



VERIZON WIRELESS
ORLANDO MSA
1415 FL-50, Clermont, Florida 34711

Marcus & Millichap
SHARKO | WEISENBECK
TEAM

10%



Anticipated
Growth



Shadow
Anchored



Hard Corner
Location



Heavily
Traveled

INVESTMENT HIGHLIGHTS

Built-to-Suit for Verizon Wireless in 2008

National Tenant - Verizon Wireless | “BBB+” Standard and Poor’s Credit Rating

- Lease Guaranteed by Verizon Wireless Personal Communications LP | Wholly Owned Subsidiary of Verizon Wireless

Double-Net Lease with 2.5 Years of Lease Term Remaining

- Tenant Holds One, Five-Year Option with 10 Percent Rental Increase

Ideally Situated on the Signalized, Hard Corner Intersection of Route 50 and Sandhill View Boulevard

- 48,000 Vehicles Passing per Day

Shadow Anchored by Lowe’s Home Improvement, Dick’s Sporting Goods, and Hobby Lobby

Located in Award Winning City Within Orlando Metropolitan Statistical Area

- Rapidly Growing Residential, Transportation, Shopping, and Entertainment Hub

Excellent Demographics

- Population of 49,435 People Within Three Miles of Subject Property
- Population Expected to Increase 10 Percent by 2024
- Average Household Income of \$77,634 Within Three Miles of Subject Property

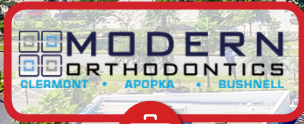
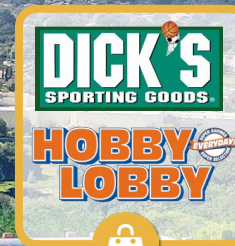


Place of Worship



Hooks St
8,600 VPD

Sandhill View Blvd



Subject Property



Route 50
48,000 VPD





Highway 27
27,000 VPD



Route 50
48,000 VPD



Subject Property

Sandhill View Blvd



South Lake
Hospital | 104 Beds



Route 50
48,000 VPD

Subject Property



Sandhill View Blvd



Verizon Wireless
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FINANCIAL SUMMARY

Price	\$3,600,000
Cap Rate	7.40%
NOI	\$266,510
Price/SF	\$783.46
Gross Leasable Area	4,595 SF
Year Built	2008
Lot Size	1.30 Acres +/-
Parcel Number	29-22-26-1900-000-00400
Type of Ownership	Fee Simple
Parking	31 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$266,510	\$58.00
Option 1	7/1/2023	\$293,161	\$63.80

Notes: N/A

LEASE SUMMARY

Lease Type	NN
Lease Guarantor	Verizon Wireless Personal Communications LP
Roof & Structure	Landlord
Lease Term Remaining	2.5 Years
Rent Commencement	11/29/2007
Lease Expiration	6/30/2023
Options	One, Five-Year
Option to Terminate	None
Option to Purchase	None



TENANT PROFILE



- Number 16 on the Fortune 500 List
- Recently Purchased Both AOL and Yahoo
- Founded in 1983
- Over 1,600 Brand Locations
- \$131.9 Billion in 2019 Consolidated Revenues
- Highest in Wireless Network Quality Performance (JD Power 2018)
- Named as a LinkedIn Top Company for 2018
- Publicly Traded | NYSE: VZ

Tenant: Verizon Wireless

Guarantor: Verizon Wireless Personal Communications LP

BBB+
CREDIT RATING

\$131.9 Billion
CONSOLIDATED REVENUE

Over 1,600
LOCATIONS

NN
LEASE

VERIZONWIRELESS.COM

LEASE SUMMARY

DBA	Verizon Wireless
GUARANTOR	Verizon Wireless Personal Communications LP
SQUARE FEET	4,595 SF
LEASE COMMENCEMENT	11/29/2007
LEASE EXPIRATION	6/30/2023
LEASE TYPE	NN
RENEWAL OPTIONS	One, Five-Year
TAXES	Tenant - Paid as Additional Rent
INSURANCE	Tenant - Paid as Additional Rent
COMMON AREA	Tenant - Paid as Additional Rent
ROOF	Landlord
STRUCTURE	Landlord
PARKING LOT	Landlord
HVAC	Tenant
UTILITIES	Tenant
RIGHT TO TERMINATE	None



LOCATION HIGHLIGHTS | CLERMONT, FL

One of the Fastest Growing Cities in Central Florida

Located 23 Miles West of Orlando in Lake County

Award Winning City

- Named One of the Top 20 Cities in America and the Best Central Florida City to Live In (Niche.com)

41 New Business Additions in 2019

Seven New Planned Residential Projects in 2019

- Over 2,000 New Units

Epicenter for Health, Wellness and Fitness

- Home to Orlando Health South Lake Hospital
- 122 Licensed Beds
- 160-Acre LiveWell Campus

Home to National Training Center

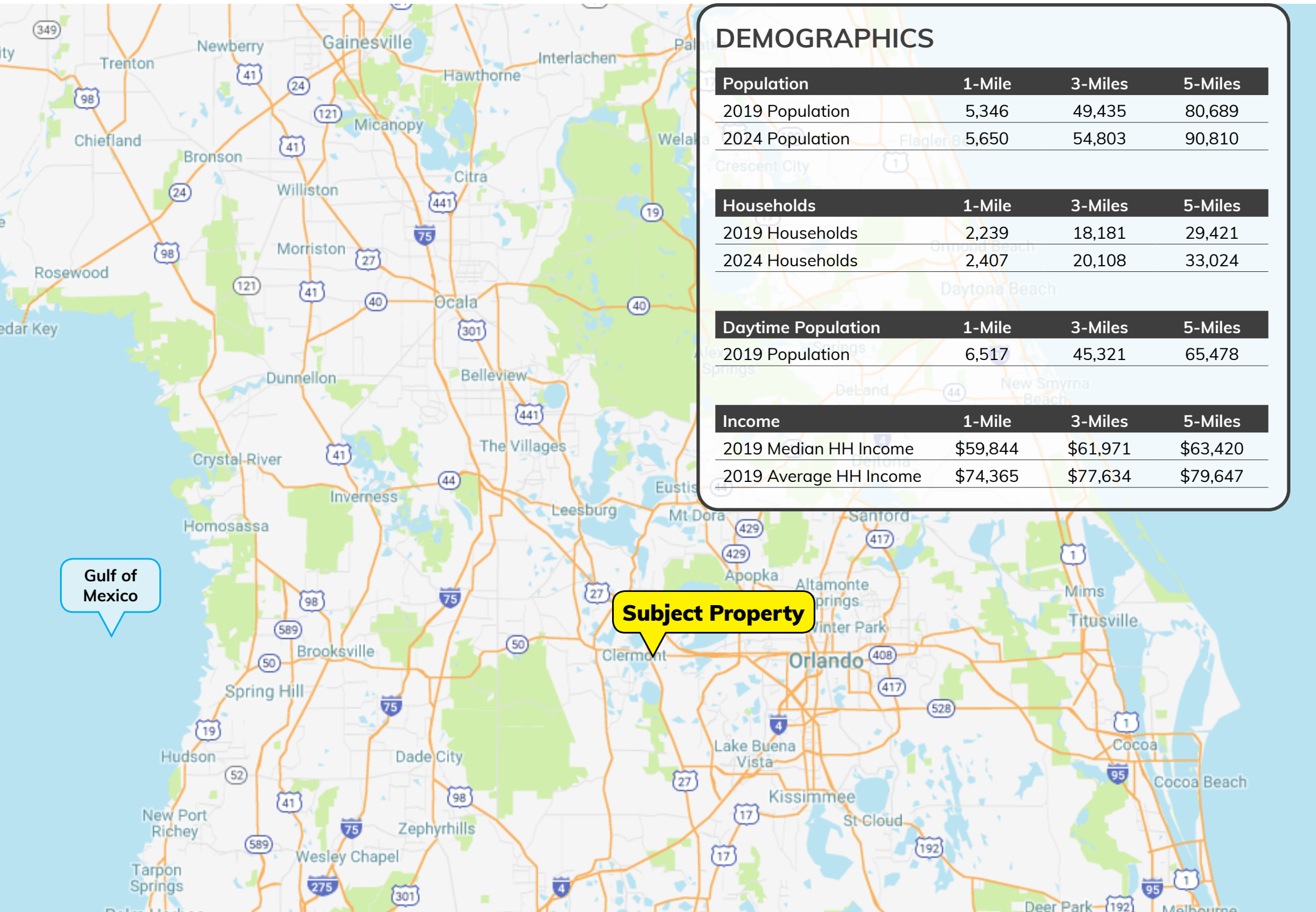
- Training Grounds for Many Olympic Athletes

Low Cost of Living

- Income Tax Free State



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2019 Population	5,346	49,435	80,689
2024 Population	5,650	54,803	90,810

Households	1-Mile	3-Miles	5-Miles
2019 Households	2,239	18,181	29,421
2024 Households	2,407	20,108	33,024

Daytime Population	1-Mile	3-Miles	5-Miles
2019 Population	6,517	45,321	65,478

Income	1-Mile	3-Miles	5-Miles
2019 Median HH Income	\$59,844	\$61,971	\$63,420
2019 Average HH Income	\$74,365	\$77,634	\$79,647





Tuffy
Auto Service
Centers

Subject Property

CHIPOTLE
MEXICAN GRILL
PIZZA
PAPA JOHN'S

Badcock
HOME FURNITURE
& more

ME Massage Envy
FIREHOUSE
SUBS
at&t
Hertz

Sandhill View Blvd

DICK'S
SPORTING GOODS
HOBBY
LOBBY

LOWE'S

Citrus Tower Blvd
16,000 VPD

Land of Lakes
Montessori School

Apartment
Development
230 Units

Hooks St
8,600 VPD

SITE PLAN



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