

SINGLE TENANT NN

Investment Opportunity



2814 CURRY FORD ROAD
ORLANDO FLORIDA

REPRESENTATIVE PHOTO





EXCLUSIVELY MARKETING BY

Qualifying Broker: John Artope, SRS Real Estate Partners - Southeast, LLC |
FL License #BK3172617

PATRICK NUTT
EVP & Market Leader
SRS National Net Lease Group

200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
D 954.302.7365 | **M** 703.434.2599
patrick.nutt@srsre.com
FL License No. BK3120739





OFFERING SUMMARY

For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

FINANCIAL INFORMATION

Price	\$2,495,900
Cap Rate	6.25%
Annual Rent	\$155,993
Term Remaining	10 Years
Options	2 (5-Year)
Rent Commencement	Est. May 1, 2020
Lease Expiration	Est. May 31, 2030
Guaranty	Corporate (S&P: BBB-)
Tenant	Dollar Tree Stores, Inc.
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot

PROPERTY SPECIFICATIONS

Property Address	2814 Curry Ford Rd, Orlando, FL 32806
Rentable Area	14,511 SF
Land Area	1.74 Acres

LEASE TERM	LEASE YEARS	MONTHLY RENT	ANNUALLY
Original	1-10	\$12,999.44	\$155,993.25
First Renewal	11-15	\$13,604.06	\$163,248.75
Second Renewal	16-20	\$14,208.69	\$170,504.24

* Seller will credit rent from closing until rent starts getting paid by Dollar Tree

Brand New 10-Year Lease | Corporate Guaranteed | Investment Grade Tenant | Former Walgreens

- Brand new 10 year net lease with structured rent increases in option periods
- Corporate guaranteed by Dollar Tree, an investment grade tenant (S&P: BBB-)
- Backfill of former Walgreens building on large 1.74 acre parcel

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, insurance and taxes
- Limited Landlord obligations - capital repairs to the roof, structure, and parking lot
- Tenant maintains all aspects and costs associated with HVAC
- Florida has no state income tax

Excellent Visibility & Access | Hard Corner, Signalized Intersection

- Situated on the lighted intersection of Curry Ford Rd & Peel Ave
- Excellent visibility and access on a busy intersection with multiple points of ingress/egress
- Nearby national credit tenants include Wawa, Winn-Dixie, CVS Pharmacy, and more

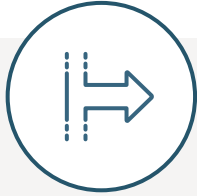


PROPERTY OVERVIEW



Location

Located in
Orlando, FL
Orange County



Access

Curry Ford Road
1 Access Point

Peel Ave
1 Access Point



Traffic Counts

Curry Ford Road
32,100 Cars Per Day

State Highway 15
30,000 Cars Per Day



Improvements

There is approximately 14,511 SF
of existing building area



Parking

There are approximately 56
parking spaces
on the owned parcel.
The parking ratio is
approximately 3.86 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
06-23-30-8981-00-010
Acres: 1.74
Square Feet: 75,979 SF



Year Built

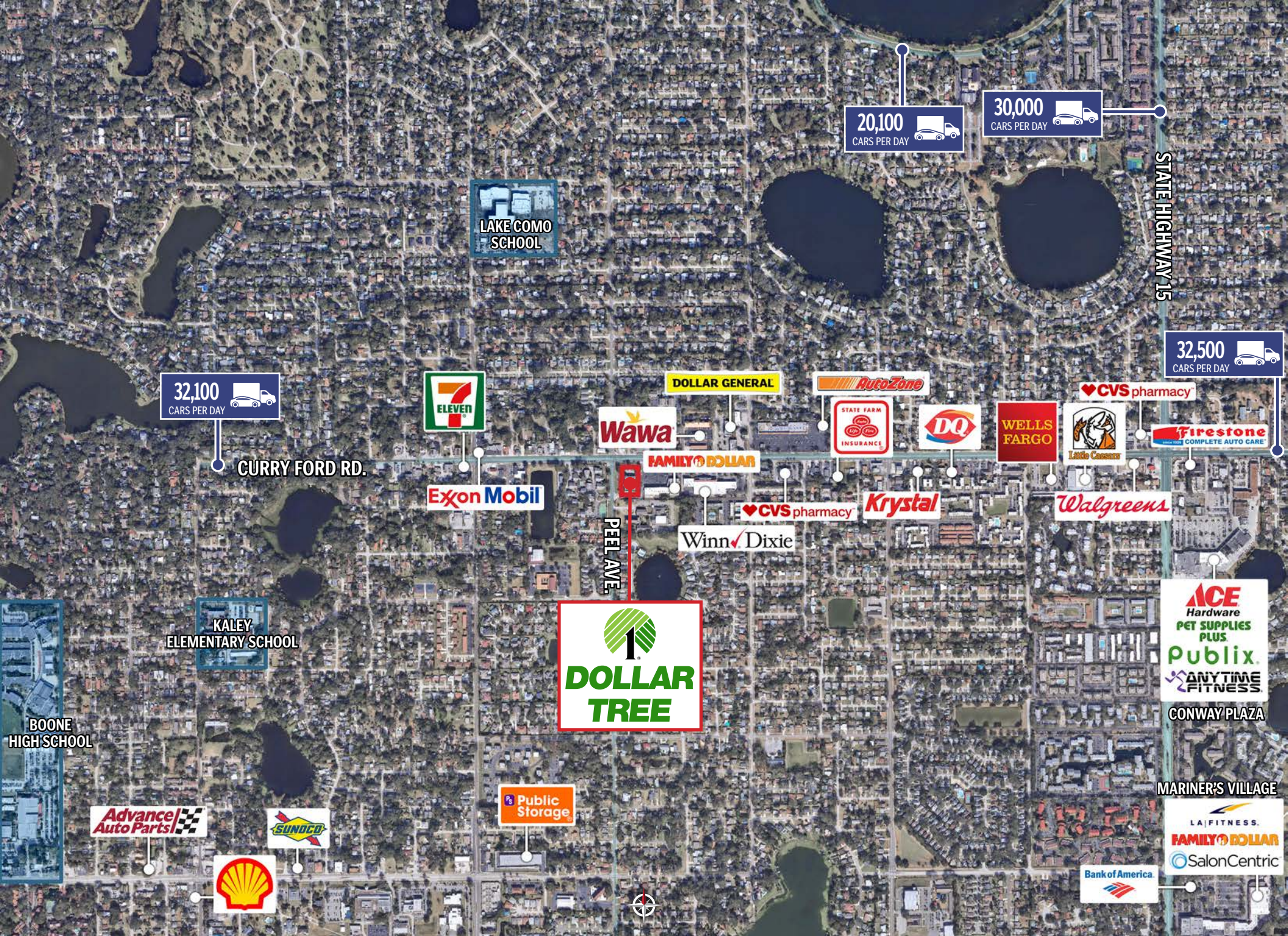
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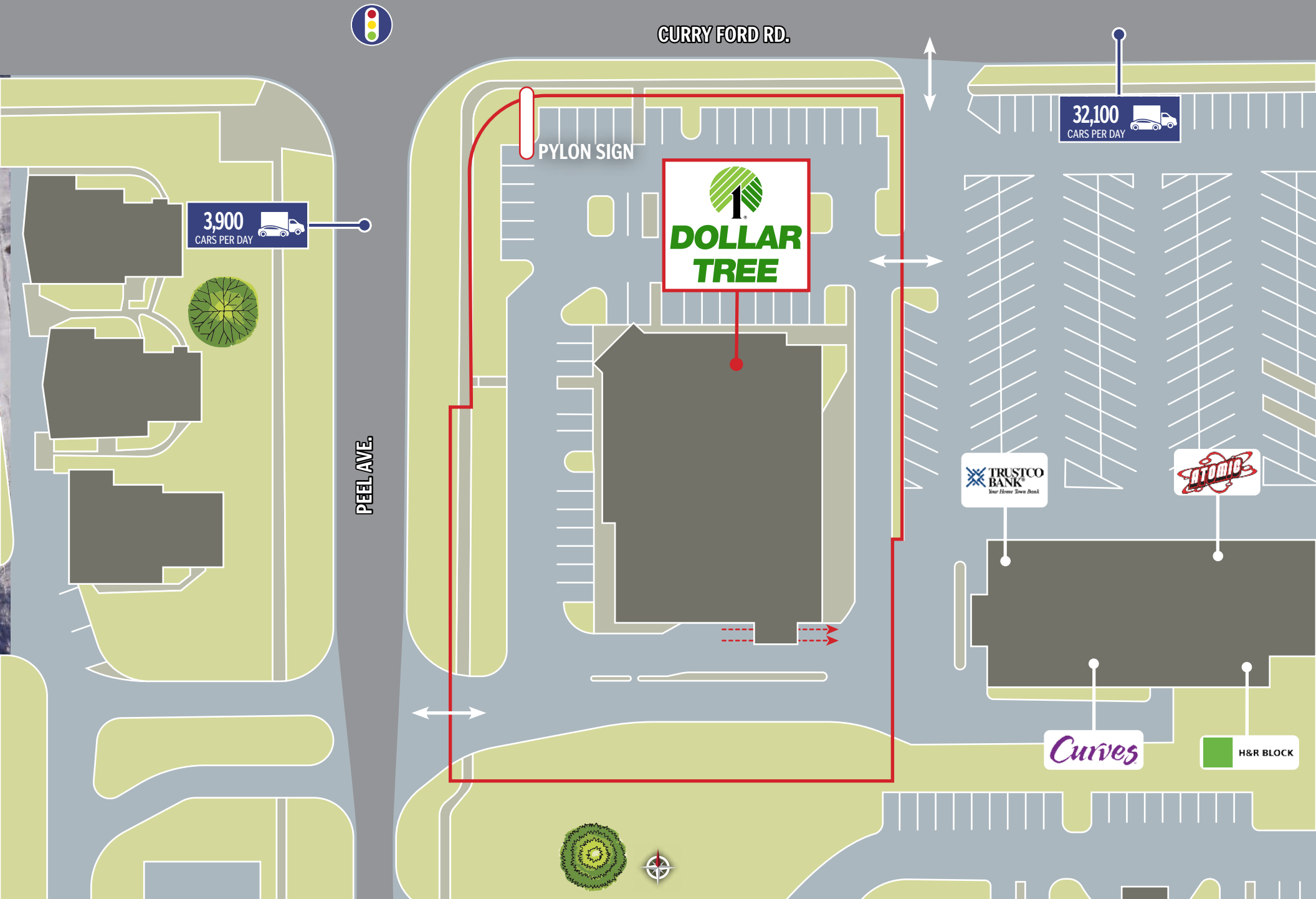


Zoning

Commercial

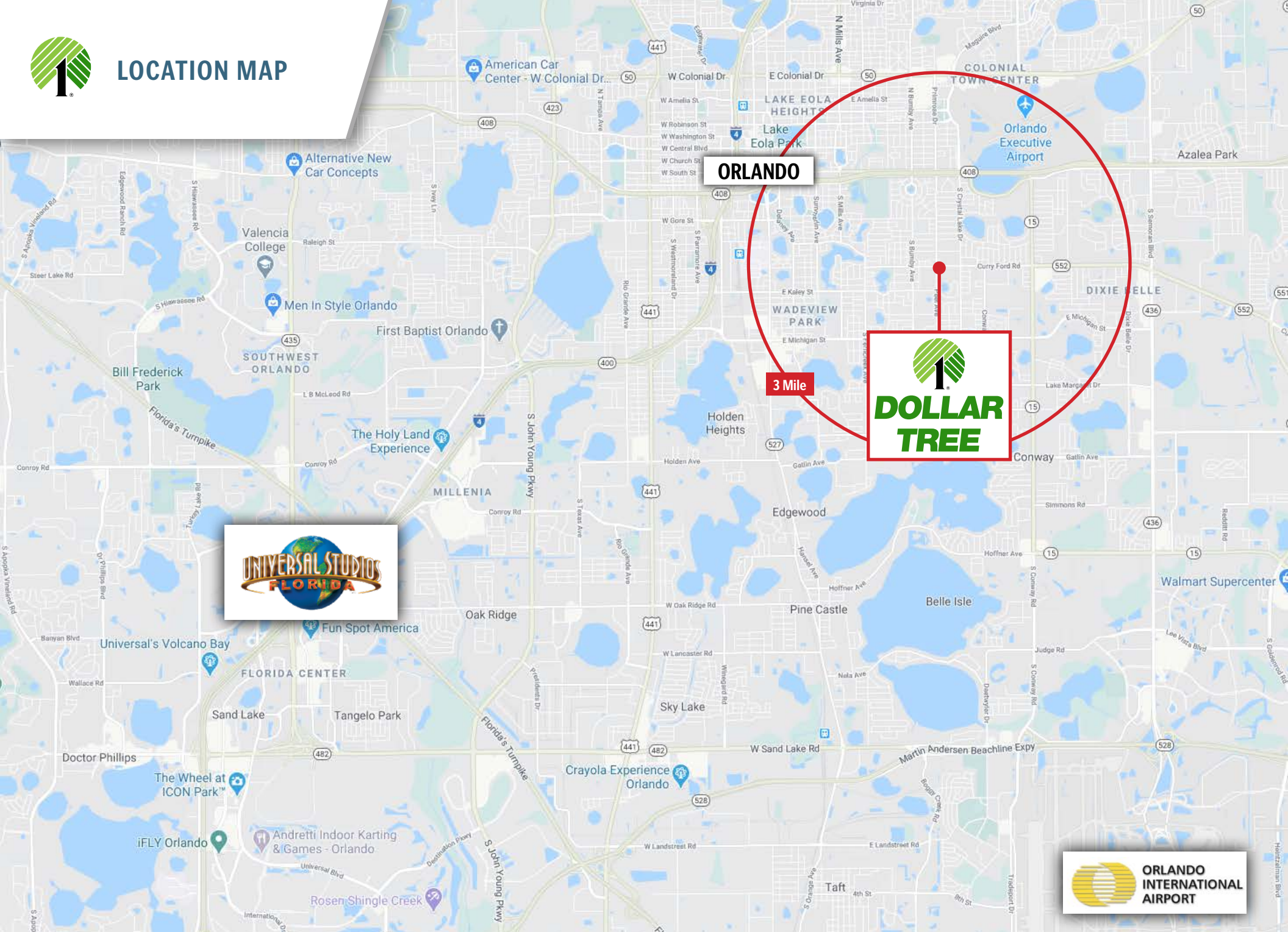








LOCATION MAP





AREA OVERVIEW



Orlando, Florida

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The City of Orlando is the 4th largest city in Florida with a population of 294,265 as of July 1, 2019. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. 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. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. 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. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport. The airport serves as a hub and a focus hub city for Southwest Airlines, JetBlue Airways and Frontier Airlines. The airport serves as a major international gateway for the mid-Florida region with major foreign carriers including Lufthansa, Air Canada, British Airways, WestJet, Virgin Atlantic, Emirates Airlines, Aer Lingus, TAM, and Aeromexico. The Orlando Sanford International Airport (SFB) in nearby suburb of Sanford, Florida serves as a secondary airport for the region and is a focus city airport for Allegiant Air. The Orlando Executive Airport (ORL) near Downtown Orlando serves primarily executive jets, flight training schools, and general small-aircraft aviation.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	15,260	125,068	309,412
2024 Projected Population	15,963	135,020	335,191
Projected Annual Growth 2019 to 2024	0.90%	1.54%	1.61%
2019 Estimated Households	6,793	57,193	127,911
2024 Projected Households	7,076	62,012	139,015
Projected Annual Growth 2019 to 2024	0.82%	1.63%	1.68%
2019 Estimated White	82.95%	75.43%	63.78%
2019 Estimated Black or African American	9.63%	13.11%	20.05%
2019 Estimated Asian or Pacific Islander	2.04%	2.89%	3.09%
2019 Estimated American Indian or Native Alaskan	0.48%	0.44%	0.46%
2019 Estimated Other Races	7.14%	8.05%	8.38%
2019 Estimated Hispanic	27.86%	32.44%	35.44%
2019 Estimated Average Household Income	\$69,653	\$74,599	\$73,559
2019 Estimated Median Household Income	\$50,616	\$51,381	\$47,857
2019 Estimated Per Capita Income	\$31,406	\$34,201	\$30,628
2019 Estimated Total Businesses	537	10,266	19,413
2019 Estimated Total Employees	3,100	142,863	242,931





BRAND PROFILE



COMPANY TYPE

Public (NASDAQ: DLTR)

2019 EMPLOYEES

57,200

2019 REVENUE

\$22.82 B

2019 ASSETS

\$13.5 B

20XX EQUITY

\$5.64 B

CREDIT RATING

S&P: BBB-

Dollar Tree

dollartree.com

Dollar Tree Stores, Inc. owns and operates a chain of discount variety stores in the United States. Its stores offer housewares, glassware, dinnerware, cleaning supplies, candies, snacks, foods, health and beauty products, toys, gifts, gift bags and wraps, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor items, and more. The company also sells products online. It was formerly known as Only \$1.00 Inc. and changed its name to Dollar Tree Stores, Inc. in January 1993. Dollar Tree, a Fortune 200 Company, now operates 15,115 stores across 48 states and five Canadian provinces as of August 3, 2019. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.





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**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

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*Statistics are for 2019

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