



For Sale

INVESTMENT HIGHLIGHTS

- Strong investment-grade (S&P: AA-) corporate tenant
- Convenient Stores and Gas have a track-record of being eCommerce and recession resistant
- Orlando has the largest rental car capacity in the U.S.
- Phenomenal trophy location in high-growth area with over \$2 Billion in projected and approved developments
- This 7-Eleven has a strong built-in customer base with over 1,800+ new construction residential units immediately surrounding the property
- Traffic on Universal Boulevard will continue to increase as the area is developed, especially with the completion of Universal Studios Orlando's new theme park Epic Universe, directly North of 7-Eleven
- The Kirkman Road Extension from Universal Boulevard to Carrier Drive (1.7 miles) will provide another north-south corridor to improve residential and commercial mobility and increase traffic and accessibility to the 7-Eleven
- Orlando is the #1 Convention Destination in the United States – Orange County Convention Center is less than one-half of a mile away with \$600MM in planned expansions
- Orlando is the #1 Travel Destination in the in the United States with over 75 Million visitors in 2019

9725 Universal Boulevard
Orlando, FL 32819



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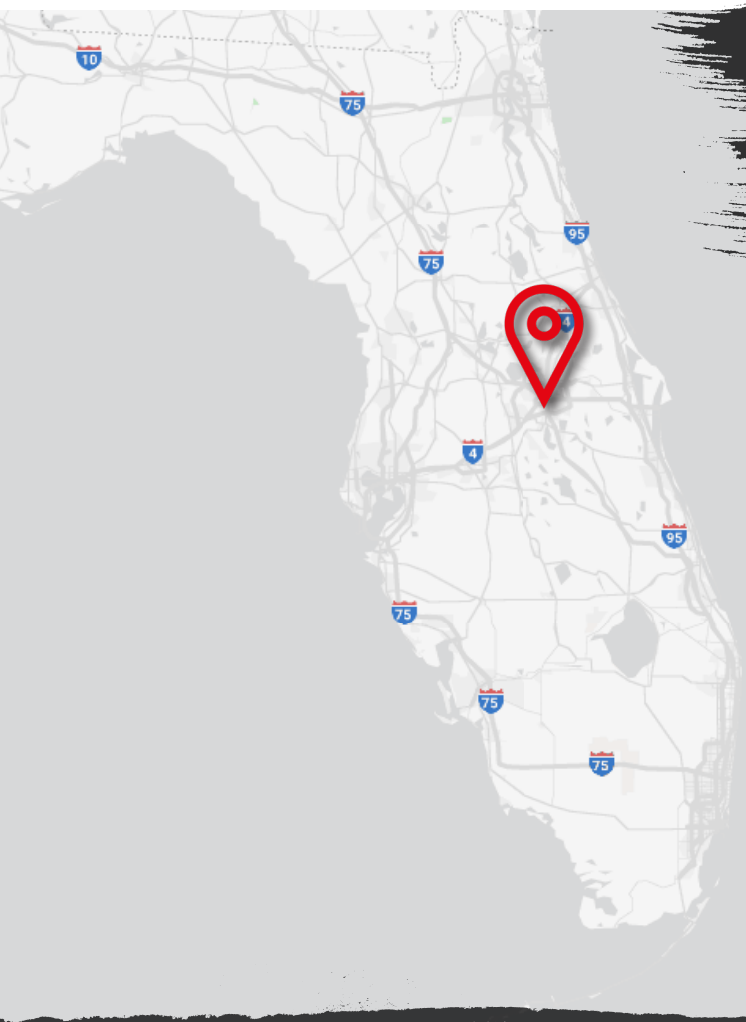


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PRICE | \$7,593,000

CAP | 4.15%

Property Summary

TENANT	7-Eleven, Inc
LOT AREA	1.05 AC
SIZE	3,010 SF
YEAR BUILT	2020
TRAFFIC COUNT:	15,000 VPD (Universal Blvd)

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