



**FREESTANDING VERIZON WIRELESS
PRIME RETAIL CORRIDOR**

**1082 State Road 436
CASSELBERRY, FL 32955**

FOR SALE



EXECUTIVE SUMMARY

This freestanding, fully renovated Verizon Wireless location offers strong retail visibility, generous parking, dual frontage, and exceptional exposure along one of Casselberry’s most active commercial corridors.

With its robust traffic flow and stable single-tenant structure, the asset aligns with Apex Capital Realty’s focus on high-quality, income-producing retail investments positioned for long-term value.

PROPERTY HIGHLIGHTS	
BUILDING SIZE	8,200 SF
LOT SIZE	30,928 SF (±0.71 Acres)
YEAR BUILT	1989
YEAR RENOVATED	2018
ZONING	1100 – Retail Store
PARKING	44 Spaces
PARKING RATIO	6.71/1,000 SF
FRONTAGE	132’ on Sausalito Blvd / 99’ on Semoran Blvd
TRAFFIC COUNT	70,000+ AADT



INVESTMENT SNAPSHOT	
PROPERTY SUBTYPE	Net Leased Electronics
TENANT	Cellular Sales Of Knoxville
RENT INCREASE	12.5% Each Five Years
GUARANTOR (Franchisee Guarantee)	Franchisee Guarantee
LEASE TYPE	NN
LEASE COMMENCEMENT	April 25, 2018
LEASE EXPIRATION	April 24, 2028
LEASE TERM	10
TERM REMAINING ON LEASE (YEARS)	2
RENEWAL OPTIONS	One Five-Year Renewal Option (04/2028)
LANDLORD RESPONSIBILITY	Roof & Structure
TENANT RESPONSIBILITY	Non-Structural Maintenance, Taxes & Insurance
RIGHT OF FIRST REFUSAL/OFFER	No

RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF
CURRENT	\$174,375	\$14,531	\$21.27
OPTION PERIOD	\$196,172	\$16,348	\$23.92

ASKING PRICE
\$2,732,000 / 6.38% Cap Rate

TENANT PROFILE

INVESTMENT HIGHLIGHTS

- (NN) Double-Net Lease With Minimal Landlord Responsibilities
- Four Year Term On Initial Lease With One Additional Five-Year Option
- Large Training Store Location (8,200 Sf) For The Price Of A Standard (2,400 Sf) Retail Only Prototype
- Sub-Market Rent Allowing For Upside Realization
- Strong Guarantee From Cellular Sales On Knoxville
- Half-Retail Store | Half-Regional Training Facility
- Seasoned Location | Tenant Recently Committed Funds To Renovation & Remodel
- Minimal Landlord Responsibilities | Tenant Reimburses For Property Taxes & Landlord Insurance
- Located Less Than Ten Miles From Rollins College, Full Sail University, And Valencia College
- Highly Trafficked Area | Over 70,000 Vehicles Per Day



RENT SCHEDULE	
FOUNDED	1993
WEBSITE	cellularsales.com
HEADQUARTERS	Knoxville, TN
NUMBER OF LOCATIONS	770+

INVESTMENT HIGHLIGHTS

- Verizon Wireless Is The Largest Wireless Telecommunications Provider In The U.S.
- The Company Is Headquartered In Basking Ridge, New Jersey And Has Over 2,330 Retail Stores Throughout The Country
- Verizon Wireless' Parent Company, Verizon Telecommunications, Inc Generated \$130 Billion In 2018

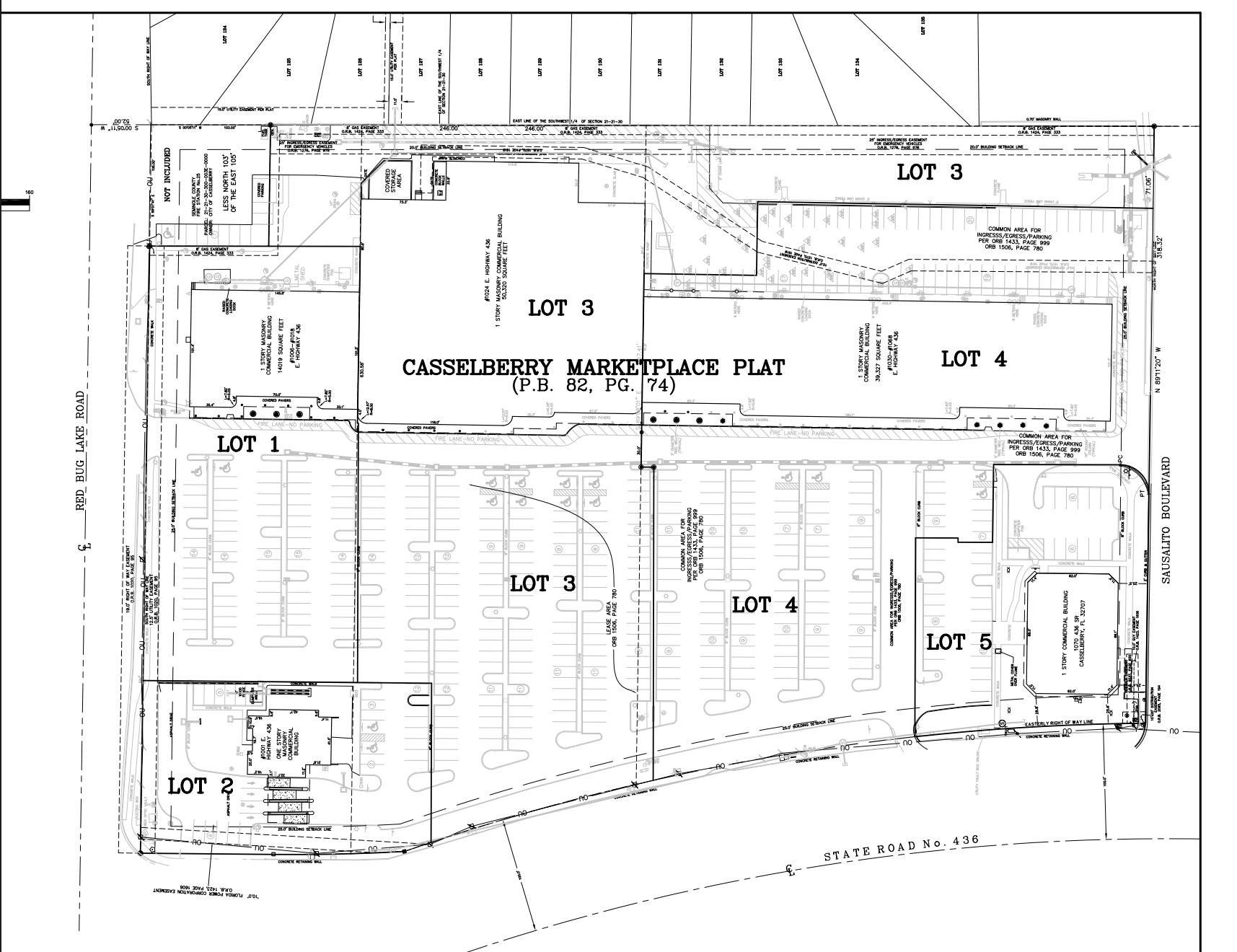
AERIAL PHOTOS



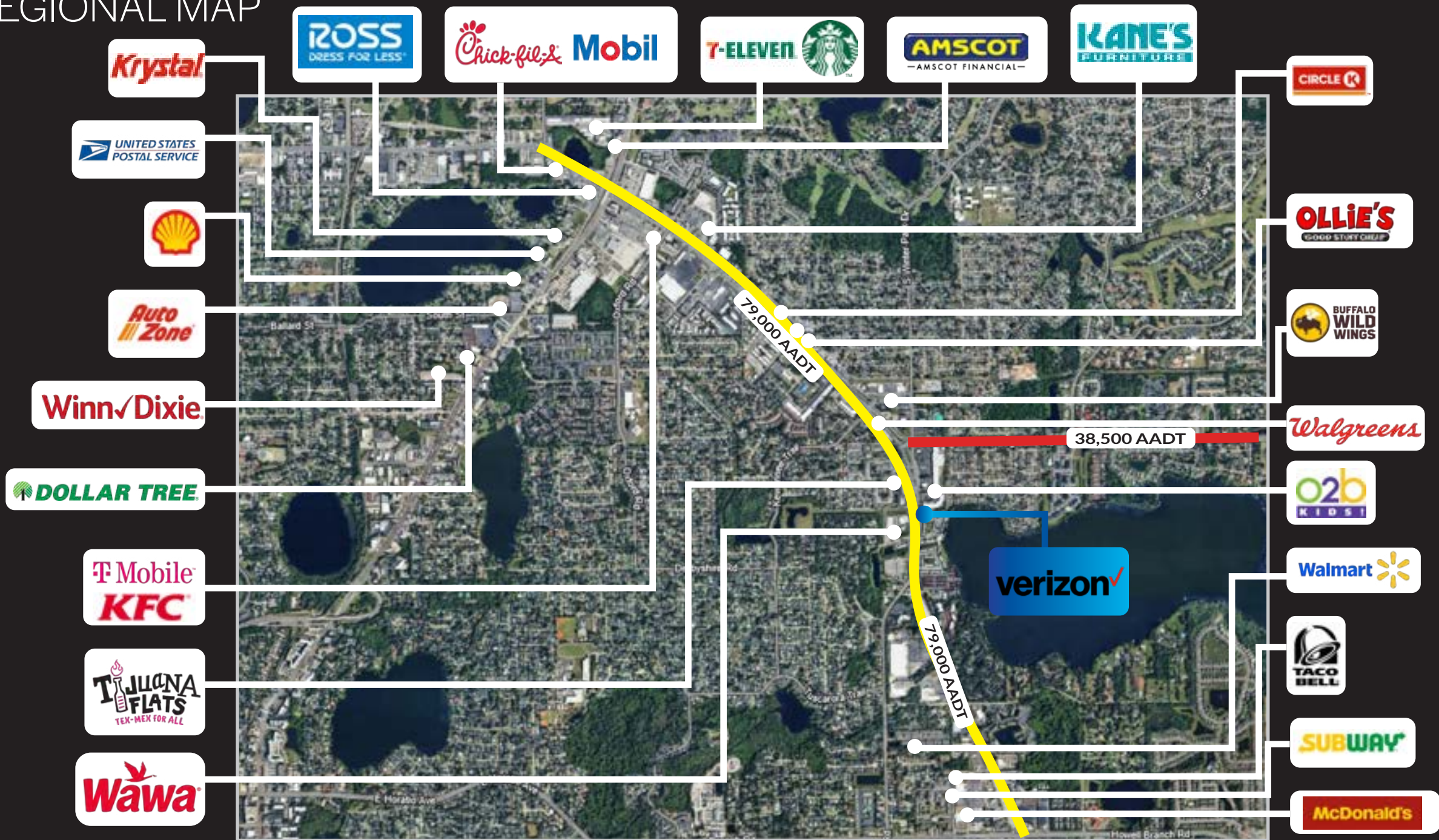
INTERIOR PHOTOS



SURVEY



REGIONAL MAP





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