

AT&T & STANTON OPTICAL

KISSIMMEE (ORLANDO MSA), FL

LOCATED WITHIN BRAND-NEW COMMERCIAL DEVELOPMENT INCLUDING STARBUCKS, 7-ELEVEN AND HEARTLAND DENTAL



ACTUAL SITE

[VIEW DRONE FOOTAGE](#)



BRAND NEW LONG TERM
LEASES WITH RENTAL
INCREASES



HIGH-GROWTH MARKET WITH
OVER 130,000 RESIDENTS IN
PRIMARY TRADE AREA



EXCELLENT ACCESS AND
VISIBILITY TO 46,756 VPD

▶ CLICK TO VIEW DRONE FOOTAGE



PLEASANT HILL COMMONS

ORLANDO
30 MILES

✈ ORLANDO INTERNATIONAL
AIRPORT

OSCEOLA COUNTY
PROPOSED 370 ACRE MIXED
USE DEVELOPMENT

VALENCIA
COLLEGE
3,500+ STUDENTS

DOLLAR GENERAL

TACO
BELL

7
ELEVEN

STARBUCKS

🚗 4,700 VPD

STORAGE UNITS

REAVES RD

**SUBJECT
PROPERTY**

Wendy's

🏠 BELLA PARC TOWNHOMES
100+ UNITS

HEARTLAND
DENTAL

🚗 42,056 VPD

PLEASANT HILL RD

RESIDENTIAL
COMMUNITIES
133,275 RESIDENTS IN
PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE

CROSSCREEK VILLAGE



OSCEOLA COUNTY
PROPOSED 370 ACRE MIXED
USE DEVELOPMENT

BELLALAGO
8,400+ HOMES OON 19,000 ACRES

BELLA PARC TOWNHOMES
100+ UNITS

VALENCIA
COLLEGE
3,500+ STUDENTS



SUBJECT
PROPERTY

42,056 VPD

PLEASANT HILL RD

RESIDENTIAL
COMMUNITIES
133,275 RESIDENTS IN
PRIMARY TRADE AREA



Walgreens
DUNKIN'
MARCO'S PIZZA
PAPA JOE'S PIZZA

THE POINTE

LOWE'S
CVS pharmacy
Auto Zone

CHIPOTLE MEXICAN GRILL
TACO BELL
KFC
O'Reilly AUTO PARTS

7-ELEVEN

BELLALAGO ACADEMY
 1,225 STUDENTS

VILLAGE SHOPS AT BELLAGO

Publix
T-Mobile
McDonald's
FIFTH THIRD BANK

OSCEOLA COUNTY
 PROPOSED 370 ACRE MIXED
 USE DEVELOPMENT

HEARTLAND
 REALTY

BELLA PARC TOWNHOMES
 100+ UNITS

7-ELEVEN

Starbucks

Wendy's

STORAGE UNITS

SUBJECT PROPERTY

4,700 VPD

REAVES RD

VALENCIA COLLEGE
 3,500+ STUDENTS

42,056 VPD

DOLLAR GENERAL

TACO BELL

PLEASANT HILL RD

RESIDENTIAL COMMUNITIES
 133,275 RESIDENTS IN
 PRIMARY TRADE AREA

OFFERING SUMMARY



AT&T

Stanton
OPTICAL



3355 PLEASANT HILL RD.
KISSIMMEE, FL 34746

\$3,204,000

5.50% CAP RATE



GROSS LEASABLE AREA

4,405± SF



LOT SIZE

0.65± ACRES



YEAR BUILT

2024



NOI

\$176,000

FINANCIAL SUMMARY

INCOME	
BASE RENT	\$176,000
EXPENSES REIMBURSEMENTS	\$30,835
TOTAL INCOME	\$206,835
ESTIMATED EXPENSES	
PROPERTY TAXES	\$13,215 (\$3/SF)
INSURANCE	\$4,405 (\$1/SF)
COMMON AREA MAINTENANCE	\$13,215 (\$3/SF)
TOTAL ESTIMATED EXPENSES	\$30,835
NET OPERATING INCOME	\$176,000

RENT ROLL



TENANT	GLA	ANNUAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
*AT&T (USA Wireless)	2,000	\$80,000	03/01/2024	02/28/2034	Two, 5-Yr.	Years 6-10 Option 1 Option 2	\$87,999.96 \$96,800.04 \$106,479.96
Stanton Optical	2,405	\$96,200	4/16/2024	4/15/2034	Three, 5-Yr.	Years 6-10 Option 1 Option 2 Option 3	\$105,820.00 \$116,402.00 \$128,042.00 \$140,041.42
TOTAL	4,405	\$176,000					

* Tenant has a one-time option to terminate lease by providing notice to Landlord 180 days prior to expiration of 5th lease year.

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **100% Occupied** – Stanton Optical (Corporate) and At&t (USA Wireless)
- **Strong Operators and Guarantors** – Stanton Optical has 278 Locations, USA Wireless Operates 140 Locations
- **Long-Term Leases with Increases** – 10 Year Leases with 10% Increases Every Five Years
- **Brand New 2024 Construction** – Upgraded Block Construction, Minimal Landlord Responsibilities
- **NNN Leases** – Tenants Reimburse for their Pro-Rata Share of Taxes, Insurance, CAM and Management Fee
- **Located within Brand-New Commercial Development** – Including Starbucks, 7-Eleven and Heartland Dental

PROXIMITY

- **High-Growth Market** – Over 130,000 Residents in Primary Trade Area
- **Excellent Access and Visibility to 46,756 Cars/Day** – Along Main Retail Corridor
- **Next to Valencia College** – A New 65,000 SF Poinciana Campus with 3,500+ Students
- **Over 600 New Homes Under Development** – All within 1.5 Miles
- **Adjacent to Bellalago** – A 1,900 Acre Gated Community with Over 8,400 Homes
- **Strong Daytime Population** – 104,043 in Trade Area within 7 Miles
- **Surrounded by Several K-12 Schools** – With a 2,117 Combined Students
- **Situated within Brand New Retail Development Project** – Includes Starbucks, 7-Eleven and Heartland Dental
- **Minutes to Poinciana Medical Center** – 150k SF Hospital with 400 Employees
- **18 Miles to Walt Disney World** – 30 Miles to Downtown Orlando

TENANT OVERVIEW

AT&T

AT&T is a renowned multinational telecommunications company with its headquarters in Dallas, Texas. The company is one of the largest providers of mobile telephone services, fixed telephone services, and broadband subscription television services in the United States. AT&T operates through various business segments, including communication, media, and entertainment divisions. With a rich history dating back to 1876, the company has continuously expanded its offerings and pioneered several technological advancements in the industry. AT&T boasts a vast network infrastructure that supports millions of customers and businesses across the country. It is committed to delivering high-quality connectivity, innovative solutions, and exceptional customer service to meet the evolving needs of its customers in the digital age.

AT&T's commitment to innovation is evident in its continuous investment in research and development. The company has been at the forefront of advancements in telecommunications technology, such as the deployment of 5G networks. AT&T has also made significant acquisitions, including the purchase of WarnerMedia, which expanded its presence in the media and entertainment industry. With its extensive network infrastructure and comprehensive range of services, AT&T is well-positioned to provide its customers with reliable and cutting-edge telecommunications solutions.



WWW.ATT.COM

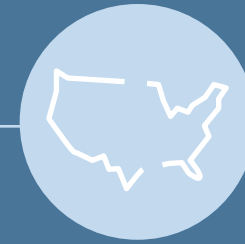
USA WIRELESS

USA Wireless is a leading telecommunications company in the United States, providing a wide range of wireless services to its customers. With an extensive network coverage and a strong presence in major cities across the country, USA Wireless offers reliable and high-quality wireless communication solutions to both individuals and businesses.

The company offers various wireless plans and packages, catering to the diverse needs of its customer base. From unlimited voice and data plans to affordable prepaid options, USA Wireless strives to offer competitive rates and flexible options to suit different budgets and requirements. Additionally, the company provides a range of cutting-edge smartphones and devices, ensuring that customers have access to the latest technology and features.



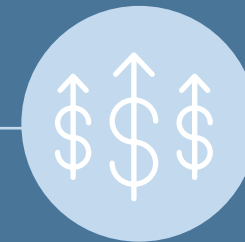
WWW.USAWIRELESS.COM



TOTAL LOCATIONS
5,300+
IN ALL 50 STATES



HEADQUARTERS
DALLAS
TEXAS



TOTAL ANNUAL REVENUE
\$120.74B
IN 2022

TENANT OVERVIEW

STANTON OPTICAL

Stanton Optical is a successful and rapidly growing company in the optical retail industry. Founded in 2006, the company aims to provide affordable and high-quality eyewear to customers across the United States. Stanton Optical operates a chain of retail stores that offer a wide range of optical products, including eyeglasses, sunglasses, and contact lenses.

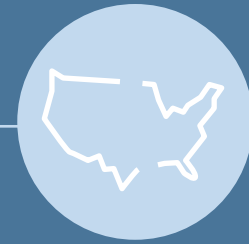
The company has built a strong reputation for its exceptional customer service and a commitment to meeting the unique needs of each customer. Stanton Optical stands out in the industry by offering a fast and efficient service, with most eyeglasses being produced on-site and ready in as little as 15 minutes. This convenient and streamlined process has attracted a large customer base and contributed to the company's success. With a focus on affordability and a vast selection of eyewear options, Stanton Optical has become a go-to destination for customers seeking stylish and budget-friendly optical products. Stanton Optical's retail brands include Stanton Optical and My Eyelab. Now Optics' manages both Stanton Optical and My Eyelab, both corporate-owned and franchised locations. At year end 2022, My Eyelab had 72 company owned stores and 93 franchised stores (generating a total of \$120 million in sales). Stanton Optical operated 122 company-owned locations (with approximately \$169 million in sales).

Stanton
OPTICAL

WWW.STANTONOPTICAL.COM



REPRESENTATIVE PHOTO



TOTAL LOCATIONS
278
IN 29 STATES



HEADQUARTERS
PALM BEACH
FLORIDA



TOTAL SYSTEM WIDE SALES
\$289M
IN 2022

DEMOGRAPHICS

POPULATION	3 MI	5 MI	7 MI
2023 Total	34,902	85,723	133,275
2010 Total	20,142	57,338	88,492
2000 Total	7,956	25,302	42,103
2028 Total	36,478	88,943	149,284
Total Daytime Population	23,131	63,759	104,043
HOUSEHOLDS	3 MI	5 MI	7 MI
2023 Total Households	10,492	26,562	42,979
INCOME	3 MI	5 MI	7 MI
2023 Median Income	\$65,824	\$59,123	\$59,482
2023 Average Income	\$100,378	\$84,980	\$84,958

HIGHLIGHTS

133,275 Total Population within 7 Miles

\$100,378 Average Income within 1 Mile

42,979 Total Households



ADDITIONAL PHOTOS

▶ [CLICK TO VIEW DRONE FOOTAGE](#)



ADDITIONAL PHOTOS

▶ [CLICK TO VIEW DRONE FOOTAGE](#)



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE
0.65±
ACRES

VPD
42,056
ALONG MAIN RETAIL
CORRIDOR

PARKING
31
SPACES

NEARBY TENANTS
STARBUCKS, 7-ELEVEN,
HEARTLAND DENTAL, DOLLAR
GENERAL AND MORE

DAYTIME POPULATION
45,112
TOTAL



KISSIMMEE, FLORIDA



SUNSHINE STATE

The Kissimmee Submarket is in Osceola County at the southern end of the Orlando MSA. The submarket allows for regional access as travelers can use one of Orlando's three major highways to travel to and from the area: Florida's Turnpike, Highway 17-92, and I-4. U.S. 192 is one of Orlando's main east/west arteries that extends from the Atlantic Ocean in the east to the heart of the tourist corridor. The area benefits from a large regional draw as it lies just east of Walt Disney World Resort. Not only does Disney World help attract a majority of Orlando's 70 million visitors per year, it was also ranked 53rd largest Fortune 500 Company in 2015. Disney employs over 53,500 people just to support their Orlando operations which makes them Orlando's largest employer. Given its proximity, Kissimmee is home to many of these employees and is also serves as a hotel and resort location for tourists. The submarket has developed around serving these needs and offers a wide range of amenities to accommodate the people that visit and reside in Kissimmee. The area continues to see commercial and residential growth and is only continuing to develop as the SunRail Station, Orlando's commuter train, delivered three new stations to the Kissimmee Submarket in 2018 making the area far more accessible.



TRANSPORTATION

Orlando continues to be a hot bed of local and national investments with more than \$15 billion of infrastructure work underway. This includes several projects, such as: improvements to Central Florida's major thoroughfare, Interstate 4; creation of the Wekiva Parkway, which will complete Orlando's massive beltway system; a 30-mile expansion to SunRail, Orlando's new commuter rail system that will connect Volusia and Osceola County; the creation of Brightline, opening by early 2022, that will connect Orlando and Miami; expansion of the Orlando International Airport, a \$650 million expansion at Port Canaveral and more.



ECONOMY

Orlando's economy is well diversified and consists of several industries ranging from professional/business services, education and health services, retail trade, and leisure/hospitality. Orlando continues to lead the nation in job growth for the fifth year in a row. CareerSource Central Florida ranked Orlando #1 in job growth with 60,800 jobs created year-over-year from November 2018. Orlando is one of the few metros where total employment almost always outpaces the U.S. Employment growth is forecasted to average 2.5% each year, the second highest in Florida.



EDUCATION

The School District of Osceola County, Florida serves Kissimmee. A total of 10 high schools are within the area with serving 69,000 students K-12. There are 2 state colleges in the area: Valencia College and University of Central Florida.



ATTRACTIONS

Orlando boasts major world attractions such as Walt Disney World, Universal Studios, Sea World, I-Drive and many more. Orlando is the #1 destination in the U.S., setting overall visitor records each of the last four years. Visit Florida, the state's official tourism marketing corporation, announced in February 2019 that 126.1 million out-of-state visitors came to Florida in 2018. In 2019, Florida attracted a record 131.4 million travelers, making it the ninth consecutive year of increased tourism numbers. That's the eighth consecutive record year for Florida tourism, exceeding the 118.8 million visitors in 2018 by 6.2%.

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ACTUAL SITE



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