



Subject Property

Taco Bell

Longwood (Orlando), FL



Price:
\$3,087,000



Cap Rate:
4.60%

This is an absolute NNN lease where the Tenant is responsible for all expenses and maintenance. This is also a fee simple deal which offers benefits of depreciation.

Located at the signalized corner of FL-434 (42,462 VPD) and S Ronald Blvd (22,839 VPD), this location has a protected entrance off of both streets. This location also has a large industrial park located within one mile, as well as several national retailers such as Walgreens, Dollar Tree, and Advance Auto Parts. The location is also across the street from South Seminole Hospital (206-bed full service hospital).

HIGHLIGHTS



**Absolute NNN
Lease Structure**

**Signalized Corner
65K+ Combined**



**Only Taco Bell
In 3-Mile Radius**

**2019 Construction
with State-of-the-
Art Features**



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Offering Memorandum**



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