

Long Standing Absolute NNN Investment Property

AMSCOT™**AMSCOT (CORPORATE)****IRREPLACEABLE ORLANDO REAL ESTATE - 100,000+ CARS - SIGNALIZED INTERSECTION****11803 E. COLONIAL DRIVE | ORLANDO, FL 32826**

OFFERING MEMORANDUM

**CBRE**

11803

E COLONIAL DR



Property Photo

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INTRODUCTION

CBRE is pleased to present this long-term single tenant Amscot property located in Orlando Florida. Amscot, with 30+ years in business and more than 240 locations nationwide, has operated at this site for the past 20 years. This one of Amscot's 24-hour locations and the lease is absolute NNN with no landlord management obligations and fixed rental increases of 10% every 5 years.

This property is situated directly at the prominent Colonial/Alafaya intersection in Orlando with the University of Central Florida Research Park just to the north and the highly successful Waterford Lakes Town Center to the south. This site stands out as a premier retail location thanks to its positioning at the high-traffic, signalized intersection along one of Orlando's busiest commercial corridors. With daily traffic counts exceeding 100,000 vehicles and dual frontage on Colonial Drive and Alafaya Trail, the site offers unmatched visibility and accessibility. Its proximity to the University of Central Florida—serving more than 70,000 students, faculty, and staff—creates a steady demand cycle for food, convenience, and retail throughout the day. The property features a 3,200 SF freestanding building with abundant parking and prominent pylon signage, supported by flexible C-1 zoning that accommodates a wide range of retail and QSR concepts. Long-term tenant success at this address further validates its strength, making it a proven, high-exposure site in a thriving growth corridor.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	11803 E. COLONIAL DRIVE , ORLANDO, FL 32826
PRICE:	\$3,800,000
ANNUAL RENT:	\$235,559.50 *
CAP RATE:	6.20%
TENANT:	Amscot Corporation
GUARANTOR:	Amscot Corporation
RENTAL INCREASES:	10% every 5 years including options
REMAINING LEASE TERM:	5 Years and 3 months (in their first 10 year option)
OPTIONS:	(2) 10-year options
RENT COMMENCEMENT:	2/1/2006
LANDLORD OBLIGATIONS:	None - Absolute NNN
EXISTING FINANCING:	No debt to assume
BUILDING SIZE:	3,200± SF
LAND SIZE:	0.60± acres
PARKING SPACES:	26 Spaces (8.1 spaces per 1,000 SF)
YEAR BUILT:	2006

*as of Feb 2026 – a rent credit will be provided

INVESTMENT HIGHLIGHTS

- Long standing extremely successful location for Amscot (Corporate) who has been at this location for 20 years
- **IRREPLACEABLE REAL ESTATE** - Prominent high traffic hard corner signalized intersection with over 100,000 cars daily. and excellent access and exposure. The property additionally benefits from close proximity to major employers and the University of Central Florida. The university, situated approximately 2 miles from the site, enrolls nearly 70,000 students and is among the Orlando MSA's largest employers, with a staff of nearly 13,500. Additionally, Central Florida Research Park, (1,027 acres) lies between the university and the site and houses a dense concentration of science, technology, research, defense, and engineering firms, drawn in part by the University's \$183+ million research budget and employing more than 10,000. Major companies located in the business park include Cisco, Siemens, Raytheon, Northrop Grumman, Mass Virtual, Inc., Fidelity Technologies, Laser Institute of America, Collins Aerospace, Redcon Solutions Group, Earthrise Space Foundation, US Geological Survey, Astronics Test Systems, Turbine Technology Services Corp, Saab Defense and Security USA, Alight Solutions, Carley Corporation, Quadrant Simulation System, Aptima, Inc., IDE, Cubic Defense Systems, the Naval Support Activity Center, the Institute for Simulation and Training, the National Center for Simulation, the National Center for Forensic Science, and more.
- No landlord management obligations – Absolute NNN
- Fixed rental increases throughout entire lease
- Extraordinary visibility and access
- Florida has **NO STATE INCOME TAX**

PROPERTY IMAGES





Auto Zone, 7-Eleven, DG, ALDI, dds discounts, cricket wireless, Harbor Freight Tools, Scooter's Coffee, McDonald's, Aaron's, Boardwalk

Orlando Health, Quest Diagnostics, Holiday Inn, Papa John's, Waffle House, Quality Inn, UBreakiFix, Kobe

Best Western, Hilton Garden Inn, Public Storage

AMSCOT 11803 E COLONIAL DR

Crunch Fitness, Publix, Wawa, Denny's, Cheddar's, Jollibee, Twisted Treat, McDonald's, Regions, Fuzzy's, U-Haul, Cricket Wireless, Popeyes, Shale's, Truist, Academy, YouFit

CVS pharmacy, Tuffy Tire & Auto Service, Subway at home, Walmart Supercenter, Little Caesars, Advance Auto Parts, Sanitas Medical Center, Viet Nomz, Hungry Howies, Wendy's, DD

FirstWatch, HCA Healthcare, Hobby Lobby, Floor Decor, Burlington, Rooms to Go, Chase, Bohama Breeze, Dick's Sporting Goods, Planet Fitness, Verizon, South Beach, Koke's, Mattress Firm, The Vitamin Shoppe, Sleep Number, Michaels, Kohl's, Once Upon a Child, Plato's Closet

HomeTowne Studios, ExtraSpace Storage, Checkers, Burger King, Mister Chevron, Valvoline, TIRE KINGDOM, Navy Federal Credit Union, Pollo Tropical, Olive Garden

WATERFORD LAKES TOWN CENTER
Aerie, Bath Works, Carter's, Charley's, Chuck & Cheese, Panera Bread, PetSmart, Pizza Hut, Sally Beauty, Ross, Skechers, Som, Sport Clips, Target, Visionworks, Zales, ZARA

NORTH AERIAL



UNIVERSITY OF CENTRAL
FLORIDA


Holiday Inn


WAFFLE
HOUSE


PAPA JOHN'S
Better Ingredients. Better Pizzas.

UBREAKFIX


TRUIST


Public
Storage


11803
E COLONIAL DR


Youfit
HEALTH CLUB


U-HAUL


Jollibee


Wendy's


Chevron

Valvoline


Checkers
Other locations

NALAFAYA TRAIL | 59,500 AADT

E COLONIAL DRIVE | 58,000 AADT

EAST AERIAL



WEST AERIAL

DOWNTOWN ORLANDO



N ALAFAYA TRAIL | 59,500 AADT

E COLONIAL DRIVE | 58,000 AADT

SOUTH AERIAL

WATERFORD LAKES TOWN CENTER

Logos include: aerie, AT&T, BANANA REPUBLIC, BARNES & NOBLE, lululemon, macys, M. Marlow's, Office DEPOT, OLD NAVY, PANDORA, BEST BUY, BOX LUNCH, NIKE, Office DEPOT, OLD NAVY, PANDORA, carter's, CHARLEY'S, Chuck & Cheese, Panera, PETSMART, Pizza Hut, Sally Beauty, crocs, CRUMBLE, COOPERS HAWK, FAMOUS FIVE GUYS, FABLETICS, FAMOUS FIVE GUYS, REGAL SHAKE SHACK, ROSS, SKECHERS, SOMA, Sport Clips, EXPRESS, HIBBETT, HOT TOPIC, J.CREW, Starbucks, sunglass hut, SUPERCUTS, JD, JUST SALAD, KAY JEWELERS, TILLY'S, TJ-maxx, T-Mobile, LOFT, TORRID, ULTA, VICTORIA'S SECRET, Visionworks, ZALES, and 24/7.

Logos include: FirstWatch, HCA Healthcare, HOBBY LOBBY, FLOOR DECOR, Burlington, ROOMS TO GO, CHASE, Bahama Breeze, DICK'S SPORTING GOODS, NADIA EXPRESS, planet fitness, keke's, NOTHING BUT CAKES, verizon, SOUTH BEACH, THE VITAMIN SHOPPE, MATTRESS FIRM, WOLF GANG BAKERY & GROOMING, Great Clips, sleep number, Michael's, KOHL'S, Once Upon A Child, and PLATO'S CLOSET.



E COLONIAL DRIVE | 58,000 AADT

N ALAFAYA TRAIL | 59,500 AADT

AMSCOT
11803
E COLONIAL DR

U-HAUL

Youfit
HEALTH CLUB

Wendy's

PAPA JOHN'S
Better Ingredients. Better Pizza.



TENANT OVERVIEW



Amscot Financial is Florida's leading non-bank financial services company, providing convenient and affordable financial solutions to millions of customers. Founded in 1989 and headquartered in Tampa, Florida, Amscot operates exclusively within the state, offering services such as check cashing, bill payment, prepaid access cards, payday loans, free money orders, wire transfers, and more. Known as "The Money Superstore," Amscot serves over 2.5 million customers annually and processes more than 31 million transactions totaling over \$8 billion each year.

The company was established by Ian MacKechnie, who recognized the need for accessible financial services for working families. Since opening its first location in Tampa, Amscot has grown to nearly 240 branches across Florida, with many locations open evenings, weekends, and some operating 24 hours. Amscot remains privately held and continues to focus on customer convenience and community engagement.

COMPANY OVERVIEW

ANNUAL REVENUE:	Over \$500 million
LOCATIONS:	Approximately 240 branches across Florida
EMPLOYEES:	About 2,000
OWNERSHIP:	Private Company
HEADQUARTERS:	Tampa, Florida

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	18,365	115,610	244,801
2029 Population (Projection)	18,946	118,063	250,148
2020–2024 Annual Population Growth Rate	0.70%	0.49%	0.47%
2024–2029 Annual Population Growth Rate	0.62%	0.42%	0.43%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	9,191	55,835	118,232
Black or African American	2,398	13,079	26,472
Asian	1,319	8,353	18,540
American Indian & Alaskan Native	73	568	1,229
Pacific Islander	15	119	254
Two or More Races	3,383	23,611	50,665

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2024 Daytime Population	25,441	137,571	226,692
Daytime Workers	15,928	77,590	107,772
Daytime Residents	9,513	59,981	118,920

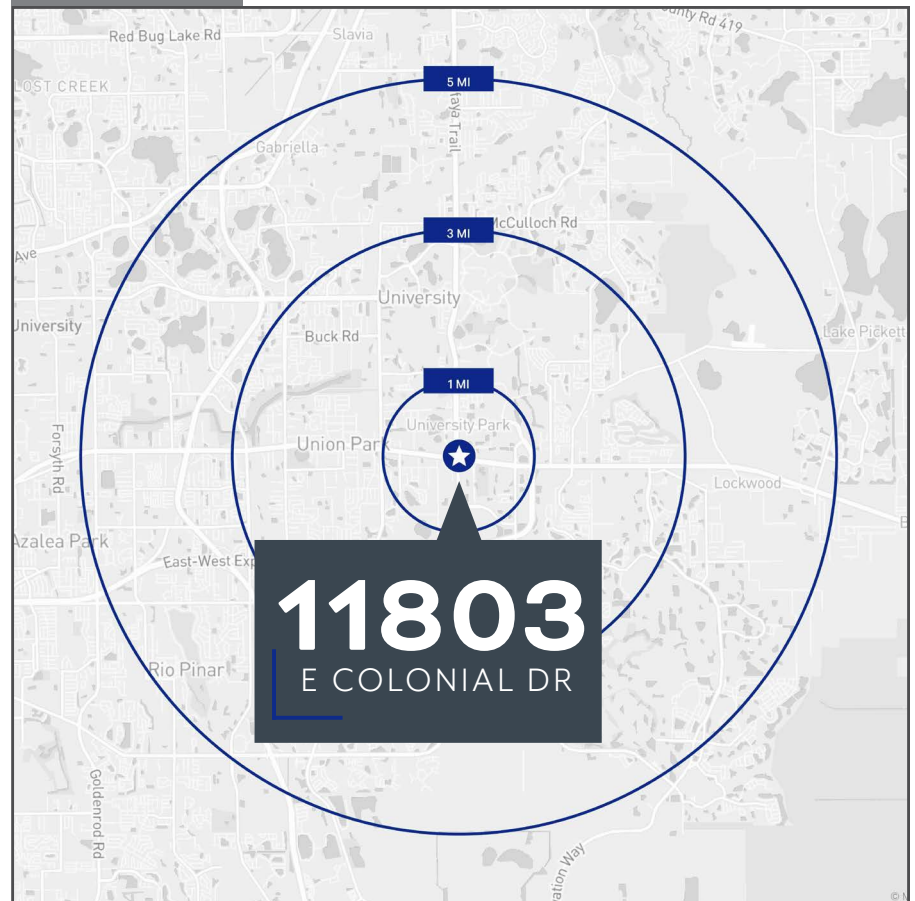
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	830	3,236	5,858
2024 Employees	12,606	63,102	82,891

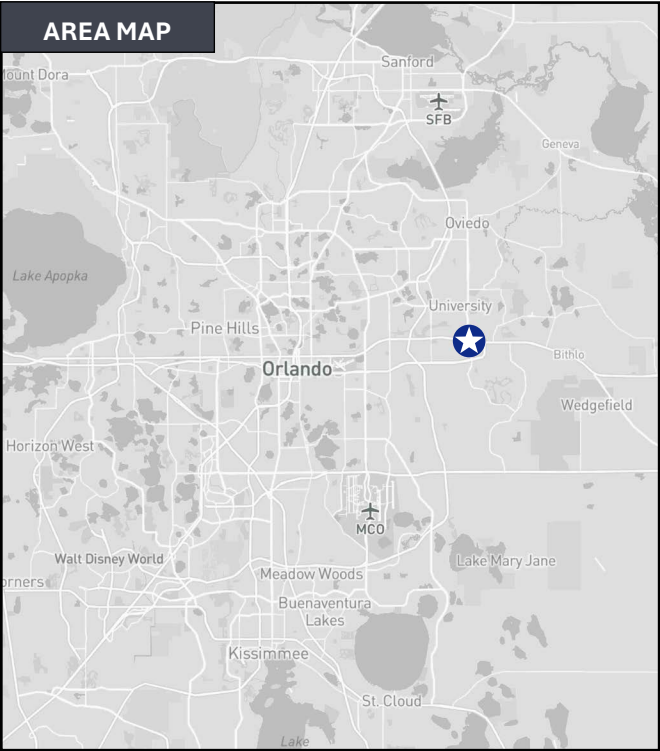
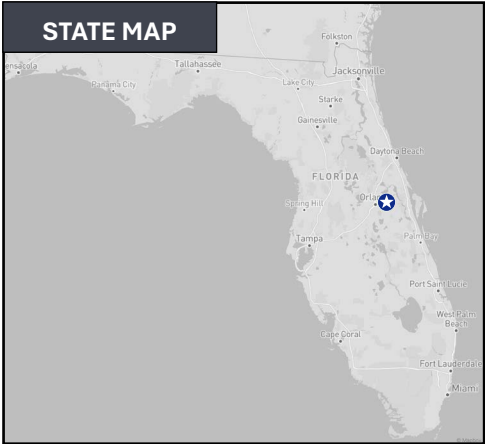
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$74,870	\$90,035	\$105,425

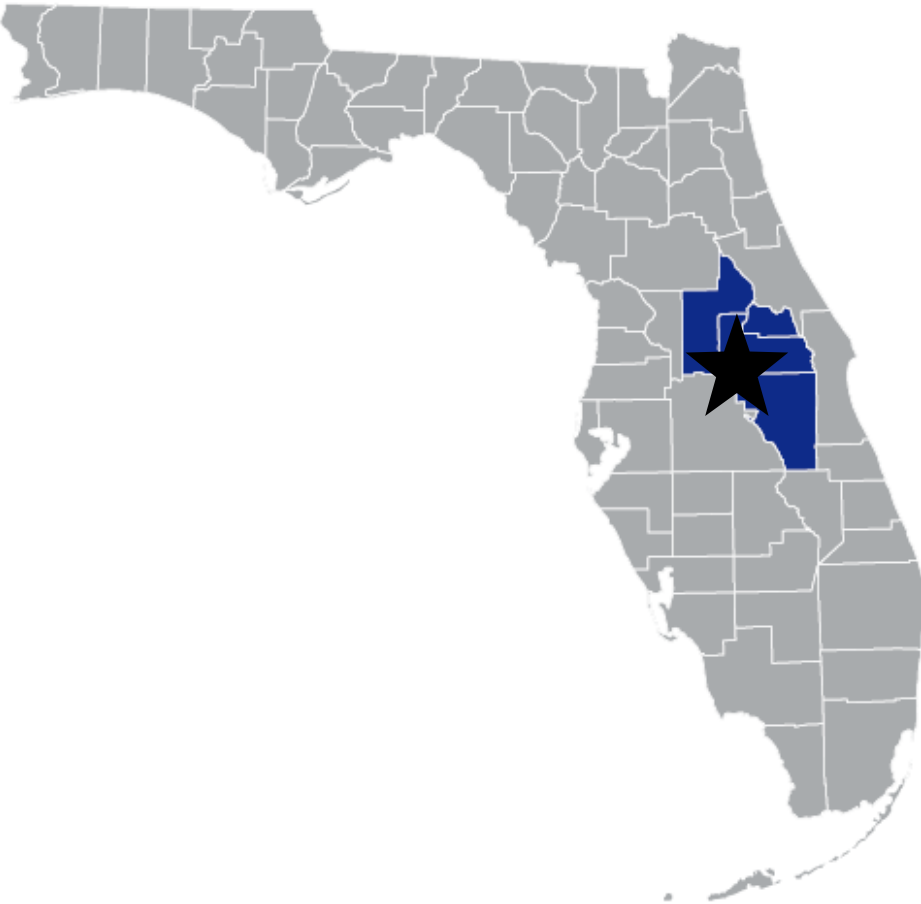
AGE	1 MILE	3 MILES	5 MILES
2024 Median Age	22.9	27.3	31.0

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	5,576	37,152	81,213
2029 Households (Projection)	5,798	38,104	83,495
2020–2024 Annual Household Growth Rate	0.23%	0.26%	0.39%
2024–2029 Annual Household Growth Rate	0.78%	0.51%	0.56%

1-3-5 Mile Radius







Orlando stands at the forefront of dynamic growth, innovation, and opportunity—making it one of the most compelling markets in the United States for investment and expansion. As Florida’s fastest-growing major metro, Orlando benefits from a robust economy, zero state income tax, and a thriving business environment that has seen **over 33% job growth in the past five years**. With world-class infrastructure, a highly educated workforce, and unmatched connectivity through air, rail, and highway networks, the city offers a strategic advantage for companies and investors alike. Coupled with its global tourism appeal, diverse population, and high quality of life, Orlando continues to attract talent, capital, and visionaries shaping the future.

1st

**Fastest-Growing Population
Among Major Metros in U.S.**

--U.S. Census Bureau (2024)

2nd

**For Tech Job Growth Among
Large Metros** --CompTIA (2024)

6th

**Fastest-Growing Large Economy
in U.S.** --U.S. Department of
Commerce (2023)

Source: cbre.com/insights/articles/explore-florida

Top Industries



Tourism & Hospitality

Orlando is a global tourism powerhouse, attracting over 75 million visitors annually. The industry supports 464,000 jobs and generates \$92.5 billion in regional economic impact.



Education & Research

With institutions like the University of Central Florida (UCF)—the second-largest university by enrollment in the U.S.—Orlando is a hub for innovation, workforce development, and academic excellence.



Real Estate & Development

Orlando has experienced strong growth in both residential and commercial sectors, with 55.3% growth in single-family home prices since 2020 and a favorable tax climate for investors.



Transportation & Logistics

With 176 direct flight destinations, a major international airport, and Brightline high-speed rail connectivity, Orlando is a strategic logistics and mobility hub in the Southeast.



Technology & Innovation

Orlando ranks among the top metros for tech job growth, supported by a growing ecosystem of startups, research institutions, and talent from UCF and other universities.



Business Services & Corporate HQ

The region is home to major corporate HQs like AAA, Tupperware, and Marriott Vacations Worldwide. Orlando's pro-business climate and tax advantages make it a magnet for corporate expansion.

Fortune 500 Companies & Corporate HQ



#370

Darden Restaurants

Industry: Restaurant

Ticker: DRI

Employees: 197,124



#370

Travel + Leisure Co.

Industry: Travel Services

Ticker: TNL

Employees: 19,000



*Marriott Vacations
Worldwide*

Industry: Tourism & Hospitality

Ticker: VAC

Employees: 22,300



ROAD

Strategic Road Access

Orlando's central location in Florida provides excellent highway access to major cities like Tampa, Miami, and Jacksonville. The city is connected via I-4, Florida's Turnpike, and SR 528, making it a strategic hub for regional logistics and commuting.



AIR

Sky-High Connectivity

Orlando International Airport (MCO) is one of the busiest in the U.S., offering 176 direct destinations served by 39 airlines. Despite a slight year-over-year dip, passenger volume remains strong at 57.2 million, well above pre-pandemic averages.



RAIL

Next-Gen Rail Mobility

The Brightline high-speed rail now connects Orlando to South Florida, with travel times as short as 2 hours to West Palm Beach and 3.5 hours to Miami. This modern rail system enhances business and leisure connectivity across the state.



“From highway to rail corridors, airports to spaceports, Orlando's extensive transportation network has long provided a foundation for economic growth.

— Orlando Economic Partnership

DRIVING DISTANCES



Tampa, FL	85 Miles
Jacksonville, FL	140 Miles
Miami, FL	235 Miles
Atlanta, GA	440 Miles
Charlotte, NC	525 Miles
New Orleans, LA	640 Miles

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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