5 / 1,000 Parking Ratio



**MAJOR CAPITAL
IMPROVEMENTS
COMPLETED**

Single-Tenant NNN leased dual concept Early Childhood Education Facility and ABA Therapy, located in the high-growth Nolte Road corridor, 1 mile south of Orlando Health St. Cloud Hospital

Strategically positioned 1.5 miles from Florida's Turnpike access, and surrounded by over 20,000 new housing units slated for development within a 4 mi. radius

Blue Heart Behavioral Services for Kids / Imagineers Academy occupies the entire building on a NNN lease and has 8.5 years of term left with one 9% followed by seven 3% annual increases

Recent capital improvements include: three new HVAC systems (2025), exterior fully re-painted (2024) and roof re-sealed (2024)

Landlord responsibilities: parking lot, foundation, plumbing and electrical not within the building, roof and exterior walls

2025 DEMOGRAPHICS



Total Population



Total Households



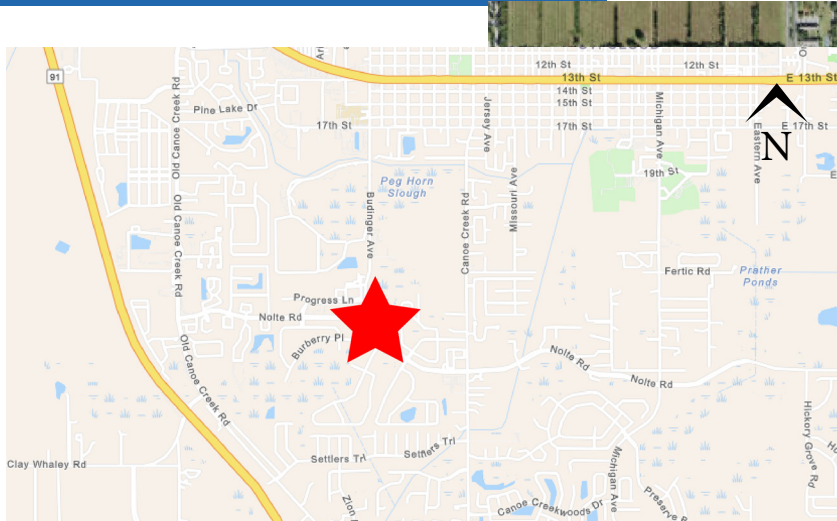
Average HH Income

5 Mins	13,748	4,536	\$91,857
10 Mins	58,280	19,893	\$96,121
15 Mins	108,705	36,372	\$99,632

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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THE NEIGHBORHOOD



FAMILIES

14,814
(10 min radius)



AVERAGE HOUSEHOLD SIZE

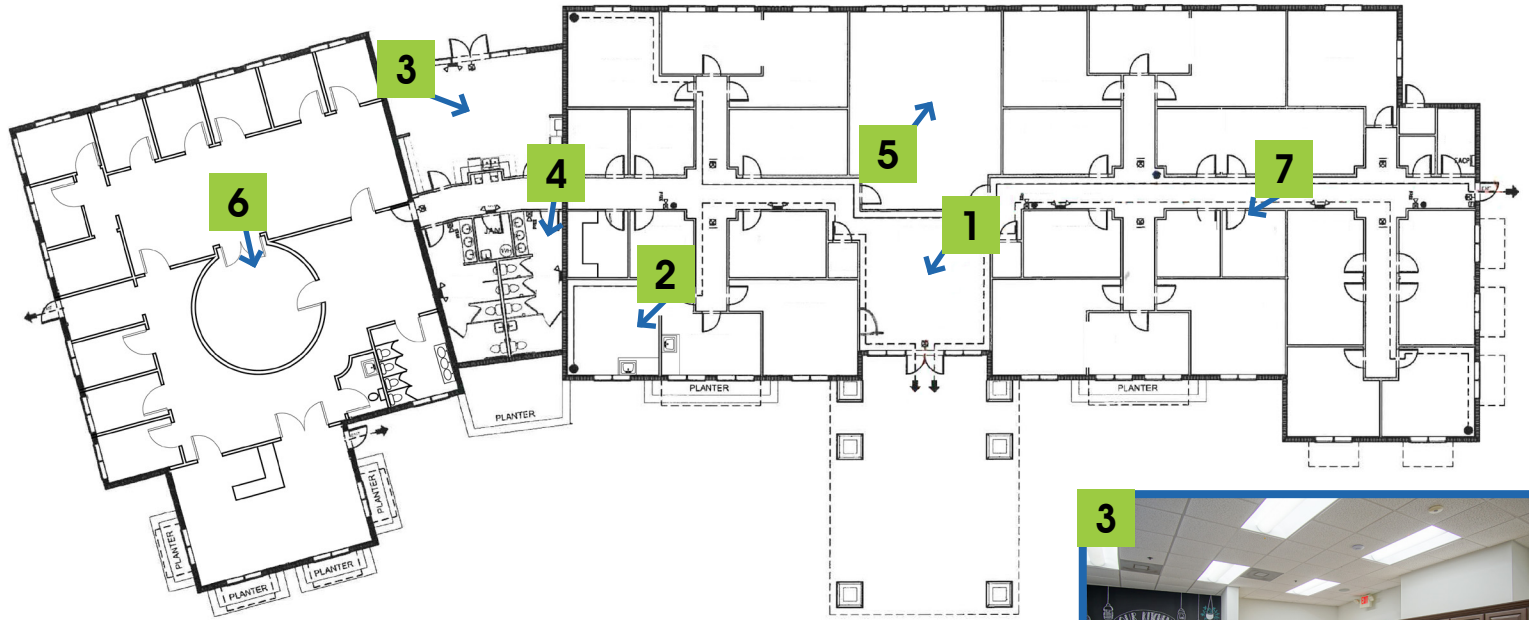
2.9
(10 min radius)



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FLOORPLAN



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SURROUNDING NEW HOME DEVELOPMENTS



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AERIAL MAP

SKY LAKES
ESTATES



St. Cloud Christian
Preparatory School

Walmart
Neighborhood Market

STEVENS PLANTATION

BUDINGER AVE

NOLTE RD

21,000 AADT (2024)

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RENT ROLL & TENANT HIGHLIGHT

Term	RSF	Base Rate	NNN	Gross Total	Monthly Gross	Monthly Base	Monthly NNN
October 1, 2024 – September 30, 2025	14,200	\$20.00	\$5.50	\$362,100.00	\$30,175.00	\$23,666.67	\$6,508.33
October 1, 2025 – September 30, 2026	14,200	\$22.00	\$5.50	\$390,500.00	\$32,541.67	\$26,033.33	\$6,508.33
October 1, 2026 – September 30, 2027	14,200	\$24.00	\$5.50	\$418,900.00	\$34,908.33	\$28,400.00	\$6,508.33
October 1, 2027 – September 30, 2028	14,200	\$24.72	\$5.50	\$429,124.00	\$35,760.33	\$29,252.00	\$6,508.33
October 1, 2028 – September 30, 2029	14,200	\$25.46	\$5.50	\$439,654.72	\$36,637.89	\$30,129.56	\$6,508.33
October 1, 2029 – September 30, 2030	14,200	\$26.23	\$5.50	\$450,501.36	\$37,541.78	\$31,033.45	\$6,508.33
October 1, 2030 – September 30, 2031	14,200	\$27.01	\$5.50	\$461,673.40	\$38,472.78	\$31,964.45	\$6,508.33
October 1, 2031 – September 30, 2032	14,200	\$27.82	\$5.50	\$473,180.60	\$39,431.72	\$32,923.38	\$6,508.33
October 1, 2032 – September 30, 2033	14,200	\$28.66	\$5.50	\$485,033.02	\$40,419.42	\$33,911.09	\$6,508.33
October 1, 2033 – September 30, 2034	14,200	\$29.52	\$5.50	\$497,241.01	\$41,436.75	\$34,928.42	\$6,508.33



Blue Heart Behavioral Services for Kids

Blue Heart Behavior is a specialized provider of Applied Behavior Analysis (ABA) therapy, delivering evidence-based behavioral health services to children and families throughout Osceola County. The organization provides individualized treatment plans led by a highly trained team of Board-Certified Behavior Analysts and clinical professionals. Known for its structured programs, clinical rigor, and consistent care delivery, Blue Heart Behavior has built a strong reputation as a trusted and established healthcare provider within the community.



Imagineers Academy

Imagineers Academy is an Early Childhood Education facility empowering children to reach their full potential and become happy, healthy, and well-rounded individuals.

Imagineers' integrative approach focuses on providing a safe and stimulating environment, a holistic development approach, family-centered care, an inclusive and diverse community, and developmentally appropriate practices.

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RECENT CAPITAL IMPROVEMENTS

April 2023

INSTALLED FOUNDATION DRAINAGE SYSTEM

Installed on front of building and on south side of building.

INSTALLED FOUNDATION SUPPORT PILING

Installed in front of building.

May 2023

PAINT EXTERIOR OF BUILDING

Complete exterior paint updates.

June 2024

REPAIR DECORATIVE LANDSCAPING FOAM

Completed in front of building.

REBUILD ROOF ACCESS LADDER

Improved safety and access to roof.

REPLACE EMERGENCY LIGHTING

Completed throughout interior of building.

July 2024

REPAIR MAIN WATER CONTROL INTAKE SYSTEM

Valves and additional parts were replaced.

April 2025

REPLACE 5-TON AC UNIT

Improved efficiency and function.

July 2025

REPLACE MINI-SPLIT AC UNIT

Improved efficiency and function.

REPLACE EXISTING 7-TON AC WITH A NEW 10-TON AC

Improved efficiency and function.

September 2025

INSTALL FOUNDATION DRAINAGE SYSTEM

installed on east side of building.

November 2025

REPLACE EXISTING 7-TON AC WITH A NEW 10-TON AC

Improved efficiency and function.

December 2025

ROOF INSPECTION COMPLETED

Minor roof repair completed.

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