

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Walking Distance From  (9.75M Annual Visitors | 11 on-site Hotels)



4850 Lawing Lane

**ORLANDO** FLORIDA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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NATIONAL NET LEASE

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



# SITE OVERVIEW



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS





## OFFERING

<b>Pricing</b>	\$21,500,000
<b>November 2025 NOI</b>	\$1,709,117
<b>Cap Rate</b>	7.95%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	4850 Lawing Lane Orlando, Florida 32811
<b>Rentable Area</b>	86,701 SF
<b>Land Area</b>	3.00 AC
<b>Year Built</b>	2018
<b>Tenant</b>	Shooters World Orlando, LLC
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	10+ Years
<b>Increases</b>	2% Annually
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	January 26, 2018
<b>Lease Expiration</b>	October 31, 2035

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Shooters World Orlando, LLC	86,701	1/26/2018	10/31/2035	Current	-	\$139,634	\$1,675,605	4 (5-Year)
(Corporate Guaranty)				11/1/2025	2.00%	\$142,426	\$1,709,117	
				11/1/2026	2.00%	\$145,275	\$1,743,299	
2% Annual Increases Throughout the Initial Term and Options Thereafter.								

### Corporate Guaranteed Lease | 2% Annual Increases | Options to Extend | 10+ Years of Firm Term Remaining

- The lease is guaranteed by SW Holdings Orlando, LLC
- 5 years remaining with 4 (5-year) option periods to extend
- The Lease features 2% annual rental increases throughout the intimal term and option periods, steadily growing NOI and hedging against inflation

### Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in an income tax free state

### Strong Demographics In 5-mile Trade Area

- More than 249,000 residents and 179,000 employees support the trade area
- \$91,112 average household income

### Signalized, Hard Corner Intersection | Interstate 4 (198,500 VPD) | Universal Studios Florida (9.75M Visitors Annually)

- The asset is located near the signalized, hard corner intersection of State Highway 435 and Conroy Road which supports over 98,000 vehicles per day
- The subject property benefits from nearby access to Interstate 4 (198,500 VPD) and Florida’s Turnpike (145,700 VPD), making this an ideal, centralized location with easy commutes
- The site is within walking distance from Universal Studios Florida, a world-renowned theme park that attracts approximately 9.75 million visitors annually and plays a key role in Central Florida’s \$87 billion tourism economy

### Dense Retail Corridor | Dezerland Park Orlando

- Located in a dense retail corridor, the asset is within close proximity from multiple national/credit tenants including Costco, Target, Home Depot, Publix, Ross, Hobby Lobby, Ikea, LA Fitness, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site
- The site is located less than 2 miles north of Dezerland Park Orlando, Florida’s largest indoor entertainment attraction, spanning over 850,000 square feet

# BRAND PROFILE



## SHOOTERS WORLD

[shootersworld.com](http://shootersworld.com)

**Company Type:** Private

**Locations:** 3

Shooters World offers state-of-the-art, air-conditioned indoor shooting ranges, retail showrooms, and firearms training for all skill levels. Their expert staff assists both novices and experienced shooters. Shooters World University provides a wide range of firearms classes, including first-time shooter and law enforcement courses, available nearly every day. Each location features various range lengths (15, 25, 50, and 100 yards), all with modern ventilation and climate control. The store also offers a wide selection of firearms, accessories, and a lifetime warranty on new and certified used guns.



Source: [shootersworld.com](http://shootersworld.com)

# PROPERTY OVERVIEW



## LOCATION



Orlando, Florida  
Orange County  
Orlando-Kissimmee-Sanford MSA

## ACCESS



Lawing Lane: 1 Access Point

## TRAFFIC COUNTS



S. Kirkman Road: 58,000 VPD  
Interstate 4: 198,500 VPD

## IMPROVEMENTS



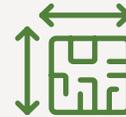
There is approximately 86,701 SF of existing building area

## PARKING



There are approximately 162 parking spaces on the owned parcel.  
The parking ratio is approximately 1.86 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 18-23-29-8058-01-000  
Acres: 3  
Square Feet: 130,776

## CONSTRUCTION



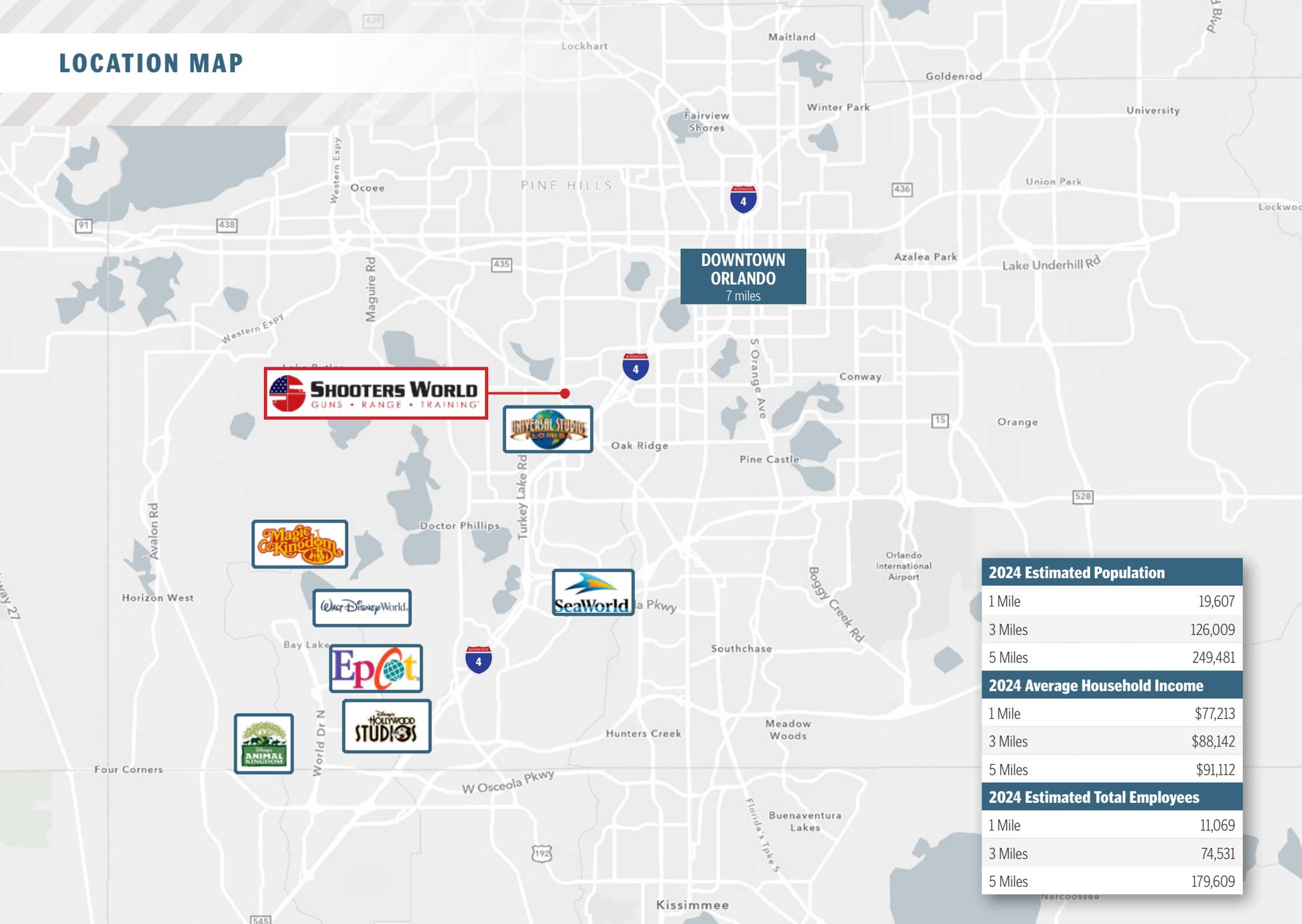
Year Built: 2018

## ZONING



PD: Planned Development District

# LOCATION MAP



2024 Estimated Population	
1 Mile	19,607
3 Miles	126,009
5 Miles	249,481
2024 Average Household Income	
1 Mile	\$77,213
3 Miles	\$88,142
5 Miles	\$91,112
2024 Estimated Total Employees	
1 Mile	11,069
3 Miles	74,531
5 Miles	179,609

**DOWNTOWN ORLANDO**  
7 miles

ORLANDO HEALTH  
ORLANDO REGIONAL  
MEDICAL CENTER



**Academy**  
SPORTS+OUTDOORS  
**HOBBY LOBBY**

MILLENNIA PLAZA

THE MALL AT MILLENIA  
**H&M** **macys**  
VICTORIA'S SECRET

**LOFT** **OLD NAVY** **IKEA**

**COSTCO**  
WHOLESALE

**Audi**

**CITY**  
FURNITURE  
ROOMS TO GO

**BEST BUY**

Mercedes-Benz  
**INFINITI**

**PORSCHE**  
**Ferrari**  
Maserati

**SHOOTERS WORLD**  
GUNS • RANGE • TRAINING

**OUTBACK**  
STEAKHOUSE

LAWING LN.



**145,700**  
VEHICLES PER DAY

STATE HIGHWAY 435

**58,000**  
VEHICLES PER DAY

FLORIDA'S TURNPIKE





40,500  
VEHICLES PER DAY

KIRKMAN OAKS  
SHOPPING CENTER

KIRKMAN SHOPPES

Walmart  
Supercenter

BUDDY'S  
HOME FURNISHINGS

DOLLAR TREE

HIBBETT

Spectrum

Pep Boys  
Auto Service & Tires

gerber  
COLLIERIA & LUMI

VALENCIA COLLEGE  
WEST CAMPUS

LA|FITNESS. AT&T

PINCH-A-PENNY  
POOL-PATIO-SPA

FIREHOUSE  
SUBS

H&R  
BLOCK

Publix Davita  
Kidney Care

BURGER KING ups SUBWAY

boost  
mobile

TD Bank

BUNSTEIN BOSS  
EAGLES

ELEVEN

TRUIST

ELEVEN

BANK OF AMERICA

BANK OF AMERICA

AutoZone

OUTBACK  
STEAKHOUSE

CUBESMART  
self storage

Starbucks  
PENSKE

W

SHOOTERS WORLD  
GUNS • RANGE • TRAINING

LAWING LN.

58,000  
VEHICLES PER DAY

STATE HIGHWAY 435

145,700  
VEHICLES PER DAY

FLORIDA'S TPKE.





DOUBLE TREE by Hilton  
 Holiday Inn AN IHG HOTEL  
 Fairfield BY MARRIOTT  
 Best Western PLUS  
 extended STAY AMERICA  
 HYATT PLACE

LAQUINTA BY WYNDHAM  
 Hampton BY WYNDHAM  
 BW | Best Western Hotels & Resorts  
 Super 8 BY WYNDHAM  
 HOMEWOOD SUITES by Hilton  
 Hilton Garden Inn  
 HOME 2 SUITES BY HILTON

Holiday Express AN IHG HOTEL  
 RAMADA BY WYNDHAM  
 CAMBRIA AN IHG HOTEL  
 Travelodge BY WYNDHAM  
 ROSEN INN  
 WYNDHAM

WHOLE FOODS MARKET  
 Michaels

TJ-maxx  
 Burlington  
 five BELOW

Domino's Pizza

McDonald's  
 WAFFLE HOUSE

Walmart Supercenter

REGIONS  
 WINGATE BY WYNDHAM  
 KFC  
 TACO BELL  
 IHOP

58,000 VEHICLES PER DAY

145,700 VEHICLES PER DAY

SHOOTERS WORLD  
 GUNS • RANGE • TRAINING

STATE HIGHWAY 435

FLORIDA'S TPKE.

LAWING LN.



145,700  
VEHICLES PER DAY

FLORIDA'S TPKE.



58,000  
VEHICLES PER DAY

40,500  
VEHICLES PER DAY

INTERSTATE 4



Publix

BANK OF AMERICA

CONROY RD.

Academy  
SPORTS • OUTDOORS  
HOBBY LOBBY

Fairfield  
BY MARRIOTT

LAIFITNESS

BEST BUY

COSTCO  
WHOLESALE

MILLENNIA PLAZA

SHOOTERS WORLD  
GUNS • RANGE • TRAINING



Marshalls

DICK'S

TARGET

HomeGoods

ROSS  
DRESS FOR LESS



STATE HIGHWAY 435

THE MALL AT MILLENIA



ASHLEY

petco

BJ's

H&M macy's

VICTORIA'S SECRET



ROOSTER  
RACK

Waffle House

LOFT OLD NAVY

198,500  
VEHICLES PER DAY


Hilton Garden Inn

ORLANDO INTERNATIONAL  
PREMIUM OUTLETS


OAK RIDGE  
CROSSINGS



(9.75M ANNUAL VISITORS)

UNIVERSAL ORLANDO RESORT  
(11 ON-SITE HOTELS)

INTERNATIONAL DRIVE  
VALUE CENTER


DEZERLAND PARK  
ORLANDO

SADLER  
ELEMENTARY  
SCHOOL  
(722 STUDENTS)

WESTRIDGE  
MIDDLE SCHOOL  
(1,201 STUDENTS)





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	19,607	126,009	249,481
2029 Projected Population	20,422	131,673	254,552
2024 Median Age	34.7	34.7	35.7
<b>Households &amp; Growth</b>			
2024 Estimated Households	8,264	48,261	93,200
2029 Projected Households	6,736	38,935	77,479
<b>Income</b>			
2024 Estimated Average Household Income	\$77,213	\$88,142	\$91,112
2024 Estimated Median Household Income	\$55,797	\$61,694	\$60,789
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	1,209	7,848	17,311
2024 Estimated Total Employees	11,069	74,531	179,609

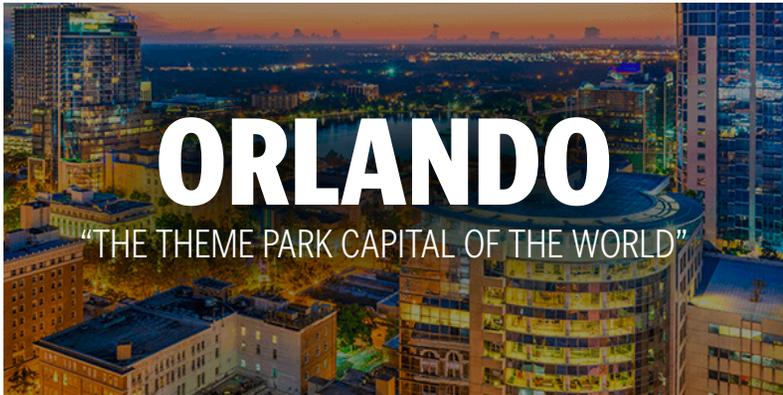


## ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. The City of Orlando is the 4th largest city in Florida with a population of 329,502 as of July 1, 2024.

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.



# ORLANDO

“THE THEME PARK CAPITAL OF THE WORLD”

**Orlando is best known around the world for its many popular attractions.**



**Walt Disney World**, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



**Universal Orlando Resort** the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet ‘n Wild Water Park, the first water park in America.



**SeaWorld** features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



**WALT DISNEY MAGIC KINGDOM PARK**  
20.86 MILLION VISITORS PER YEAR (2018)



**UNIVERSAL STUDIOS ORLANDO**  
10.71 MILLION VISITORS PER YEAR (2018)



**DISNEY'S HOLLYWOOD STUDIOS**  
11.26 MILLION VISITORS PER YEAR (2018)



**UNIVERSAL ORLANDO RESORT**  
TWO THEME PARKS, ONE WATER PARK



**THE WALT DISNEY WORLD RESORT**  
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



**SEA WORLD ORLANDO**  
4.59 MILLION VISITORS PER YEAR (2018)



**THE WALT DISNEY EPCOT CENTER**  
20.86 MILLION VISITORS PER YEAR (2018)



**DISNEY'S ANIMAL KINGDOM**  
13.75 MILLION VISITORS PER YEAR (2018)



## LARGEST EMPLOYERS

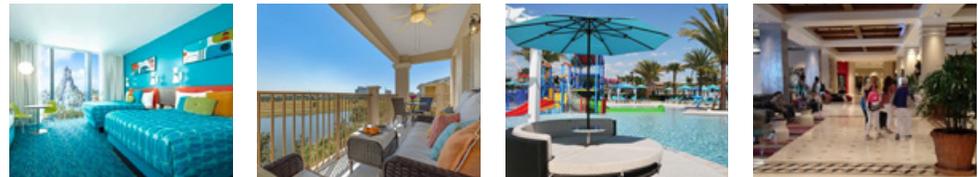
Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000

**Ranked #1 in the Country for JOB GROWTH**  
U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018

Home to 292,059 Population growth of 22.56% since 2010

<p>AVERAGE HOUSEHOLD INCOME</p> <p><b>\$75,669</b></p>	<p>MEDIAN CITY OF ORLANDO AGE</p> <p><b>33.8</b></p>	<p>MEDIAN HOME COST</p> <p><b>\$240,000</b></p>	<p>MEDIAN RENTAL COST</p> <p><b>\$1,196</b></p>
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OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



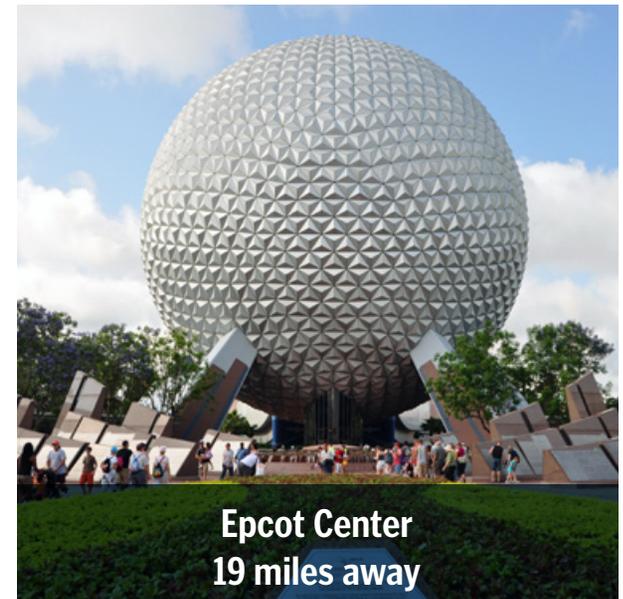
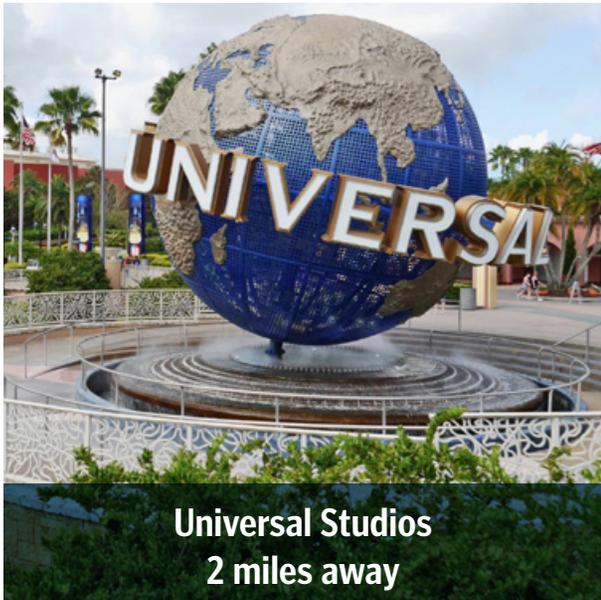
**\$90,245,169**  
GDP of county (2019 Orange County):

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**5TH MOST POPULOUS COUNTY**  
in Florida (6.6% of Florida's population)



## AREA ATTRACTIONS





# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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