



RETAIL PROPERTY FOR SALE

ACTUAL PROPERTY PHOTO

FIRESTONE

16747 Cagan Park Ave, Clermont, FL 34714

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FIRESTONE

16747 Cagan Park Ave | Clermont, FL 34714

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE

\$4,441,500

CAP RATE

3.85%

INVESTMENT SUMMARY

List Price:	\$4,441,500
NOI:	\$171,000
Cap Rate:	3.85%
Price / SF:	\$583.26
Building Size:	7,615 SF
Land Acreage:	0.87 Acres
Year Built:	2017

LEASE SUMMARY

Lease Type:	Absolute "NNN" Net
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	20 Years
Term Remaining:	15+ Years
Commencement Date:	August 2017
Term Expiration:	August 2037
Options:	(6) Five Year Options
Increases:	10% at Year 11 & Each Option
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Single Tenant Net Lease Firestone Complete Auto Care | 7,615 SF Situated on .87 Acres
- Absolute "NNN" Net Lease | No Landlord Responsibilities
- Corporate Lease Guaranty Bridgestone/Firestone - S&P Rated 'A' Investment Grade
- Attractive 10% Rent Bump in Year 11 & Each Five Year Option Period
- Long Term Lease | 15+ Years Remaining on Initial 20 Year Lease
- Equipped w/ Eight Service Bays | 2017 Class "A" Brick & Masonry Construction
- Strong Traffic Counts w/ Over 37,000 VPD on US Highway 27
- Excellent Location w/ Strong Residential & Commercial Growth | Cagan Crossings 1,800+ Apartments | 10 Minutes From Disney World
- Double Digit Population Growth | The City of Clermont, Choice of Champions, Is One of The Fastest Growing Cities in Central Florida
- Surrounding Retailers: Walmart, Lowes, Circle K, Orlando Health, Burger King, Taco Bell, McDonalds, Verizon, Chic Fil A, Starbucks and Many More



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LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Absolute "NNN" Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	15+ Years
Original Lease Term:	20 Years
Commencement Date:	August 2017
Current Term Expiration:	August 2037
Options:	(6) Five Year Options
Increases:	10% at Year 11 & Each Option
Guarantor:	Corporate
Right of First Refusal:	Yes - 10 Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 10	\$171,000	\$14,250
Years 11 - 20	\$188,100	\$15,675
Option 1	\$206,910	\$17,243
Option 2	\$227,601	\$18,967
Option 3	\$250,361	\$20,863
Option 4	\$275,397	\$22,950
Option 5	\$302,937	\$25,245
Option 6	\$333,231	\$27,769
CURRENT RENT		\$171,000

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PHOTOS



CAGAN CROSSINGS

1,863 Apartments

CIRCLE K

AERIAL



US HWY 27



AMSCOT

GameStop



AERIAL

CAGAN CROSSINGS

1,863 Apartments

Firestone
since 1926 **COMPLETE AUTO CARE™**

LOWE'S

Walmart

FAIRWINDS
WAFFLE
HOUSE

chili's

Chick-fil-A



AT&T



FRESENIUS
MEDICAL CARE



ORLANDO HEALTH
Emergency Room

AMSCOT

GameStop

DUNKIN'
DONUTS

verizon



TIRE
KINGDOM

THE OAKS
ON THE LAKE
A 55+ COMMUNITY

High Grove

160 Homes

CAGAN CROSSINGS

APARTMENT HOMES & TOWN CENTER

16554 Cagan Crossings Blvd., Suite 1 | Clermont, Florida 34714
CaganCrossings.com | 352.242.0555 |



THE GLEN AT CAGAN CROSSINGS

- One, Two, and Three Bedroom Apartment Homes
- Two Bedroom w/ Den Apartment Homes
- Choose from 10 Different Floor Plans
- Wall to Wall Energy Savings
- Panoramic Lake Views
- Ceramic Tile
- Outside Storage
- Screened Patios/Balconies
- Tot Lot
- Private Garages Available

- Lakefront Boardwalk
- Clubhouse w/ Private Meeting Rooms and Social Room w/ Full Kitchen & Fireplace
- Lavish Resort Style Pool and Spa w/ Wi Fi
- Oversized Tanning Deck and Fenced-In Children's Water Feature
- Access to Fitness Center
- Granite Countertops (Select Units)
- Wood Style Flooring (Select Units)

THE ORCHARD AT CAGAN CROSSINGS

A 50+ COMMUNITY

- 55+ Smoke-Free Community
- One and Two Bedroom Apartment Homes
- Controlled Access Building with Elevators
- Luxury Resort Style Pool and Sandy Beach Area
- Private Garages Available
- Clubhouse and Fitness Center
- Pickleball Court and Bark Park
- Energy STAR Whirlpool Stainless Steel Appliances
- Full Size Washer/Dryer Included
- Screened Patios/Balconies
- Granite Countertops, Wood-Inspired Flooring, and Carpeting in Bedrooms

AURORA AT CAGAN CROSSINGS

- One, Two, and Three Bedroom Apartment Homes
- Two Bedroom Townhomes
- Large Studios
- 5 Floor Plan Options
- Energy Efficient Gas/Electric Appliances
- Dishwasher/Disposal
- Kitchen Pass-Through Breakfast Bar
- Intimate Courtyards
- 8 Laundry Centers
- Sparkling Resort Style Garden Pool
- Access to Fitness Center

RIDGEPOINTE AT CAGAN CROSSINGS

- One and Two Bedroom Apartment Homes
- Two Bedroom w/ Den Apartment Homes
- 13 Floor Plan Options
- Intrusion Alarms (Select Units)
- Private Garages Available
- Full Sized Washer/Dryer Connections
- Private Lanais and Balconies
- Sparkling Resort Style Garden Pool
- Heated Spa
- Fitness Center

THE LOFTS AT CAGAN CROSSINGS

- One and Two Bedroom Apartment Homes
- Two Bedroom w/ Den Apartment Homes
- 4 Floor Plan Options
- Private Garages Available
- Private Elevator
- 10' Ceilings with Crown Molding
- Granite Counters with Stainless Appliances
- Full Sized Washer/Dryer Connections
- Intrusion Alarms
- Access to Fitness Center
- Many fine retail establishments with entertainment, health, business and dining options



Lake Pointe
Academy
(K-8)

Dairy
Queen

Five Guys

Fairwinds
Credit Union

Waffle
House

Chili's

Chick-Fil-A

Starbucks
Subway
Paramount
Urgent Care

Lowe's Home
Improvement

Arby's
Chipotle
Donut NV

Circle K Gas
and Quick Stop

Burger King

Walmart

Taco Bell

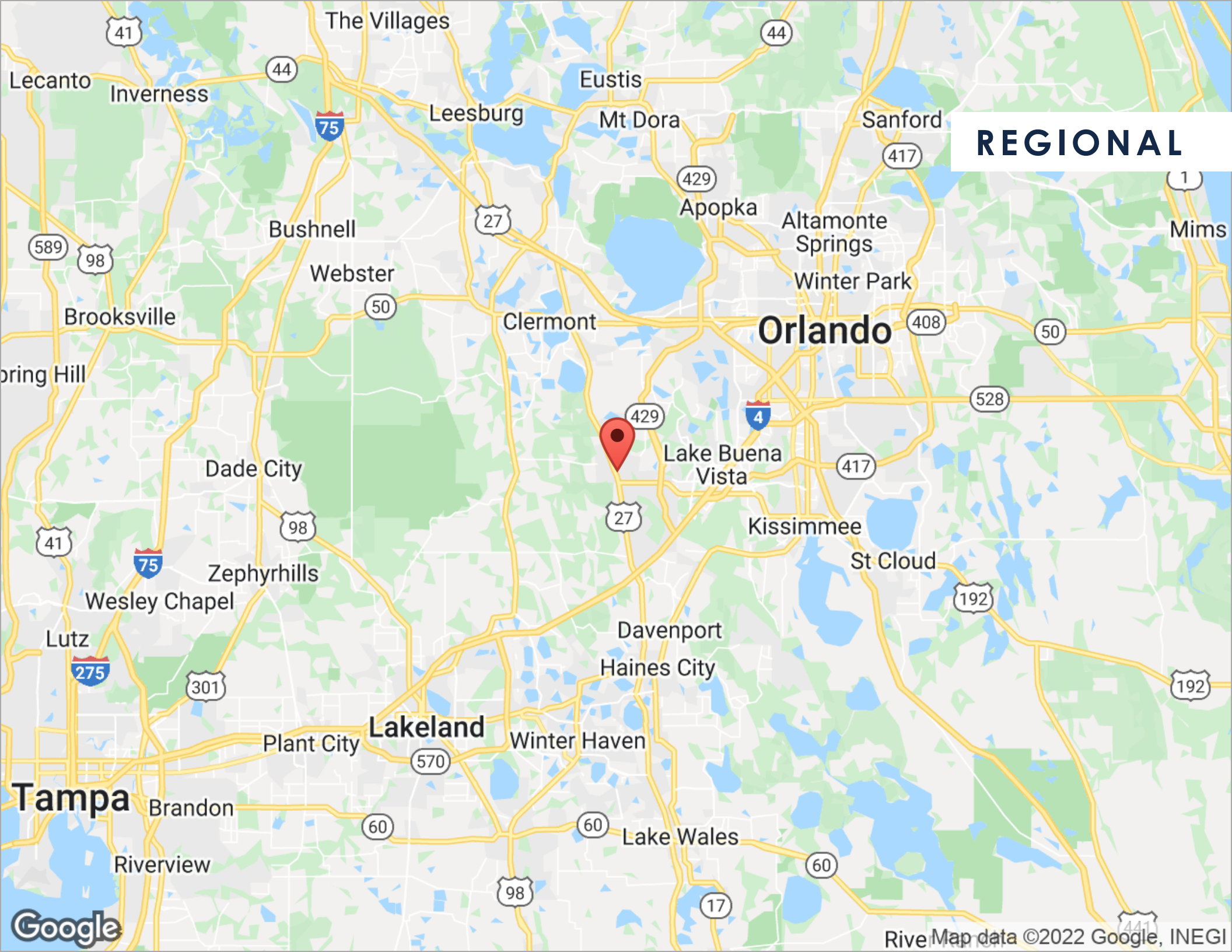
Bank of America
KFC

Joe's Carwash

Orlando Health
South Lake Hospital
Emergency Room and Medical Pavilion

Amscot
GameStop
Dunkin'
Donuts

Verizon



REGIONAL

Orlando

Lakeland

Tampa

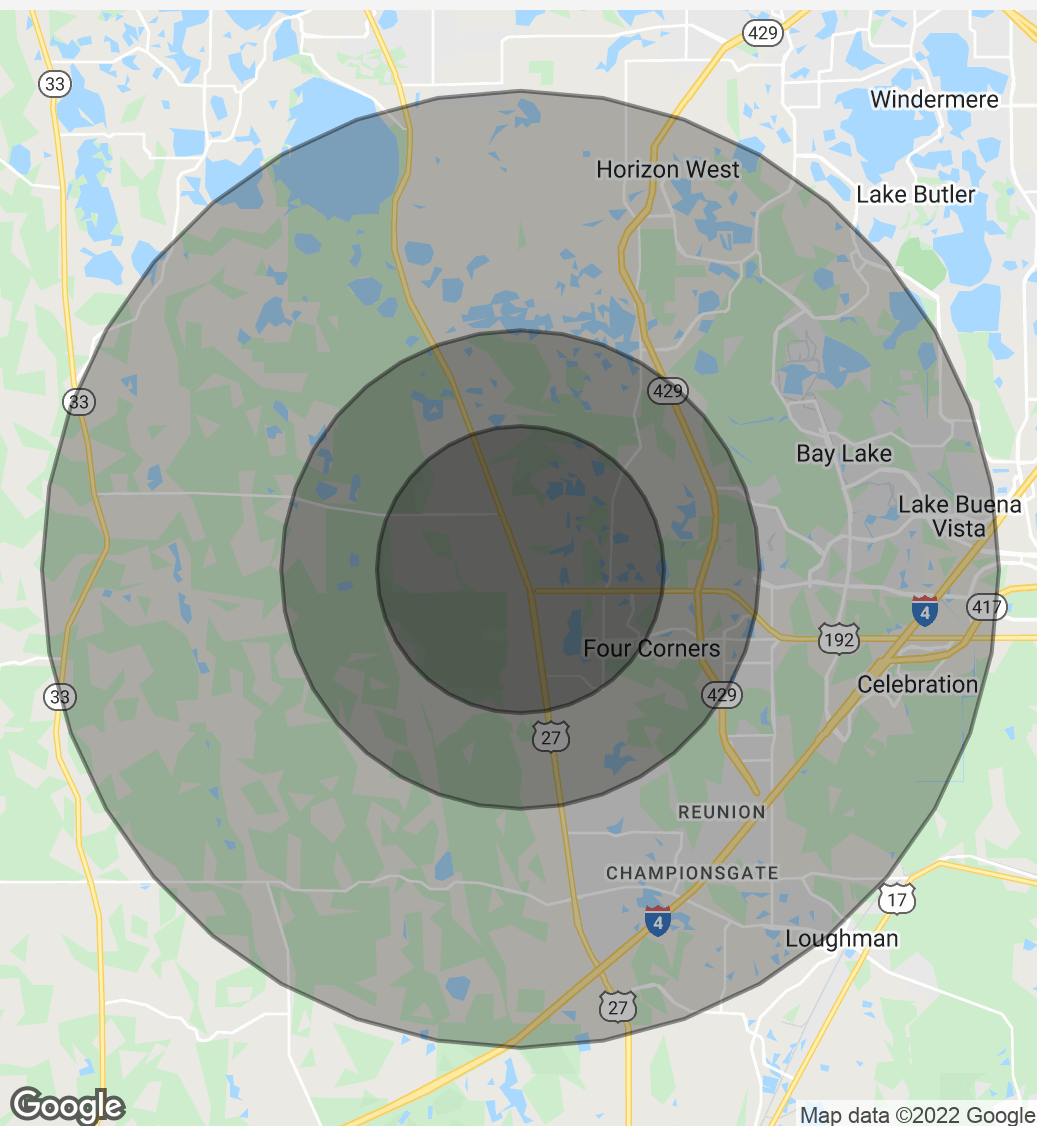
Google

Rive Map data ©2022 Google, INEGI

FIRESTONE

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DEMOGRAPHICS MAP & REPORT



Population:	1 Mile	3 Mile	5 Mile
2010 Population	20,801	28,939	74,875
2021 Population	45,231	68,858	186,057
2026 Population Projection	52,921	80,900	217,014
Annual Growth 2010-2021	10.7%	12.5%	13.5%
Annual Growth 2021-2026	3.4%	3.5%	3.3%
U.S. Armed Forces	17	29	77
Population by Race:			
White	36,965	56,094	151,727
Black	5,101	7,815	18,485
American Indian/Alaskan Native	400	536	1,145
Asian	1,293	2,187	8,938
Hawaiian & Pacific Islander	172	237	533
Two or More Races	1,299	1,988	5,229
Hispanic Origin	18,475	27,963	62,940
Households:			
2010 Households	8,042	10,893	27,840
2021 Households	16,688	24,782	66,998
2026 Household Projection	19,414	28,960	77,794
Annual Growth 2010-2021	3.1%	3.8%	5.4%
Annual Growth 2021-2026	3.3%	3.4%	3.2%
Owner Occupied Households	10,982	17,063	47,428
Renter Occupied Households	8,432	11,898	30,365
Total Specified Consumer Spending (\$)	\$469M	\$716M	\$2.1B
Income:			
Avg Household Income	\$72,585	\$74,426	\$89,211

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RETAIL PROPERTY FOR SALE

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