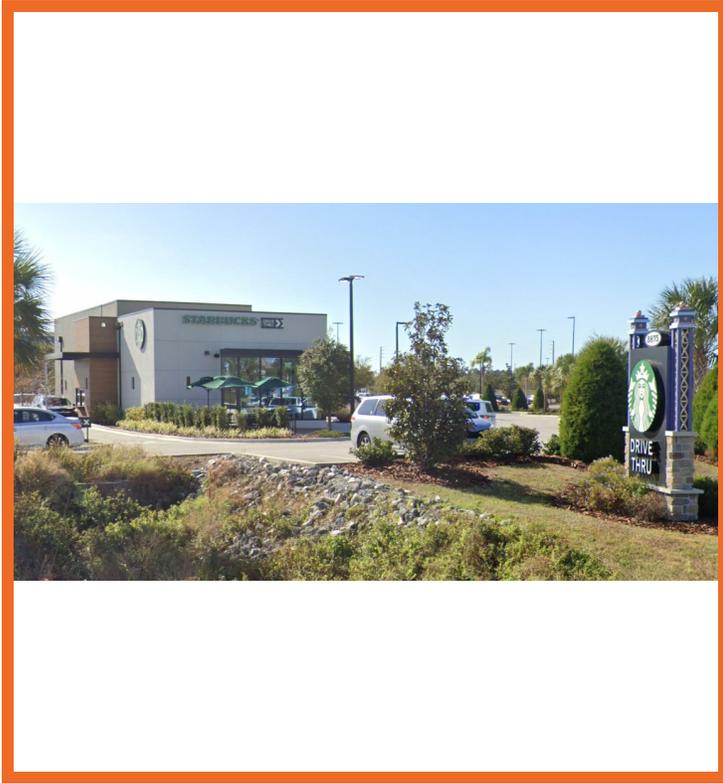


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LOT SIZE:	1.09 Acres
BUILDING SIZE:	2,513 SF
NOI:	\$181,500.00
CAP RATE:	5.19%

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the sought-after Westgate area of Kissimmee, FL. This free-standing retail building, constructed in 2021, offers 2,513 SF of versatile space, currently boasting 100% occupancy. The modern design and strategic location make it an ideal choice for retail investors seeking a lucrative addition to their portfolio. With a strong tenant presence and ample foot traffic, this property presents a compelling opportunity for those looking to capitalize on the thriving local market. Don't miss your chance to own a piece of this vibrant commercial landscape and unlock the potential for significant returns.

PROPERTY HIGHLIGHTS

- Tenant: Starbucks Corporation (Corporate, Investment-Grade)
- Lease Type: Absolute NNN (No landlord responsibilities)
- Building: Freestanding drive-thru café
- Lease Commencement : April 23, 2021, Expiration April 31, 2031
- (6) 5 year options
- Initial Term: 10 years
- Estimated Lease Expiration: 2031
- Remaining Term: -5+ years

J. CHRIS MALKIN

O: 941.350.0235

chris.malkin@svn.com