

Enterprise NN Leased Property

9225 S Orange Blossom Trl, Orlando, FL 32809



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Strong tenant commitment to the property, with over \$1,000,000 in improvements paid by tenant
- NN Lease - with 4 years and 4 months left on current term, two more 5 year options left
- Landlord responsible for exterior repair of building including roof, HVAC, and retention pond
- 365 FT of frontage on highly trafficked OBT with 38,550 VPD
- Easy access to the FL Turnpike
- Great location with close proximity to Orlando International Airport and Disney World/Universal Studio



OFFERING SUMMARY

Sale Price:	\$2,600,000.00
Lot Size:	2.3 Acres
Building Size:	5,000 SF
Zoning:	C-2
NOI:	\$126,096

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	520	15,796	66,568
Total Population	1,203	45,547	183,719
Average HH Income	\$63,427	\$69,222	\$70,681

Danny Jaca

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Juan Jimenez, MSRE, CCIM

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTO



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AERIAL PHOTO



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RETAILER MAP



Map data ©2022 Google Imagery ©2022, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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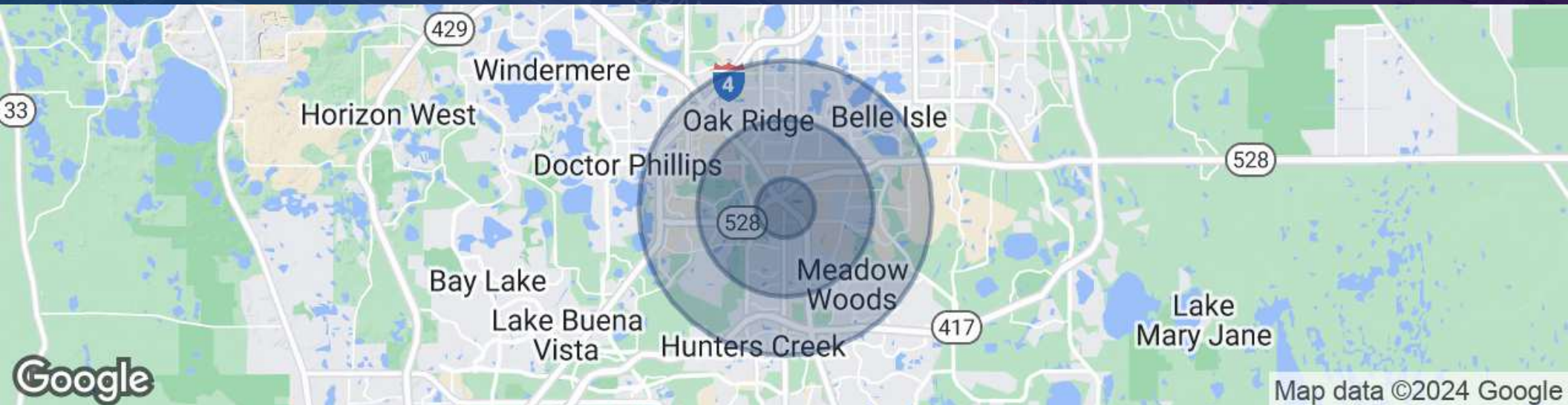
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,203	45,547	183,719
Average Age	33.1	33.3	33.3
Average Age (Male)	33.4	32.9	32.6
Average Age (Female)	32.7	34.0	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	520	15,796	66,568
# of Persons per HH	2.30	2.87	2.73
Average HH Income	\$63,427	\$69,222	\$70,681
Average House Value	\$248,113	\$232,852	\$284,919

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