

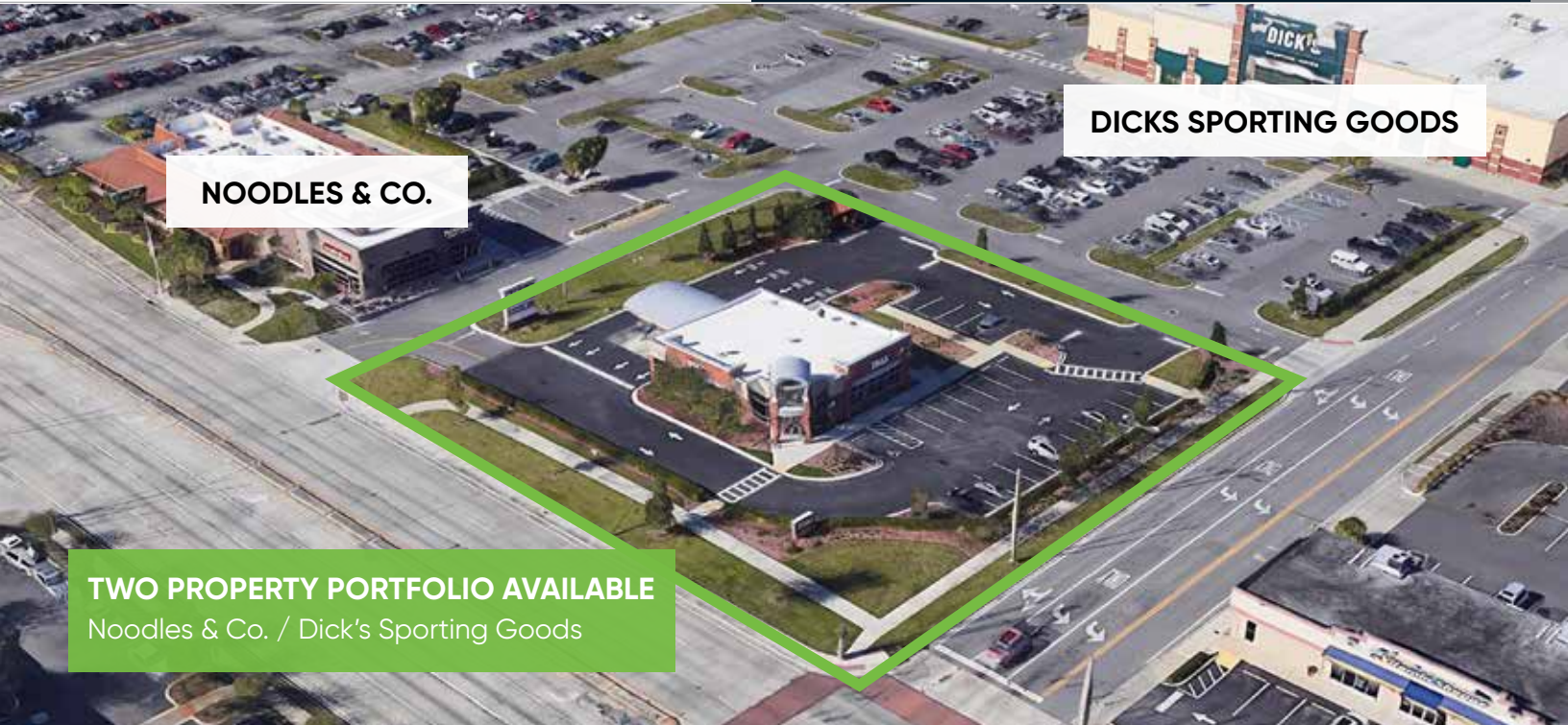


**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

**BB&T (Now Truist Bank)**

3755 East Colonial Drive  
Orlando, Florida 32803

## GROUND LEASE INVESTMENT



### TWO PROPERTY PORTFOLIO AVAILABLE

Noodles & Co. / Dick's Sporting Goods

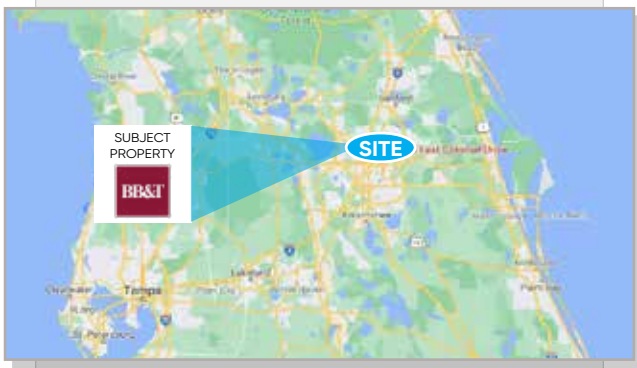
## Investment Sale

- + **Building Size:** 3,118 RSF
- + **Year Built:** 2014
- + **Price:** \$3,910,000.00
- + **CAP Rate:** 4.50%
- + **Zoning:** AC-3

## Highlights

- Single-Tenant Ground Lease
- Guaranteed by 6th Largest Bank in U.S.
- BB&T (now Truist) is listed Stable & "A" rated by Moody's and S&P
- High barrier-to-entry in-fill Orlando location
- Recently constructed, high-quality building
- Approximately 14 years remaining on base term
- ZERO Landlord responsibilities

Radius	Population	HH Income	Median Age
1-Mile	6,886	3,328	34.2
3-Mile	115,738	54,575	37.4
5-Mile	307,328	134,766	37.6



### KYLE WOOD

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## SITE LOCATION IN FLORIDA

