

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | 15 Year Ground Lease | Thousands of New Residential Units Surrounding Property



19110 US-441 | Mount Dora, Florida

ORLANDO MSA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



WILLIAM WAMBLE

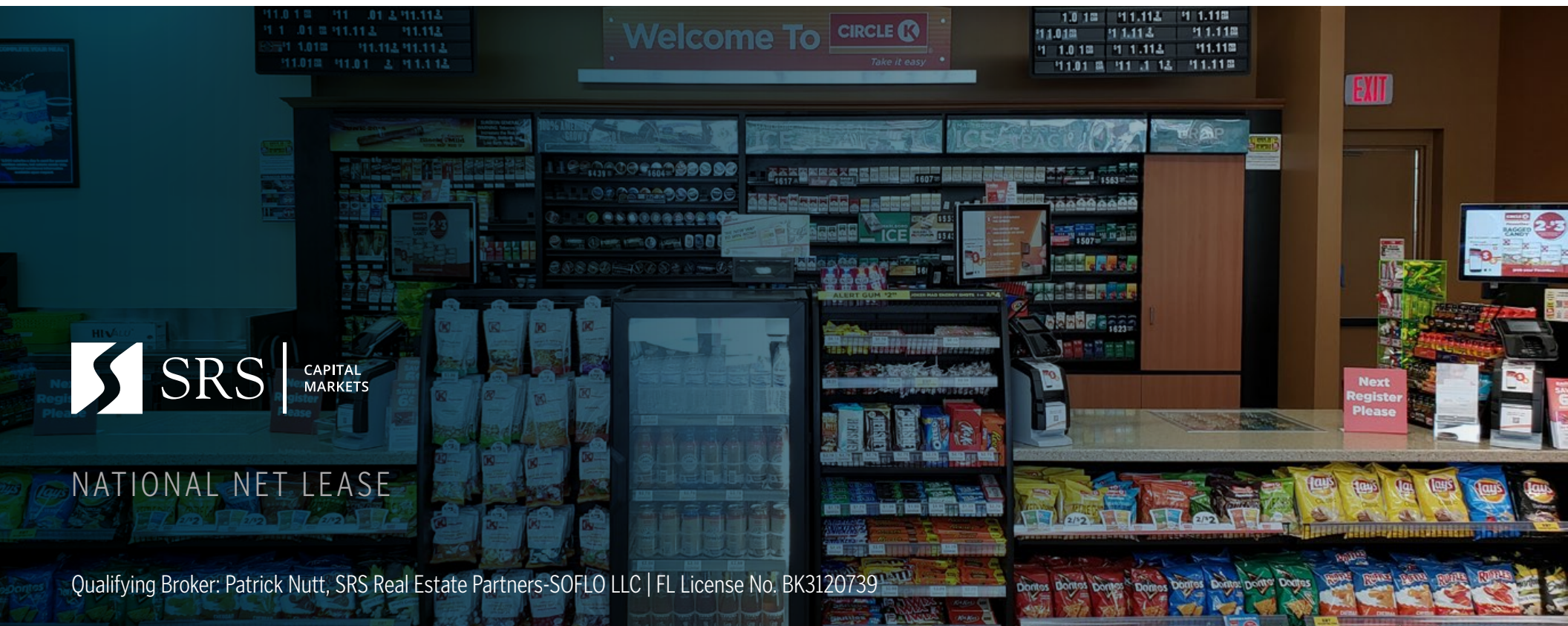
EVP & Principal
National Net Lease

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739



NATIONAL NET LEASE

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





Walmart
Supercenter

Tri-Cities Shopping Plaza

MILLER'S ALE-HOUSE
GameStop
TARGET
PANDA EXPRESS
CHINESE KITCHEN
Johnny Mikes

LONGHORN STEAKHOUSE
Perkins
AMERICAN FOOD CO.
TACO BELL

TJ-MAXX
HOBBY LOBBY
DOLLAR TREE
ROSS
DRESS FOR LESS
Hallmark

AdventHealth
Waterman

RE/MAX
Mellow DISHWASHER
CHEVROLET
Jeep
RAM

goodwill
DISCOUNT TIRE
Valvoline
Advance Auto Parts
ACE
The helpful place.
AutoZone

Mount Dora Market Place

Fitness CF
petsense
by Tractor Supply
SUBWAY
Wendy's
WAFFLE HOUSE

Sandy Ridge Crossing

Key Food
FRESH
HARBOR FREIGHT
W
McDonald's
Pizza Hut

CIRCLE K

MID-FLORIDA
ENDODONTICS

Mister
CAR WASH

Mobil
BANK OF AMERICA

LOWE'S

28,500 VPD



Waterman Village
240 MF Units

Yardly Mount Dora

Lot 8

Lot 7
Stromwater
Management Area

Lot 2
FIFTH THIRD

TEXAS
BBQ

Lot 4

FIRST WATCH
THE OUTSIDE CAFE

Lot 5

HEARTLAND.
crumbl
MISSION BBQ
EINSTEIN BROS
BAGELS

Lot 6

W

Loch Leven Landing

Publix
CVS pharmacy
FIVE GUYS
Firestone
COMPLETE AUTO CARE
Textail COFFEE CO.
Orangetheory FITNESS
tropical CAFE
Advent Health
Chipotle MEXICAN GRILL
Starbucks
UPS

MOUNT DORA
GROVES SOUTH
793 Housing Units

38,500 VPD

MOUNT DORA
GROVES NORTH
275 Units



Mount Dora High School

Mount Dora Christian Academy

The Oaks At Dora Landings
124 SF Homes

Bristol Lakes Apartments
252 MF Units Built
300 Under Construction

City of Mount Dora
Public Works

Waterman Village
240 MF Units

Yardly Mount Dora

MOUNT DORA GROVES SOUTH
793 Housing Units

CIRCLE K

FIDDLER RD

Lot 7
Stromwater Management Area

JW SIMPSON WAY

Lot 8

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

FIFTH THIRD

FIRST WATCH
THE DAYTIME CAFE

TEXAS
ELECTRIC

441

500

38,500 VPD

MOUNT DORA GROVES NORTH
275 Units



Loch Leven Landing

Publix
CVS pharmacy
FIVE GUYS
Firestone
Texaco
Forrestal COFFEE CO.
Orangetheory FITNESS
tropical CAFE
AdventHealth
CHIPOTE MEXICAN GRILL
ups
Starbucks
Starbucks
Starbucks

Juniper Townhomes
266 SF Homes

28,500 VPD



BANK OF AMERICA



JW SIMPSON WAY

Lot 1

Lot 7
Stromwater Management Area



FIFTH THIRD
Lot 2

Lot 3



Lot 8

FIRST WATCH
THE BAKING CAFE

Lot 4

Lot 5

Lot 6

HEARTLAND. RESTAURANT
crumbl
MISSION BBQ
ENSTEIN BROS. BAGELS
Star

38,500 VPD

MOUNT DORA GROVES NORTH
275 Units



Yardly Mount Dora

MOUNT DORA GROVES SOUTH
793 Housing Units

FIDDLER RD



OFFERING SUMMARY



6,830+

LOCATIONS
GLOBALLY

\$2.58B

TOTAL
SALES

S&P: BBB+

CREDIT
RATING

OFFERING

Pricing	\$3,999,000
Net Operating Income	\$189,996
Cap Rate	4.75%

PROPERTY SPECIFICATIONS

Property Address	19110 US-441 Mt Dora, FL 3275
Rentable Area	5,200 SF
Land Area	2.66 AC
Year Built	2025
Tenant	Circle K
Guaranty	Circle K Stores, Inc.
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	5% Every 5 Years
Options	7 (5-Year)
Rent Commencement	April 2026 (est.)
Lease Expiration	April 2041 (est.)



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Circle K (Corporate Guaranty)	5,200 SF	Apr 2026 (est.)	Apr 2041 (est.)	Year 1	-	\$15,833	\$189,996	7 (5-Year)
				Year 6	5%	\$16,625	\$199,496	
				Year 11	5%	\$17,456	\$209,471	
5% Increases Beg. of Each Option Period Thereafter								

Brand New 15-Year Lease | Corporate Signed | Options To Extend | Scheduled Rent Increases | 2025 Construction

- Brand new 15-year lease with 7 (5-year) options to extend and 5% rental increases every 5 years throughout the initial term and during option periods
- The lease is corporate signed by Circle K, an established c-store and gas station operator with 6,836+ stores in the United States as of September 2025
- 2025 construction that will feature high quality materials, distinct design elements, and high-level finishes

Absolute NNN | Leased Fee (Land Ownership) | Zero Landlord Responsibilities | No State Income Tax

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

Strong Demographics In 5-mile Trade Area

- More than 70,422 residents and 24,475 employees support the trade area
- \$92,755 average household income

Part of Larger Development | New Commercial and Residential | Surrounding Retailers | Strong Real Estate Value

- The asset is part of a larger 17-Acre retail development that front US-441, Mount Dora Groves
- The retail development will feature Circle K (Lot 1), Fifth Third Bank (Lot 2), Texas Roadhouse (Lot 3), First Watch (Lot 4), a multi-tenant strip (Lot 5), and Chick-fil-A (Lot 6)
- “Mount Dora South was approved for a total of 783 housing units across product types. That includes the gated Yardly community along with a 360-unit mid-rise apartment complex and about 100 detached single family homes and townhomes”
 - Mount Dora’s 441 corridor has attracted new hotel development in recent years. Construction started this year on a pair of five-story hotels
 - <https://www.growthspotter.com/2021/10/08/developer-files-plans-for-two-new-hotels-on-us-441-in-mount-dora/>
 - <https://www.growthspotter.com/2023/10/30/developer-files-plans-for-mount-dora-groves-commercial/>
 - “ABR Mount Dora, led by hotelier Jayesh Patel, has filed construction plans for a Townplace Suites by Marriott with the St. Johns River Water Management District. This 88-key all-suites hotel would be next door to Mount Dora Groves at the intersection of U.S. 441 and N. Donnelly Street, just north of Lakeside at Waterman Village”
 - “Taylor Morrison is also under contract for the Build-to-Rent section of Mount Dora Groves South and filed plans for one of its Yardly-branded communities with 309 one-story cottages, along with a clubhouse, pool, fitness center, pickleball courts and two dog parks”
- The site will benefit from strong intrinsic value in the underlying real estate with all of the new development underway in this corridor

County approves 550-acre Mount Dora North and South projects along SR46

March 12, 2025

Lake County has voted to approve land use and zoning changes for two sites, comprising 550 acres, in the Wolf Branch Innovation District just east of downtown Mount Dora.

County leadership said the hope is that the project would contribute to the «live, work, play» atmosphere promised in the Wolf Branch area, and will lead to the creation of more high-paying, high-quality jobs that will keep residents from commuting outside of the county.

“It’s really designated to be an employment center,” said Kathleen Dial, executive director of development services for Lake County. “There’s about 70 percent of our workforce, every day, leaves Lake County to go to work.”

“It is an urgent need. It’s something that keeps an economic development professional awake at night in their community if that is a need.”

Titled Mount Dora North and South, the sites are part of the broader plan to transform the area along State Road 46 near State Road 453, the northern spur of Florida 429.

The Lake County Commission voted 4-1 to approve the development, with Commissioner Anthony Sabatini being the sole no vote.

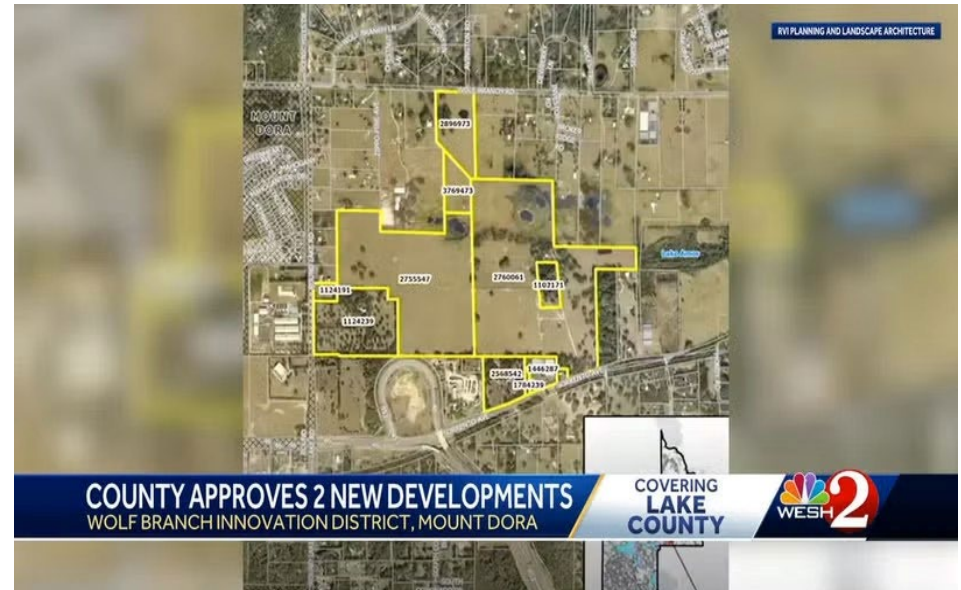
“I voted no on this project because it’s destructive of the distinctive agricultural identity of our Lake County community,” Sabatini said. “We do not need to ‘innovate’ our horse farms, strawberry farms, and cattle pastures—we should protect them from the sprawl.”

The project, by Richland Communities, is separate from a prior-approved, high-rise project just west of the two sites but also in the Wolf Branch Innovation District.

The high-rise project has drawn the ire of some neighbors in the area, mostly due to its height, but was approved by the city after the developer, Amco, took them to court.

“[Mount Dora North and South] brings forward the live, work, play atmosphere that has been envisioned for the Wolf Branch Innovation District,” Dial said.

Dial said the goal of the overall development is to spur economic growth and keep residents in the county. Mount Dora North, north of State Road 46 and along Round Lake Road, would be anchored



by a village center, and would contain a mix of residential, commercial and office spaces, along with open spaces.

“There are some things in this area the developer will have to bring to the table to improve infrastructure in that area and that will probably be some of the next steps we see in this project,” Dial said.

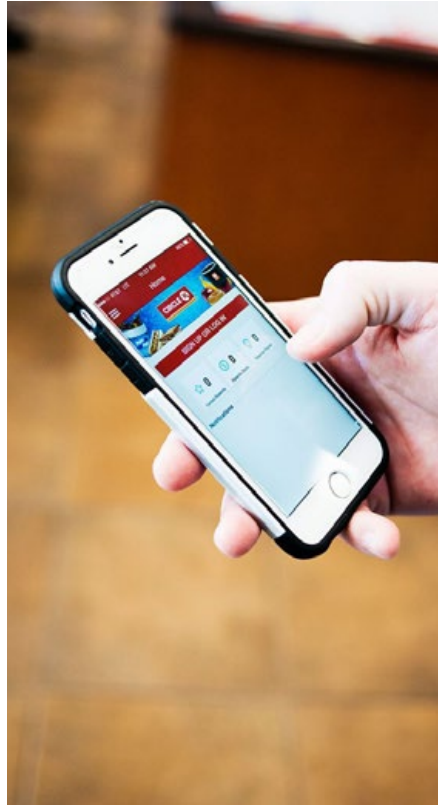
Mount Dora South, south of State Road 46 and along 453, would contain large industrial space along with both low- and medium-density residential.

The project overcame its biggest governmental hurdle, and now the focus will turn to engineering, permitting and a site plan, Dial said.

“With some of the regional infrastructure and roadways improving, and the extension of the 429 into Lake County through the 453, it’s a real opportunity for the county to designate that area as a strategic corridor for growth, but mostly as an employment center,” she said.

Source: WESH 2
Read Full Article [HERE](#)

BRAND PROFILE



CIRCLE K

circlek.com

Company Type: Subsidiary

Locations: 6,836+

Parent: Alimentation Couche-Tard

2025 Employees: 149,500

2025 Revenue: \$72.86 Billion

2025 Net Income: \$2.58 Billion

2025 Assets: \$38.30 Billion

2025 Equity: \$14.95 Billion

Credit Rating: S&P: BBB+

Circle K is a subsidiary of Alimentation Couche-Tard is a global leader in convenience and mobility, operating in 29 countries and territories, with close to 17,300 stores, of which approximately 13,200 offer road transportation fuel. With its well-known Couche-Tard and Circle K banners, it is one of the largest independent convenience store operators in the United States and it is a leader in the convenience store industry and road transportation fuel retail in Canada, Scandinavia, the Baltics, Belgium, as well as in Ireland. It also has an important presence in Luxembourg, Germany, the Netherlands, Poland, as well as in Hong Kong Special Administrative Region of the People's Republic of China. Approximately 149,500 people are employed throughout its network. There are 6,836 Circle K stores in the United States as of September 15, 2025.

Source: prnewswire.com, corporate.couche-tard.com, finance.yahoo.com, scrapehero.com

PROPERTY OVERVIEW



LOCATION



Mount Dora, Florida
Lake County
Orlando-Kissimmee-Sanford MSA

ACCESS



Jw Simpson Way: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 441/State Highway 500: 38,500 VPD
State Highway 44: 28,500 VPD

IMPROVEMENTS



There is approximately 5,200 SF of existing building area

PARKING



There are approximately 56 parking spaces on the owned parcel.
The parking ratio is approximately 10.77 stalls per 1,000 SF of leasable area.

PARCEL



Acres: 2.66
Square Feet: 98,445

CONSTRUCTION



Year Built: 2025

ZONING



County PUD

LOCATION MAP

THE VILLAGES
28 miles



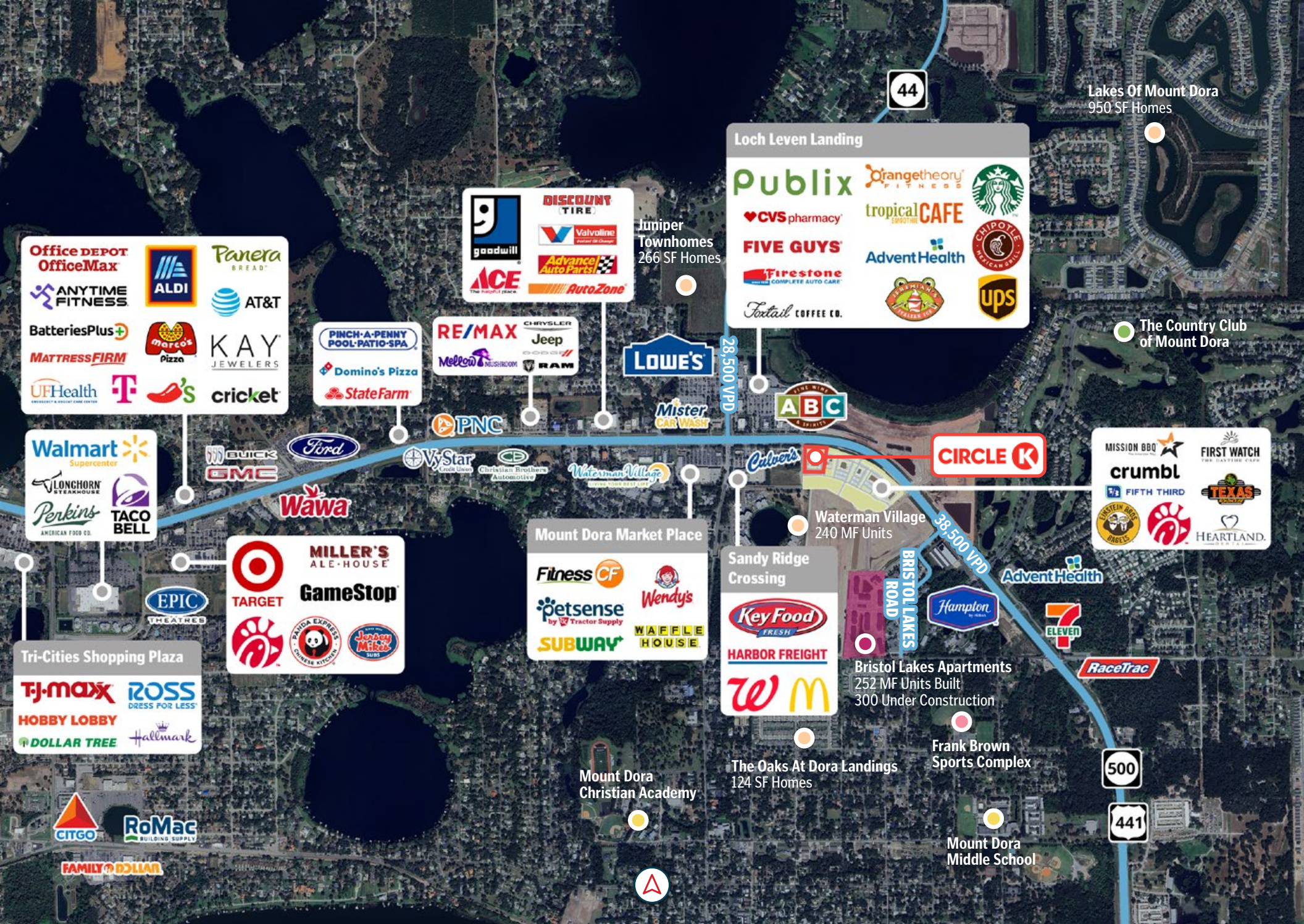
DELTONA
28 miles

**ORLANDO SANFORD
INTL AIRPORT**

ORLANDO
30 miles

**ORLANDO INTL
AIRPORT**

2025 Estimated Population	
1 Mile	4,863
3 Miles	37,563
5 Miles	70,422
2025 Average Household Income	
1 Mile	\$90,731
3 Miles	\$93,901
5 Miles	\$92,755
2025 Estimated Total Employees	
1 Mile	3,416
3 Miles	13,722
5 Miles	24,475







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,863	37,563	70,422
2030 Projected Population	6,235	42,958	80,101
2025 Median Age	53.4	47.4	46.7
Households & Growth			
2025 Estimated Households	2,278	16,158	29,852
2030 Projected Households	2,952	18,711	34,333
Income			
2025 Estimated Average Household Income	\$90,731	\$93,901	\$92,755
2025 Estimated Median Household Income	\$66,257	\$73,538	\$70,898
Businesses & Employees			
2025 Estimated Total Businesses	219	1,502	2,810
2025 Estimated Total Employees	3,416	13,722	24,475



MOUNT DORA, FLORIDA

Mount Dora, Florida, in Lake county, is 24 miles W of Deltona, Florida and 77 miles NE of Tampa, Florida. The city is part of the Orlando metropolitan statistical area. Mount Dora has a 2025 population of 18,652. Along with nationally acclaimed art and crafts festivals, Mount Dora is a vibrant community with much to offer residents and visitors to which we live up to our reputation as “Someplace Special”.

Mount Dora is at the eastern border of the growth spreading from the Orlando-Metro area. Due to the proximity of the City to the new expressway connecting Lake County to the Orlando-Metro area, the City is expected to grow. Tourism plays vital role on the economy, Mount Dora is known as the “The New England of the South” and “The Festival City”. Outdoor festivals and art events take place throughout the year, including the Mount Dora Arts Festival. There’s also a lively antique trade and a Museum of Speed, dedicated to motorised vehicles of all types which attracts tourist and supports economy growth in the city. The largest industries in Mount Dora, FL are Retail Trade, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Wholesale Trade, Transportation & Warehousing, and Transportation & Warehousing, & Utilities.

Mount Dora and Nearby Attractions are Albin Polasek Museum and Sculpture Gardens, Blue Spring State Park, Bulow Plantation Ruins State Historic Site, Mennello Museum of American Folk Art, Disney World. Local historical sites include the Old Mount Dora Atlantic Coast Line Railroad Station, Lakeside Inn, the John P. Donnelly House, the Royellou Museum and the Antique Boat Museum. Local parks include the Blue Spring State Park, the Lake Eola Park and many others. Local celebrations include the Annual Bicycle Festival and the Annual Craft Fair.



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

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets