

# For Sale



## Mattress Firm & Casual Male XL

620 E. Altamonte Drive  
Altamonte Springs, FL 32701  
(Orlando MSA)

|       |              |
|-------|--------------|
| PRICE | \$2,906,000  |
| NOI   | \$193,246.47 |
| CAP   | 6.65%        |

### Investment Highlights

- Two-tenant building on net leases with tenants responsible for 100% of expenses
- National tenants with corporate guarantees (Mattress Firm & Casual Male XL)
- Opportunity for a new owner to renegotiate leases near the end of term
- Five points of ingress and egress
- Located a quarter of a mile from the Altamonte Mall

### Property Summary

|                |            |
|----------------|------------|
| PROPERTY SIZE: | 9,696 SF   |
| LOT SIZE :     | 0.91 Acres |
| YEAR BUILT:    | 2001       |
| OCCUPANCY:     | 100%       |
| PARKING COUNT: | 40 spaces  |
| TRAFFIC COUNT: | 50,500 VPD |

### Contacts:



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