



4607 S. ORANGE BLOSSOM TRAIL | ORLANDO, FL

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THE OFFERING:

Matthews™ is pleased to exclusively offer a 16,929-square-foot freestanding ALDI Ground Lease situated on 2.3 acres in Orlando, FL – located in the heart of the Orlando Central Park submarket (Trade Area Population: >250,000). ALDI's 15-year ground lease commenced in April 2009, featuring just over two years remaining.

The property has excellent access and visibility along South Orange Blossom Trail and Holden Avenue (Traffic Count: 60,000 VPD). ALDI is strategically positioned on the Northern Outparcel in front of Southgate Shopping Center. The site benefits from its location within one of the highest performing retail nodes in Orlando, that attracts shoppers from surrounding counties near and far. Major retailers within the immediate vicinity include Walmart, Costco, Publix, Home Depot, BJ's, Marshalls, HomeGoods, Nordstrom Rack, West Elm, ULTA Beauty, among many others.

Furthermore, the site enjoys strong demographics with a population of 125,000 and a projected population growth of 7.5% over the next five years. The property is being offered “free and clear” of any existing debt, providing an investor with a fantastic opportunity to obtain historically attractive financing.



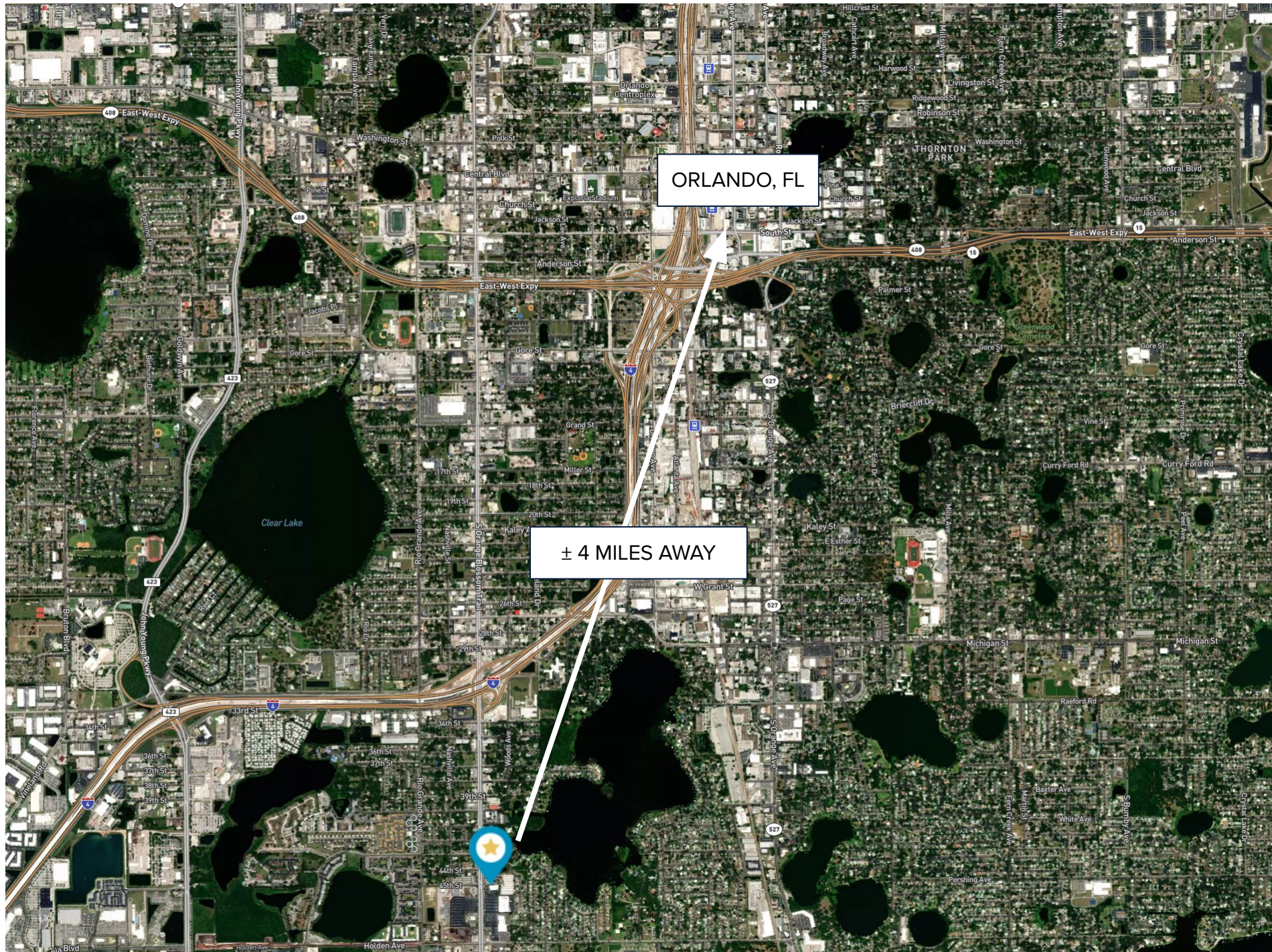


INVESTMENT HIGHLIGHTS

- Grocery Anchor “NNN” Ground Lease: With ZERO landlord responsibilities the tenant takes care of Real Estate Taxes, Insurance, and Common Area Maintenance expenses for their parcel. Tenant is also responsible for the roof and structure of the building.
- Strong Brand Profile: ALDI is one of the dominant players in value-oriented grocery goods in the United States. The privately owned business has over 2,000 stores in 37 states. More than 40 million customers each month benefit from shopping inside ALDI. For the seventh year in a row, ALDI was recognized as a value leader among U.S Grocery Stores
- Highly Accessible and Heavily Trafficked: Situated on the outparcel to Southgate Shopping Center the site enjoys excellent visibility in all directions with significant frontage on South Orange Blossom Trail and Holden Avenue. The property has 5 different points of ingress/egress to reach the site from every direction.
- Trade Area and Demographics: With a population over 2.6 million residents, Orlando is Florida's 3rd largest Metropolitan Statistical Area (MSA). Currently the Orlando MSA is experiencing substantial growth surpassing state and national averages due to its extensive job growth. Orlando is ranked #1 in the whole country for % job growth through 2019.
- Tourism & Employment Driven: Orlando is currently ranked the #1 tourist destination in the *world* with over 75 million visitors every year. Spending in 2018 surpassed \$50 billion an all-time record. Some notable Major Employers include Walt Disney, Universal, Raytheon, jetBlue, Darden, Lockheed Martin, and EA Sports plus many others.



REGIONAL MAP



TENANT MAP



FINANCIAL OVERVIEW



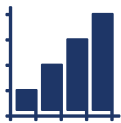
LOCATION
4607 S ORANGE BLOSSOM TRL
ORLANDO, FL 32839



LIST PRICE
\$2,000,000



NOI
\$80,412.75



CAP RATE
4.00%



GLA
±16,929



LOT SIZE
2.3 AC



YEAR BUILT
2009

TENANT SUMMARY

Tenant Name	ALDI
Type of Ownership	GROUND
Lease Guarantor	ALDI FLORIDA LLC
Lease Type	GROUND LEASE
Roof and Structure	TENANT
Term Remaining	±2.19 Years
Original Lease Term	15 Years
Rent Commencement	04/2009
Lease Expiration Date	03/2024
Increases	10% in Option Period
Options	Five (5), 5-Year Options

PRICE	\$2,000,000
CAP	4.00%
\$PSF	\$118

ANNUALIZED OPERATING DATA*

DATE	Monthly Rent	Annual Rent	\$PSF/Yr.
Current-3/31/2024*	\$6,701.06	\$80,412.75	\$4.75
Option 1: Apr-24	\$7,375.96	\$88,511.50	\$5.23
Option 2: Apr-29	\$8,113.58	\$97,363.00	\$5.75
Option 3: Apr-34	\$8,924.88	\$107,098.60	\$6.33
Option 4: Apr-39	\$9,817.38	\$117,808.60	\$6.96
Option 5: Apr-44	\$10,799.13	\$129,589.60	\$7.65
*PLEASE NOTE TENANT CURRENTLY HAS 30% RENT DEDUCTION TO BASE RENT IN RELATION TO SECTION 3.3 OF LEASE.		LANDLORDS OBLIGATION TO RENOVATE EXISTING FACADE OF THE STRIP CENTER PORTION OF THE PROPERTY	

TENANT MAP



PARCEL MAP



SITE PLAN



TENANT OVERVIEW



LOCATIONS

± 9,220

YEAR FOUNDED

1963

WEBSITE

www.aldi.us

ALDI

The no-frills grocery shopping experience focuses on customers first - delivering high-quality food they're proud to serve their family, responsive customer service, everyday low prices, and a quick-and-easy shopping experience with only four to five aisles and all the essentials. ALDI carries the weekly must-haves and displays them in their designed shipping boxes to help save time and resources to restock shelves. Shoppers will find more than 90 percent of the groceries offered are under our ALDI exclusive brands, hand-selected by ALDI to ensure that our products meet or exceed the national brands on taste, quality, and, of course, price. ALDI partners with a wide variety of growers – including some local farmers – to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten-free and organic foods, ALDI committed to bringing shoppers the highest quality products at the lowest possible prices.





LEASE ABSTRACT

Tenant Name:	ALDI	
Tenant Address:	1200 N. Kirk Road Batavia, IL 60510 (US)	
Property Address:	4607 S. Orange Blossom Trail Orland, FL	
Lease Commencement:	April-2009	
Lease Expiration:	March-2024	
Lease Type:	Ground Lease	
Renewal Options:	Five (5) Five Year Options	
Exclusive Use:	Operations of a retail grocery store, excluding the following: delicatessens, liquor/wine stores, drug stores, ice cream shops, restaurants, coffee shops, or uses where food is prepared for onsite for consumption	
Rent Abatement*:	Tenant currently has a 30% deduction to base rent in relation to Landlord's obligation to renovate the existing facade of the "strip center" portion of the Property facing west toward South Orange Blossom Trail. Landlord's responsibilities upon opening of dd's DISCOUNTS, which opened september 29th, 2019.	
Real Estate Taxes:	Tenant's Responsibility	
Insurance (Tenant):	Tenant shall maintain, at tenant's sole cost and expense	
Utilities:	Tenants Responsible	
Repairs and Maintenance:	Tenant Responsible	
Guarantor:	ALDI	
NNN Ground Lease:	Tenant is an absolute NNN Ground Lease, maintains their own parcel and pays taxes directly to the appropriate authority	

AREA OVERVIEW

ORLANDO, FL

Orlando, FL, located along the Sun Belt, is one of the most visited cities within the United States. It is the center of the Orlando metropolitan area and offers just about everything when it comes to entertainment. The city was originally nicknamed “The City Beautiful,” because of Lake Eola. In recent years, the city also received the nickname of “The Theme Park Capital of the World.” Orlando holds seven of the top theme parks in the world. In 2015, more than 66 million people visited Orlando. The city also holds beautiful, clean beaches. From theme parks and sunshine to continuously evolving dining scenes, Orlando is the only destination where you can enjoy it all together.

DEMOGRAPHICS



75,991+

5-MILE POPULATION



\$66,177

5-MILE AVG HOUSEHOLD INCOME



\$1.47 BILLION

GROSS METRO PRODUCT

POPULATION

1-MILE

3-MILE

5-MILE

Current Year Estimate

1,129

27,444

75,991

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Five Year Projection

531

11,232

31,911

Current Year Estimate

526

11,063

31,451

Growth Current Year-Five Year

0.95%

1.53%

1.46%

INCOME

1-MILE

3-MILE

5-MILE

Average Household Income

\$65,154

\$68,528

\$66,177

ATTRACTIONS

The Orlando area is a large industrial and hi-tech center. It is nationally recognized for their innovative techniques in digital media, aviation, aerospace, agricultural technology, and software design. The city holds over 150 international companies that represent 20 different countries. Orlando is also the 7th-largest research park in the country. Central Florida Research Park is home to over 120 companies that employ more than 8,500 people. It is also the hub of the nation's military simulation and training programs.

Lockheed Martin has a large manufacturing facility for missile systems, aeronautical craft, and other high-tech research. Many notable engineering firms work with the different branches of the U.S. Army to create innovative technology. The city is also a large home base for Darden Restaurants, Olive Garden, and LongHorn Steakhouse.

The film, television, and entertainment industry is another large sector for Orlando's economy. Universal Studios, Disney's Hollywood Studios, UCF College of Arts and Humanities, Full Sail University, and Florida Interactive Entertainment Academy are only a few studios and teaching programs that are located within Orlando. The gaming industry has also become an important part of the Orlando economy. Everything from film, show production, computer animation, video game design, and much more is taught and executed extensively in Orlando.





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