

FOR SALE > LONG TERM NNN LAND LEASE

KIA Dealership | 7.5% Average Cap Rate

SE QUADRANT OF SR 50 & FERGUSON DR



Central Florida

LEASE SUMMARY

Tenant: West Colonial Auto, INC
DBA: Orlando KIA

Lease Term: 10 Years, with 4 - 5 year renewal options

Escalations: Greater of 3% or CPI

Avg. 10 Yr Cap Rate: 7.50%

Going in Cap Rate: 6.50%

Listing Price: \$1,520,000

SITE SPECIFICATIONS

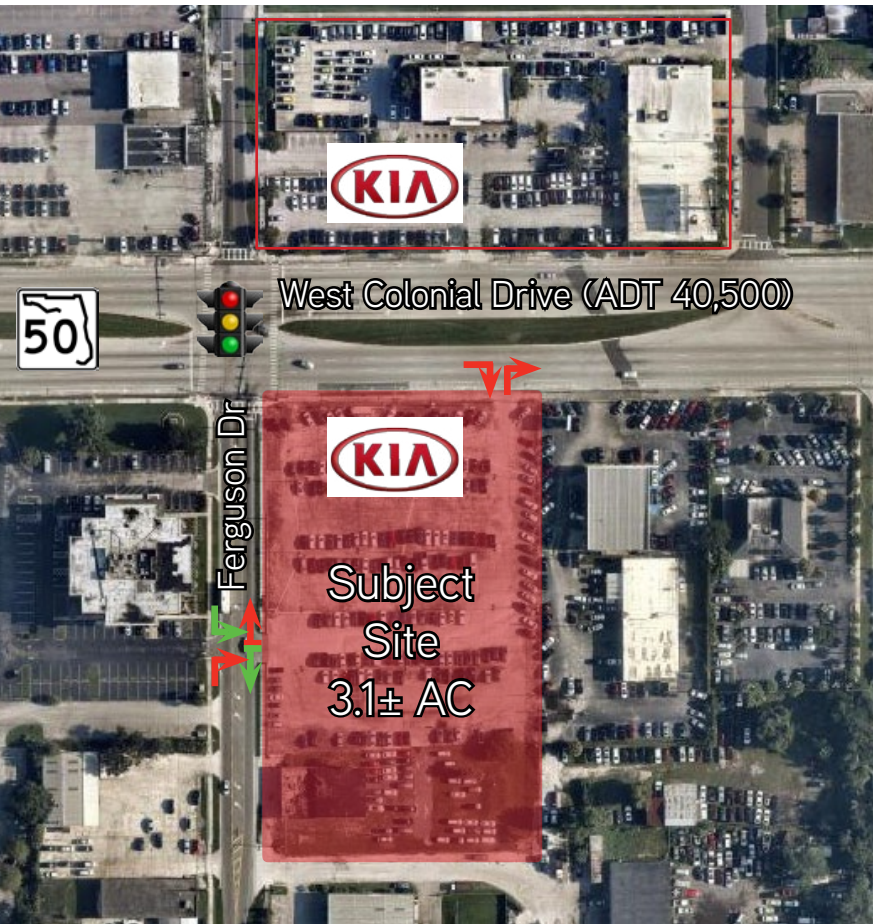
Address: 3490 W Colonial Drive
Orlando, FL 32808

Site Size: 3.1± Acres

Zoning: IG (City of Orlando)

Future Land Use: Commercial

Frontage: 280± ft. on SR 50
490± ft on Ferguson Drive



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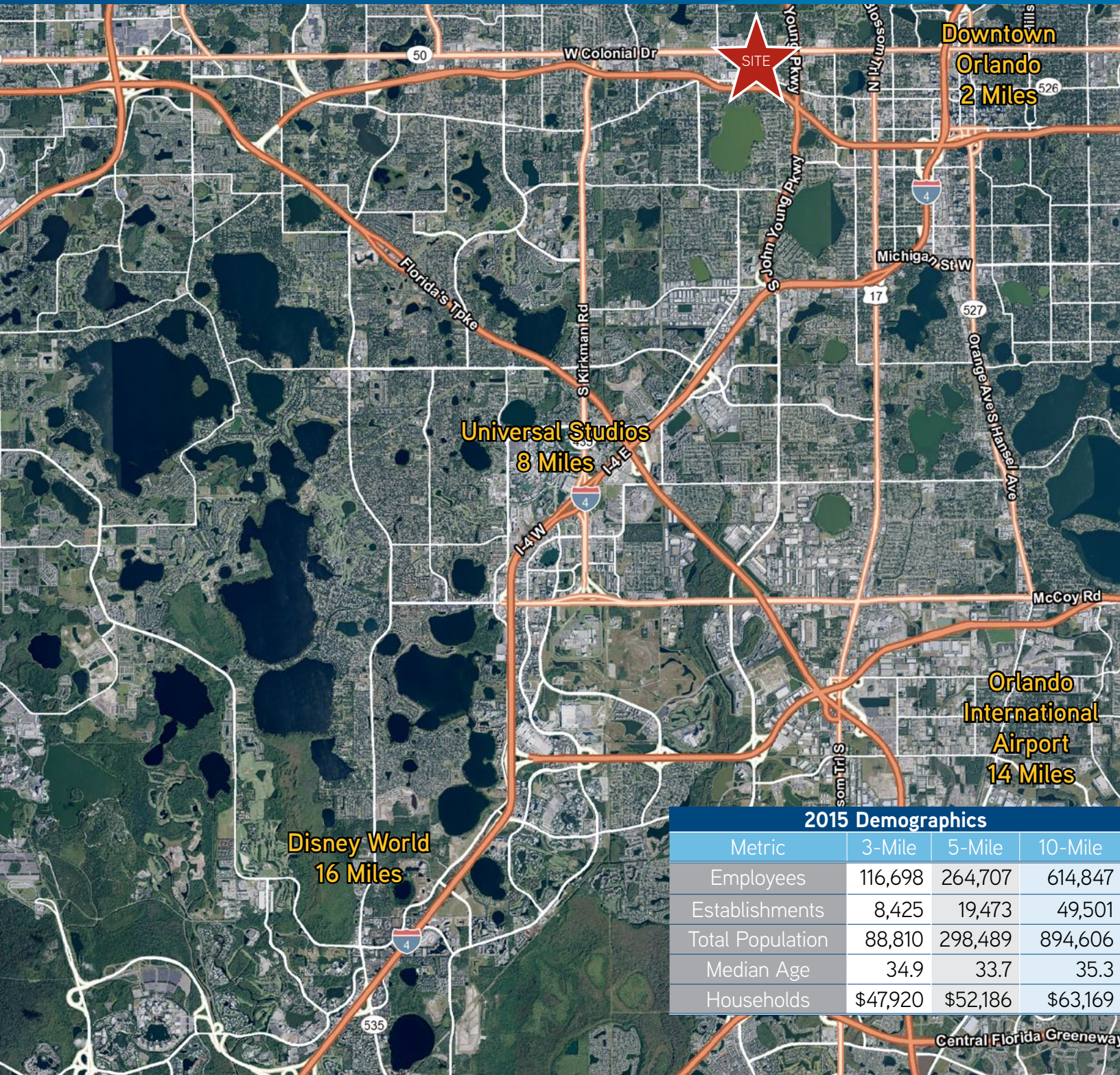
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2015 Demographics

Metric	3-Mile	5-Mile	10-Mile
Employees	116,698	264,707	614,847
Establishments	8,425	19,473	49,501
Total Population	88,810	298,489	894,606
Median Age	34.9	33.7	35.3
Households	\$47,920	\$52,186	\$63,169

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