

**FOR
SALE**

LONG TERM ABSOLUTE NNN INVESTMENT OPPORTUNITY



**478 NORTH SR 434
ALTAMONTE SPRINGS, FL 32714**



PROPERTY HIGHLIGHTS

- 2,354 SF Freestanding Restaurant with Very Strong Corporate Tenant
- 400 SF Outdoor Patio/Dining Area/Drive Thru/Great Signage
- 26 Parking Spaces, 100% Renovation by Tenant in 2017
- 9 Year Remaining on an Absolute NNN Lease (ZERO Landlord Obligations)
- 3% Annual Increases including the (3) Five year options
- Strong Tenant with 9 Locations in Orlando Market
- Highly Concentrated Retail Trade Area of National Retailers & Restaurants
- Near Intersection of SR 434 and SR 436, Traffic Average of 65,000 VPD
- www.foxtailcoffee.com/locations_altamonte
- Current NOI: \$74,160

Sales Price: \$1,350,000 (5.5% Cap Rate)

CONTACT

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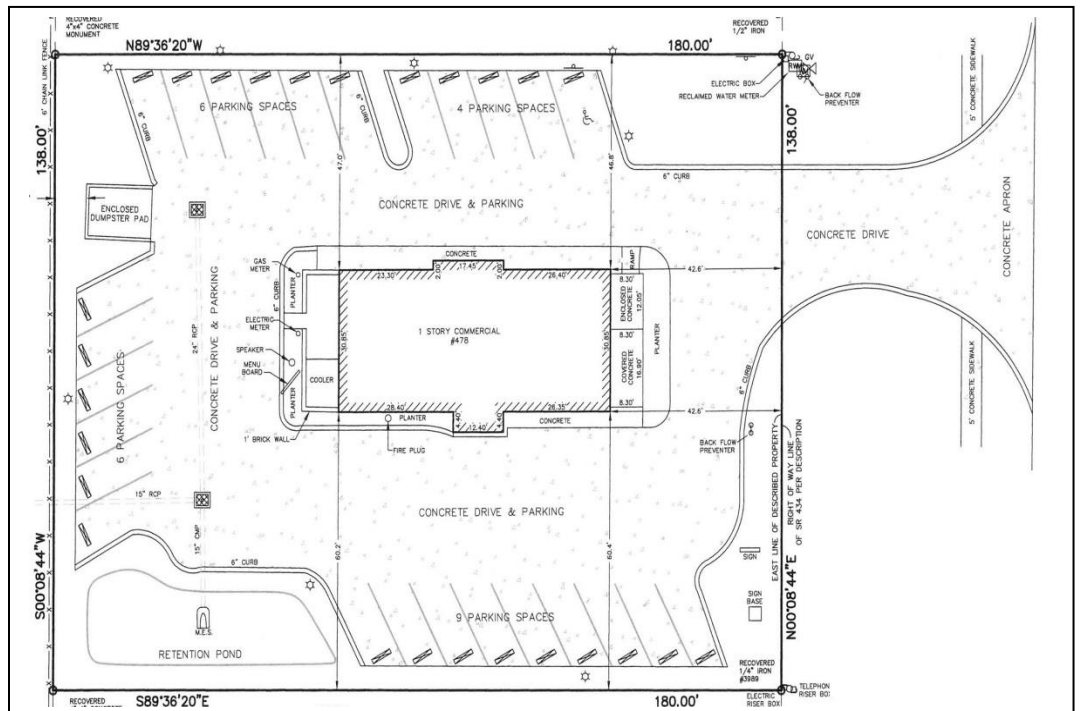
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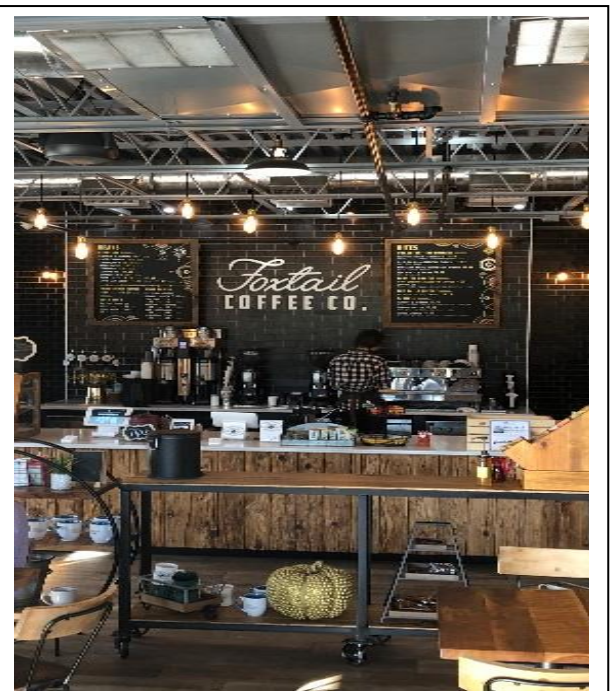
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