

MACARONI GRILL - NNN INVESTMENT

5320 W Irlo Bronson Memorial Hwy | Kissimmee, FL 34746

NNN Retail Investment - Orlando MSA



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$3,525,000
PRICE



7.17%*
CAP RATE

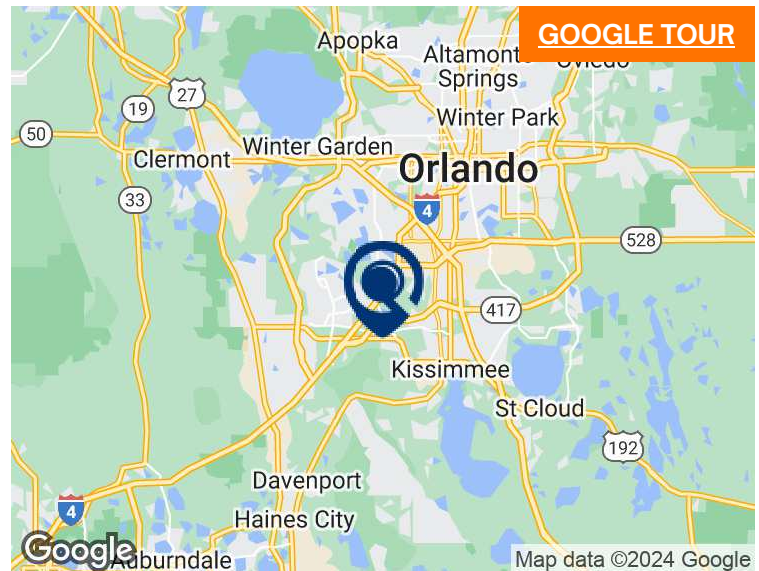


7,370 SF
SIZE



ABSOLUTE NNN
LEASE TYPE

- Single tenant absolute NNN investment.
- No landlord responsibilities.
- 4+ years remaining on original term.
- 2.5% annual increases.
- 4 (5 year) options with rent increases in each option.
- Located in the bustling Orlando Tourist Corridor.
- Frontage on heavily traveled US Hwy 192 with traffic counts of 39,500 CPD.
- Less than 5 miles from Disney.
- *Cap Rate based on January 1, 2025 rental increase.



PROPERTIES.LQCRE.COM/MACARONI-GRILL-INVESTMENT



5-MILE POPULATION
123,324



5-MILE INCOME
\$100,001



5-MILE EMPLOYEES
51,116



500 Winderley Pl #104
Maitland, FL 32751
LQCRE.COM

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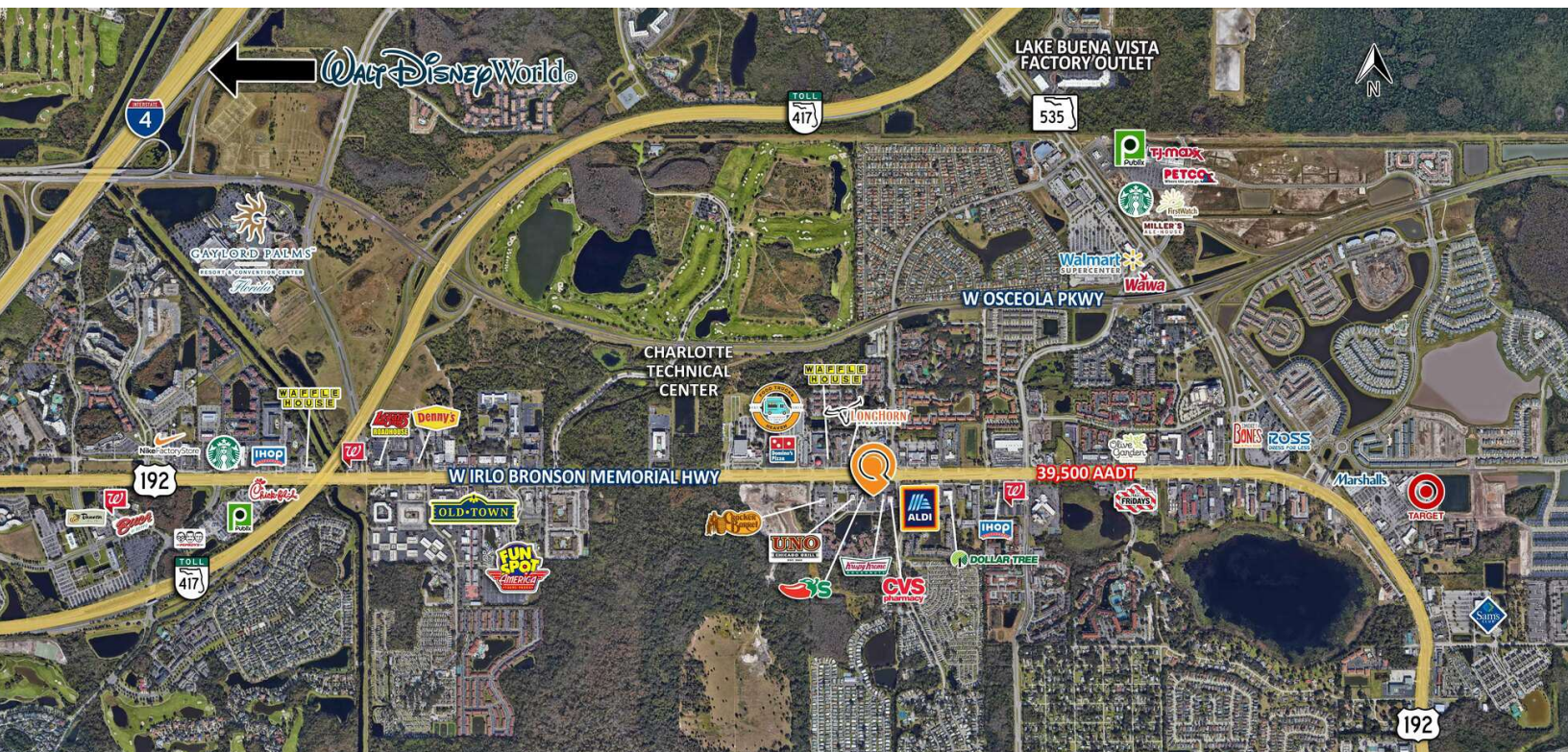
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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.