

# NNN MEDICAL OFFICE BUILDING | STIRLING CENTER AT LAKE MARY



## PROPERTY DESCRIPTION

NNN Investment Property in desirable Lake Mary, FL (Orlando MSA).

4,104 SF freestanding medical office building in Stirling Center.

Sale/leaseback opportunity - Medical practice tenant with multiple Central FL locations.

New 5 year NNN lease with renewals will be signed at closing.

7.0% cap rate year one with annual increases.

Functional medical floor plan; 8 exam rooms, 5 offices, 2 procedure rooms, 4 restrooms, large waiting room, breakroom, etc.

Tenant has been operating out of this location since 2015.

A dynamic addition to your real estate portfolio!

## LOCATION DESCRIPTION

Located in Stirling Center just west of Rinehart Road and 1 mile to Interstate 4.

Just 0.5 miles from brand new Orlando Health Hospital and AdventHealth Lake Mary ER.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>BUILDING SIZE:</b>	4,104 SF
<b>CAP RATE:</b>	7.0%
<b>NOI YEAR ONE:</b>	\$112,039.20 (\$27.30 NNN)
<b>PRICE PER SF:</b>	\$389.86
<b>YEAR BUILT:</b>	Shell 2006/Builtout 2015
<b>ZONING:</b>	M-1A, Very Light Industrial
<b>PARCEL NO:</b>	06-20-30-513-0000-0100

## LOCATION ADDRESS

761 Stirling Center Place  
Lake Mary, FL 32746

### JOHN W. TROST, CCIM

Principal | Senior Advisor

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### CHRIS BUTERA

Principal

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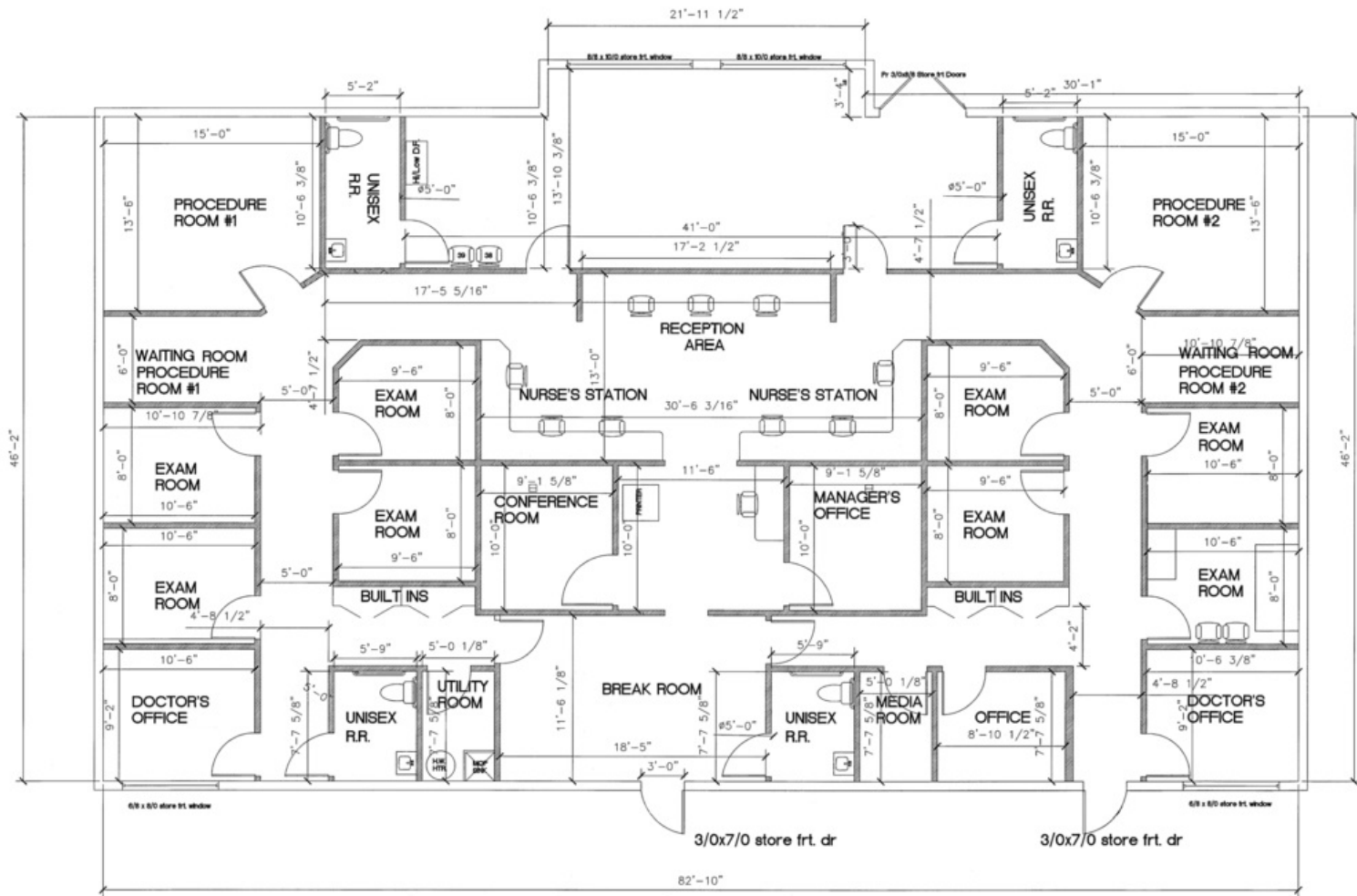
## ADDITIONAL PHOTOS



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# FLOOR PLAN



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# LOCATION MAP



Map data ©2022 Google Imagery ©2022 , Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

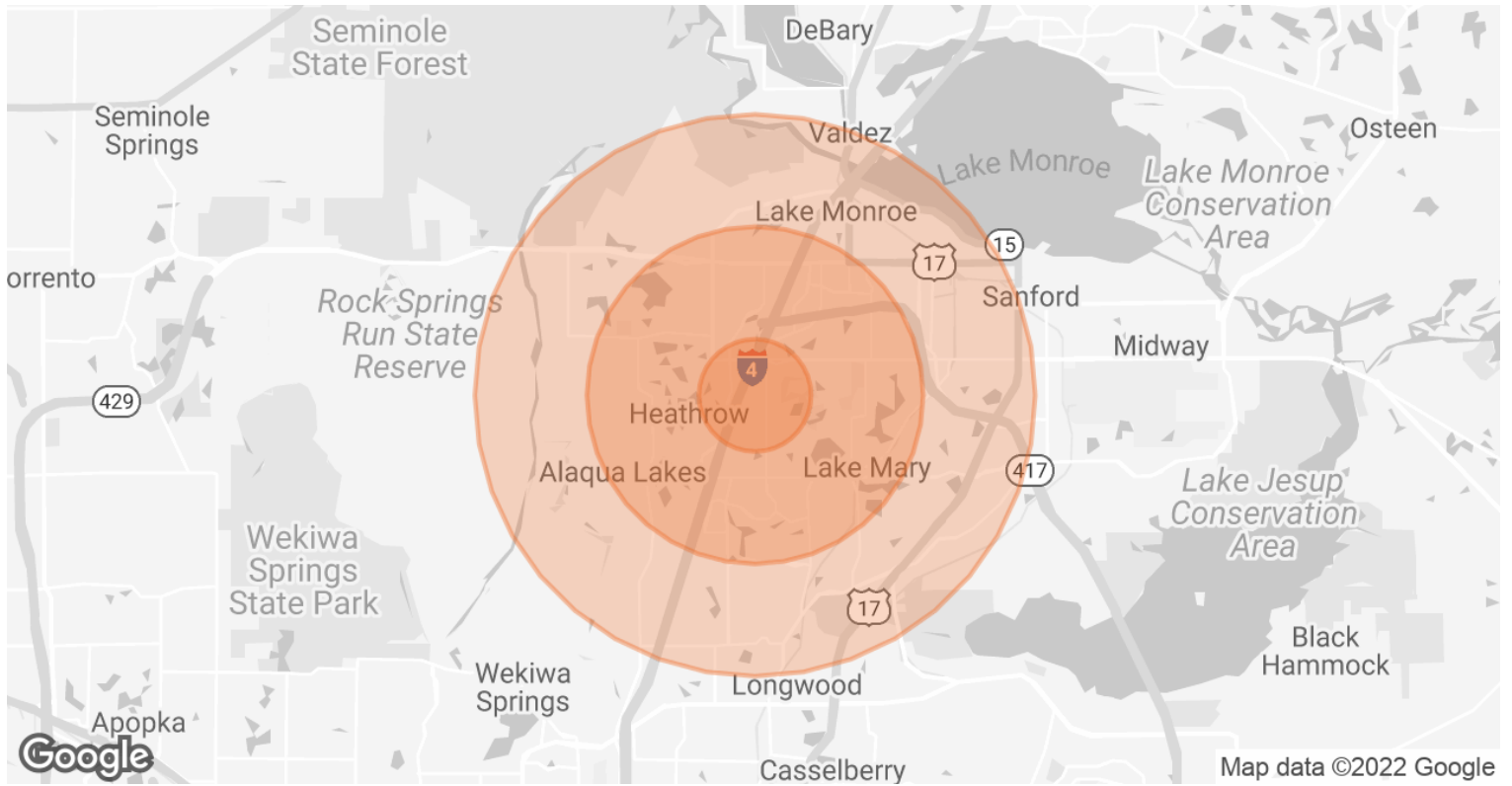
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	4,650	43,799	112,252
<b>AVERAGE AGE</b>	42.2	38.2	36.9
<b>AVERAGE AGE (MALE)</b>	42.3	38.5	36.6
<b>AVERAGE AGE (FEMALE)</b>	42.6	38.2	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,786	16,428	40,192
<b># OF PERSONS PER HH</b>	2.6	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$102,468	\$92,170	\$88,103
<b>AVERAGE HOUSE VALUE</b>	\$405,751	\$392,926	\$366,090

\* Demographic data derived from 2020 ACS - US Census

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