



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Walgreens | Family Dollar Sublease
1489 Orange Blossom Trail
Apopka, FL 32703

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 14,560 SF Walgreen | Family Dollar Sublease at 1489 S Orange Blossom Trail in Apopka, FL. This Opportunity Includes Nearly 10 Years Remaining on an Absolute Triple Net (NNN) Walgreens Lease With a Sublease From Family Dollar, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,741,707
CAP	6.00%
NOI	\$284,502
PRICE PER SF	\$325.67
GUARANTOR	Walgreens

PROPERTY SUMMARY

ADDRESS	1489 S Orange Blossom Trail Apopka, FL 32703
COUNTY	Orange
BUILDING AREA	14,560 SF
LAND AREA	3.4 AC
BUILT	2004



HIGHLIGHTS

- Absolute Triple Net (NNN) Walgreens Lease With Nearly 10 Years Remaining
- Located on Orange Blossom Trail Featuring Over 37,000 VPD and Near the Intersection With Hiawasse Road Seeing Over 21,000 VPD
- New Sublease With Family Dollar (Commenced in 2018) That Will Extend Through the Master Walgreens Lease
- Expected 8% Growth to Continue Over the Next Five Years
- 14,560 SF Building Situated on 3.4 Acres With 72 Parking Spaces on Site
- Part of the Thriving Orlando MSA – Which Houses Over 2.51 Million People
- Situated on a Very Populous Corridor With Over 218,466 People Within a 5-Mile Radius
- Nearby Retailers Include: Walmart, Sam's Club, Starbucks, Steak 'n Shake, Wawa, 7-Eleven and Much More



LEASE SUMMARY

TENANT	Walgreens Master Lease and Family Dollar Sublease
PREMISES	A Building of Approximately 14,560 SF
LEASE COMMENCEMENT	June 22, 2018
LEASE EXPIRATION	April 30, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Discount
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
14,560 SF	\$284,502	\$19.54



ACTUAL PROPERTY IMAGES



BLADES OF GREEN FASTENAL

STANLEY STEEMER

CENTRAL FLORIDA Auto Repair Inc.

WELLER POOLS

FIFTH THIRD BANK

Sunbelt Natural Foods Distributors

Walmart

AMSCOT The Money Superstore

PANDA EXPRESS CHINESE KITCHEN

QORVO all around you

FAMOUS FOR Steak 'n Shake STEAKBURGERS

FedEx

Advanced Disposal

UMA SOLAR

Sheeler Auto Repair

Starbucks

PINK SNEAKERS PRODUCTIONS

FAIRWINDS CREDIT UNION

Sweetwater CAR WASH

Wawa

Hiwassee Rd

7 ELEVEN

Sam's CLUB

441

FAMILY DOLLAR

ACCURATE
Pavers & Landscaping, Inc.

50 Years
SAM Kids
Separating a troubled past from
a bright future since 1969

POA
PENTECOSTALS
OF AOPKA

The Music Den

**RODEWAY
INN**

**Florida Utility
Trailers**
UTILITY

Chalet North
live life, live it here.®

**SHOOT
STRAIGHT**

Lee's Trees &
Landscaping Nursery

TD'Z Discount
Firearms

**FAMILY
DOLLAR**

441



Pizza Hut Advance Auto Parts
Save a lot DQ AAMCO
DOLLAR GENERAL CITITRENDS 7 ELEVEN

ROSS BED BATH & CHASE
DRESS FOR LESS BEYOND
Marshall's petco menchie's
Party City FAMOUS REGIONS
SUBWAY footwear Valvoline
SportClips REGAL HURRICANE
MATTRESSFIRM GRILL & WINGS

CVS pharmacy's
TIRE PLUS Aaron's
TOTAL CAR CARE

Publix Bank of America
Jersey Mike's FIREHOUSE
SUBS SUBS
Tijuana Flats FC Hair
TEX-MEX cuttury
Wells Fargo Great Clips
Little Caesars JET'S
PIZZA
T-Mobile Retro Fitness
ROSATI'S Sprint burn
CHICAGO PIZZA boot camp

AutoZone DOLLAR TREE BIG
FAMILY DOLLAR HIBBETT LOTS!
SPORTS
Badcock & more Payless Coast Dental
& Orthodontics
SALLY BEAUTY metroPCS
GNC LIVE WELL T-Mobile
Rainbow RAC

436

441

ALDI
RaceTrac

24 FITNESS Pep Boys
Katsur Dental & Orthodontics DISCOUNT
TIRE WELLS FARGO
LONG JOHN SILVER'S metroPCS

HOBBY LOBBY bealls
marco's Pizza FOODRICHES'S BEALLS
OUTLET

Walmart Neighborhood Market LA FITNESS
Tuesday Morning
Chick-fil-A BURGER KING
metroPCS JJ TROPICAL
CAFE

Starbucks

RODEWAY INN

Sam's Club

Walmart Supercenter PANDA EXPRESS
PAPA JOHN'S PIZZA STARBUCKS
FC Hair cuttury metroPCS BURGER KING
STEAK SHAKE

Hiawasse Rd

FAMILY DOLLAR

7 ELEVEN

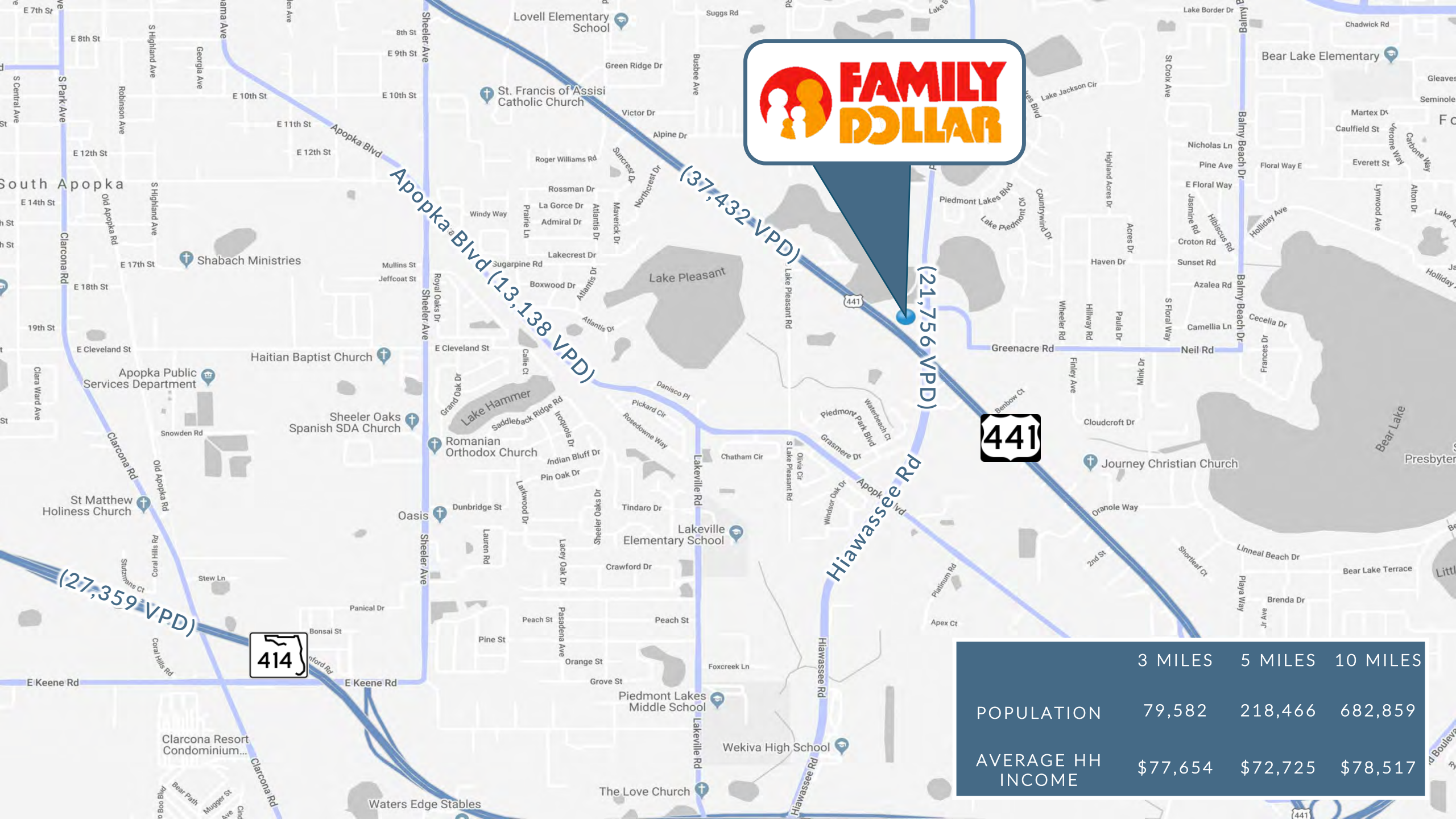
Wawa

Apopka is a city in Orange County, Florida. The city's 2018 estimated population was about 53,489 residents. The city is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, which has about 2.5 million people in the area. Apopka comes from Seminole word Ahapopka for "Potato eating place". Apopka is often referred to as the "Indoor Foliage Capital of the World". The city is located less than 20 miles from Orlando's downtown.

Orlando is a major industrial and hi-tech center. The metro area has a \$13.4 billion technology industry employing 53,000 people and is a nationally recognized cluster of innovation in digital media, agricultural technology, aviation, aerospace, and software design. More than 150 international companies, representing approximately 20 countries, have facilities in Metro Orlando. Orlando has the 7th-largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation's military simulation and training programs. Orlando is home to several Fortune 500 companies, including D.R. Horton Inc., Toll Brothers, PulteGroup Inc, Essendant and Cognizant Technology Solutions. One of the main driving forces in Orlando's economy is its tourism industry and the city is one of the leading tourism destinations in the world. A record 75 million visitors came to the Orlando region in 2018, making it the top tourist destination in the United States.

Apopka is home to the Wekiwa Springs State Park which includes guided or self-guided canoe and kayak tours on the Wekiwa River. The area is also home to the Rock Springs which includes scenic waterway with underwater rock formations popular for tubing, snorkeling & swimming. The city is only a 20 minute drive to Orlando, which is the perfect place to spend the day. Nicknamed the 'Theme Park Capital of the World', the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, Kennedy Space Center, SeaWorld Orlando, Legoland, and the Fun Spot America Theme Parks. The whole family will enjoy iFly Orlando Indoor Skydiving, Orlando Tree Trek Adventure Park, and the Crayola Experience. Visitors can also pose with famous celebrities at Madame Tussauds Orlando and visit Universal's Volcano Bay.





	3 MILES	5 MILES	10 MILES
POPULATION	79,582	218,466	682,859
AVERAGE HH INCOME	\$77,654	\$72,725	\$78,517

TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private- brand merchandise customers need and use every day.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,115+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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