

# Best Buy

## Sanford (Orlando), FL

Price: **\$8,932,361** | Cap Rate: **7.75%**

**Contact Broker for Pricing Details**

**Stan Johnson Company** is pleased to present to qualified investors the opportunity to acquire a 100% fee simple interest in the Best Buy (the “Property”) located in Sanford, FL.

Built in 2005, the Property occupies 30,767 square-feet on approximately 6.40 acres and has been in operation at this location for 13 years. Best Buy is under a fifteen (15) year absolute NNN lease and features no Landlord responsibilities and requires the tenant to pay all expenses including taxes, insurance, roof, structure and parking lot.

### Location Synopsis

**Sanford** is a city in the central region of Florida and is the county seat of Seminole County. Known as the “Historic Waterfront Gateway City,” Sanford sits on the southern shore of Lake Monroe at the head of navigation on the St. Johns River. Native Americans first settled in the area thousands of years before the city was formed. The Seminoles would arrive in the area in the 18th century. During the Second Seminole War in 1836, the United States Army established Camp Monroe and built a road that is currently known as Mellonville Avenue. The city sits approximately 20 miles northeast of Orlando.

### Investment Highlights

- Investment Grade Corporate Guaranty
- Excellent Real Estate
- Affluent Growth Market
- Enormous Tech & Electronics Spend in Dedicated Market
- Extremely Low Market Vacancy Rate
- Absolute Net Lease
- Income Tax-Free State



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