

***REPRESENTATIVE BUILDING**



Walk-In • Urgent Care

**16890 US-441
MT. DORA, FL
FOR SALE**



- **100% LEASED URGENT CARE**
- **SALE PRICE: \$3,915,000**
- **CAP RATE: 5.75%**
- **NOI: \$225,000**
- **10YR LEASE, 3% ANNUAL INCREASES**



Development Consultants Inc.

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TRADE AREA



US 441 48,00 VPD



LOCATION



- **The Property is a 5,000 sq. ft. freestanding Pad building in an anchored shopping center situated within one of Mount Dora's most prominent retail corridors surrounded by national big-box tenants, ensuring long-term stability and value.**
- **NOI is \$225,000 in year 1 with the building being 100% leased to a regional medical user with a 10-year true NNN lease with 3% annual increases.**
- **The property is under contract to purchase with a close and rent commencement date of December 1, 2025.**
- **Located directly in front of Ross, TJ Max and Hobby Lobby the building is across from Walmart Supercenter, Chick-fil-A, Aldi, and Target directly in in Mount Dora, main retail corridor.**
- **The tenant Avecina Urgent Care is an expanding North Florida regional medical provider with 20 units, strong financials statements and EBITDA.**

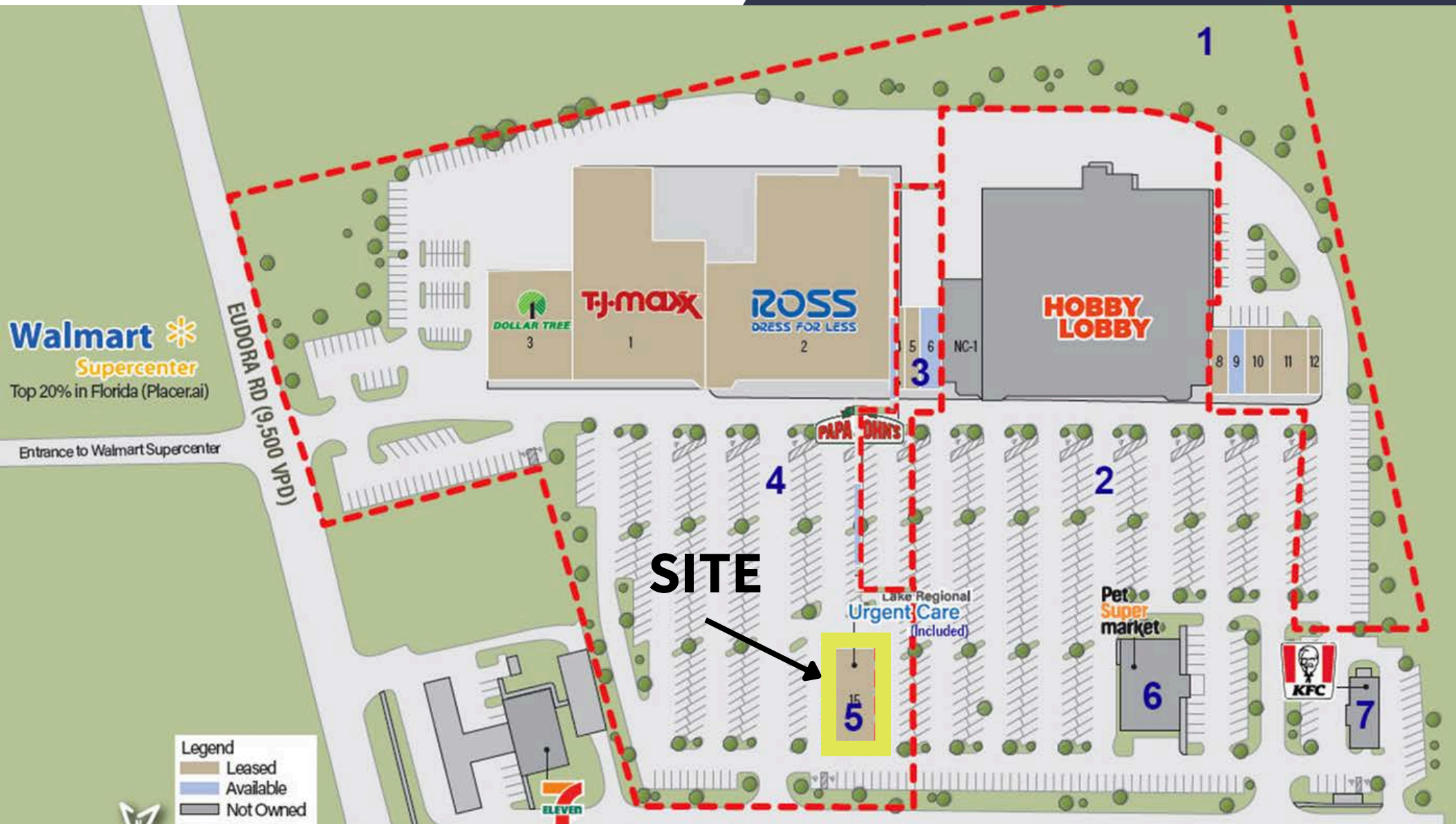
PROPERTY OVERVIEW

Demographics	1 Miles	3 Miles	5 Miles
Population	6,500	40,283	79,546
Daytime Employees	8,021	38,137	64,567
Average Income	\$64,919	\$86,631	\$90,437
Households	2,980	17,476	34,507

RENT ROLL

Tenant	Sq Ft.	Rent/SF	NNN/SF	Monthly Base Rent	Annual Base Rent	Monthly NNN	Annual NNN	Monthly Total	Annual Total	Term
Avecina	5,000	\$45	\$8.50	\$18,750	\$225,000	\$3,541.67	\$42,500.00	\$22,292	\$267,500	10 yr

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CONTACT US

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