

**FOR  
SALE**

**CREDIT TENANT INVESTMENT**  
**2 PROPERTY/2 TENANT ~ 7% CAP RATE**

3145 & 3165 NORTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32804



**PROPERTY HIGHLIGHTS**

- Multi-Year NNN Lease with 2 Credit Tenants
- 2 Buildings totaling 14,880 SF on 2.46 Acres Zoned IC/W
- \$353,112 combined NOI for both buildings with 3% annual increases
- Building 1: 3145 N. John Young Parkway: 8,280 SF building
- \$21,000 NNN a month with 3% annual increases for Building 1
- Building 2: 3165 N. John Young Parkway: 6,600 SF building
- \$7,103 NNN a month with 3% annual increases for Building 2
- Owner responsible for roof/structure only
- Existing Large Pole Signage and Building Signage for both properties
- High Traffic Exposure with over 50,500 Cars per Day

**Sales Price:            \$4,950,000**

**CONTACT**

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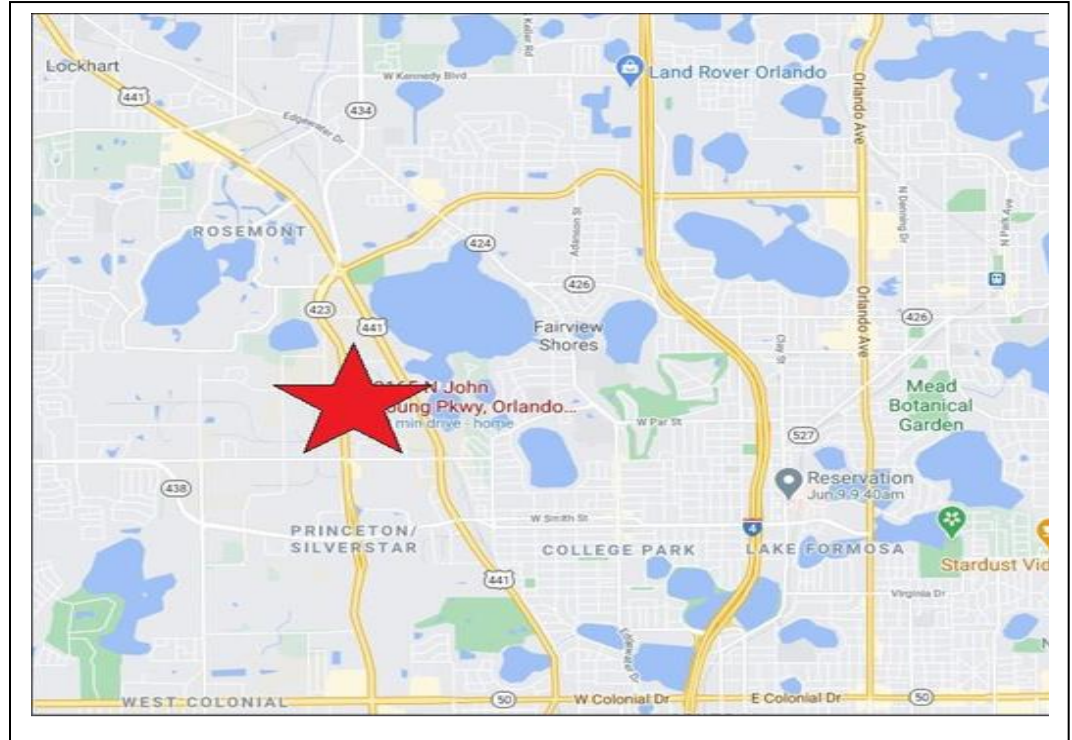
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