



6.73% Cap Rate NNN Investment



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

NNN INVESTMENT FOR SALE

3201 Budinger Ave, St Cloud, FL 34769

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Vice President of Brokerage Services
E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Sale: \$4,850,000.00 (\$342 / SF)

± 14,200 SF Building

5 / 1,000 Parking Ratio



**MAJOR CAPITAL
IMPROVEMENTS
COMPLETED**

Single-Tenant NNN leased dual concept Early Childhood Education Facility and ABA Therapy, located in the high-growth Nolte Road corridor, 1 mile south of Orlando Health St. Cloud Hospital

Strategically positioned 1.5 miles from Florida's Turnpike access, and surrounded by over 20,000 new housing units slated for development within a 4 mi. radius

Blue Heart Behavioral Services for Kids / Imagineers Academy occupies the entire building on a NNN lease and has 8.5 years of term left with one 9% followed by seven 3% annual increases

Recent capital improvements include: three new HVAC systems (2025), exterior fully re-painted (2024) and roof re-sealed (2024)

Landlord responsibilities: parking lot, foundation, plumbing and electrical not within the building, roof and exterior walls

2025 DEMOGRAPHICS



Total Population



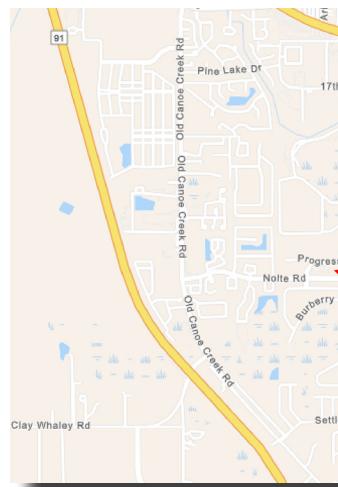
Total Households



Average HH
Income

5 Mins	13,748	4,536	\$91,857
10 Mins	58,280	19,893	\$96,121
15 Mins	108,705	36,372	\$99,632

THE NEIGHBORHOOD



FAMILIES
14,814
(10 min radius)



**AVERAGE
HOUSEHOLD SIZE**
2.9
(10 min radius)

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

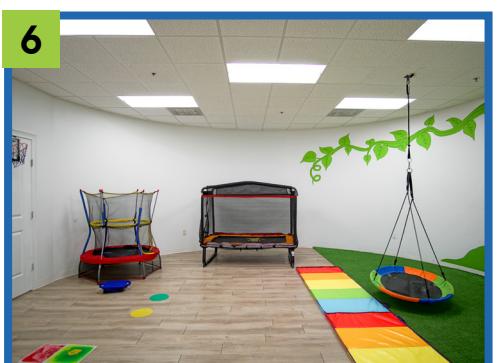
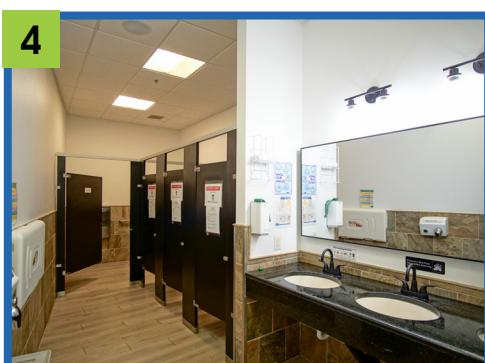
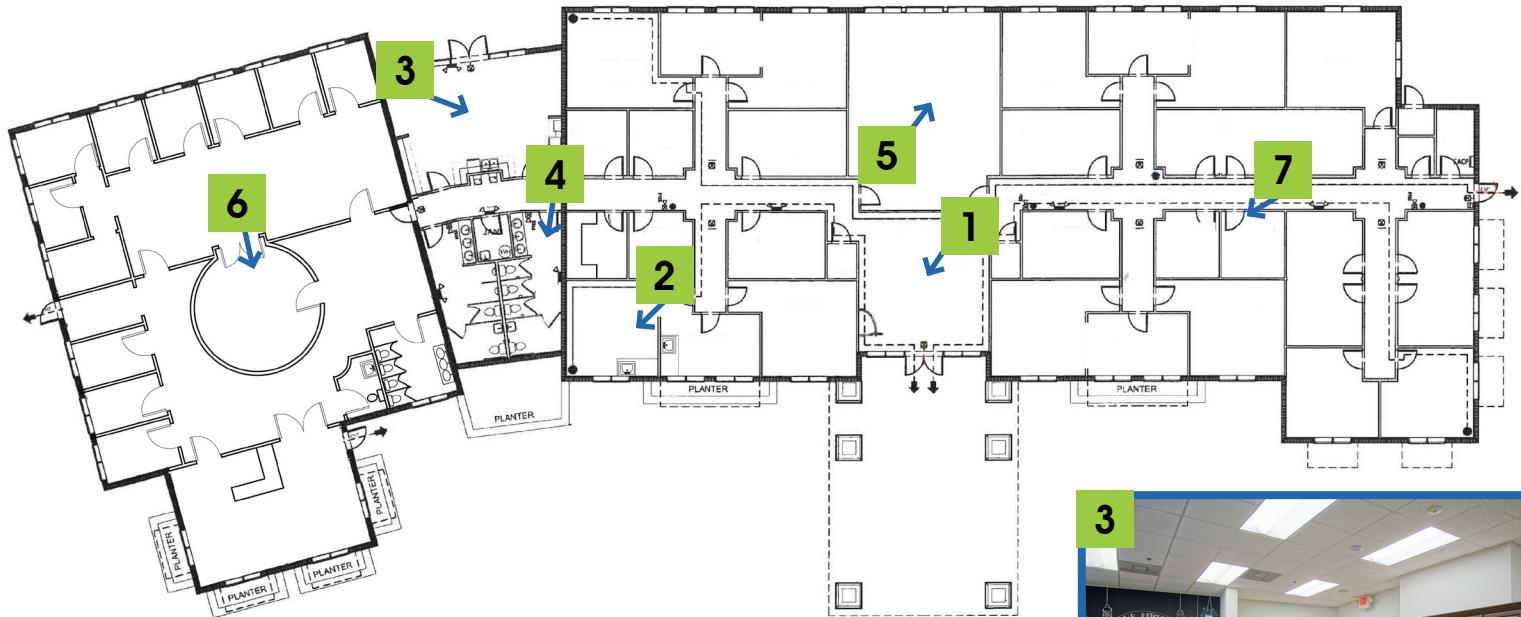
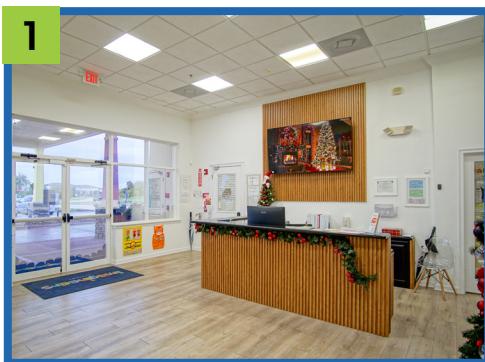
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

FLOORPLAN



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

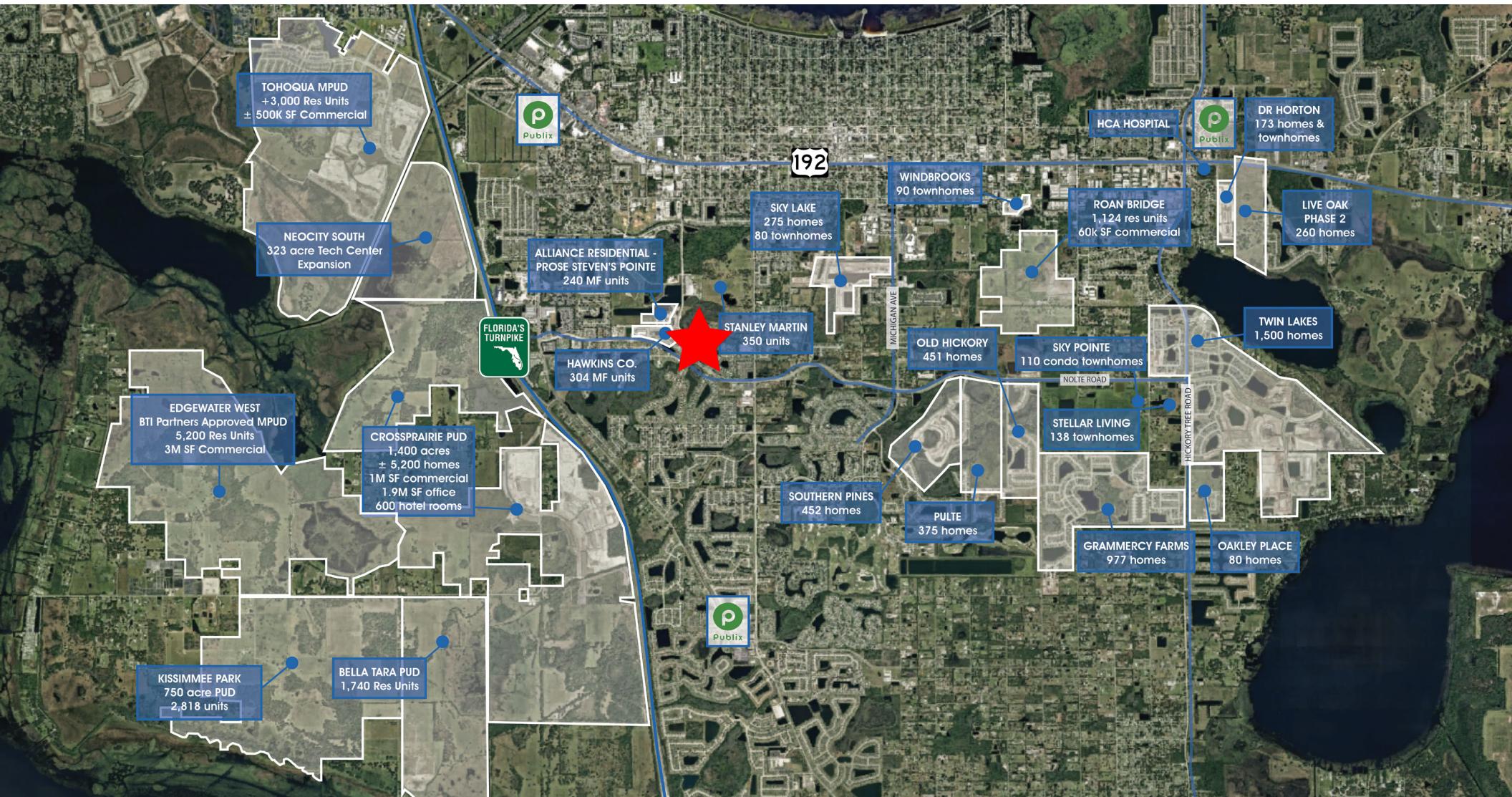
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

F
C
P
G

**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

SURROUNDING NEW HOME DEVELOPMENTS



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

AERIAL MAP



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**
Commercial Real Estate Services

RENT ROLL & TENANT HIGHLIGHT

Term	RSF	Base Rate	NNN	Gross Total	Monthly Gross	Monthly Base	Monthly NNN
October 1, 2024 – September 30, 2025	14,200	\$20.00	\$5.50	\$362,100.00	\$30,175.00	\$23,666.67	\$6,508.33
October 1, 2025 – September 30, 2026	14,200	\$22.00	\$5.50	\$390,500.00	\$32,541.67	\$26,033.33	\$6,508.33
October 1, 2026 – September 30, 2027	14,200	\$24.00	\$5.50	\$418,900.00	\$34,908.33	\$28,400.00	\$6,508.33
October 1, 2027 – September 30, 2028	14,200	\$24.72	\$5.50	\$429,124.00	\$35,760.33	\$29,252.00	\$6,508.33
October 1, 2028 – September 30, 2029	14,200	\$25.46	\$5.50	\$439,654.72	\$36,637.89	\$30,129.56	\$6,508.33
October 1, 2029 – September 30, 2030	14,200	\$26.23	\$5.50	\$450,501.36	\$37,541.78	\$31,033.45	\$6,508.33
October 1, 2030 – September 30, 2031	14,200	\$27.01	\$5.50	\$461,673.40	\$38,472.78	\$31,964.45	\$6,508.33
October 1, 2031 – September 30, 2032	14,200	\$27.82	\$5.50	\$473,180.60	\$39,431.72	\$32,923.38	\$6,508.33
October 1, 2032 – September 30, 2033	14,200	\$28.66	\$5.50	\$485,033.02	\$40,419.42	\$33,911.09	\$6,508.33
October 1, 2033 – September 30, 2034	14,200	\$29.52	\$5.50	\$497,241.01	\$41,436.75	\$34,928.42	\$6,508.33



Blue Heart Behavioral Services for Kids

Blue Heart Behavior is a specialized provider of Applied Behavior Analysis (ABA) therapy, delivering evidence-based behavioral health services to children and families throughout Osceola County. The organization provides individualized treatment plans led by a highly trained team of Board-Certified Behavior Analysts and clinical professionals. Known for its structured programs, clinical rigor, and consistent care delivery, Blue Heart Behavior has built a strong reputation as a trusted and established healthcare provider within the community.



Imagineers Academy

Imagineers Academy is an Early Childhood Education facility empowering children to reach their full potential and become happy, healthy, and well-rounded individuals.

Imagineers' integrative approach focuses on providing a safe and stimulating environment, a holistic development approach, family-centered care, an inclusive and diverse community, and developmentally appropriate practices.

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**
Commercial Real Estate Services

RECENT CAPITAL IMPROVEMENTS

April 2023

INSTALLED FOUNDATION DRAINAGE SYSTEM

Installed on front of building and on south side of building.

INSTALLED FOUNDATION SUPPORT PILING

Installed in front of building.

May 2023

PAINT EXTERIOR OF BUILDING

Complete exterior paint updates.

June 2024

REPAIR DECORATIVE LANDSCAPING FOAM

Completed in front of building.

REBUILD ROOF ACCESS LADDER

Improved safety and access to roof.

REPLACE EMERGENCY LIGHTING

Completed throughout interior of building.

July 2024

REPAIR MAIN WATER CONTROL INTAKE SYSTEM

Values and additional parts were replaced.

April 2025

REPLACE 5-TON AC UNIT

Improved efficiency and function.

July 2025

REPLACE MINI-SPLIT AC UNIT

Improved efficiency and function.

REPLACE EXISTING 7-TON AC WITH A NEW 10-TON AC

Improved efficiency and function.

September 2025

INSTALL FOUNDATION DRAINAGE SYSTEM

installed on east side of building.

November 2025

REPLACE EXISTING 7-TON AC WITH A NEW 10-TON AC

Improved efficiency and function.

December 2025

ROOF INSPECTION COMPLETED

Minor roof repair completed.

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**
Commercial Real Estate Services



615 E. Colonial Drive, Orlando, Florida 32803

407.872.0177



Dan Van Nada, CCIM
Vice President of Brokerage Services
Dan@FCPG.com
407.872.0177 Ext. 117



Ben Kuykendall
Vice President of Brokerage Services
Ben@FCPG.com
407.872.0177 Ext. 131

This Offering Memorandum contains select information pertaining to the business and affairs of the above referenced Property. It has been prepared by First Capital Property Group, Inc. (FCPG). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller and FCPG. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by FCPG from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.