

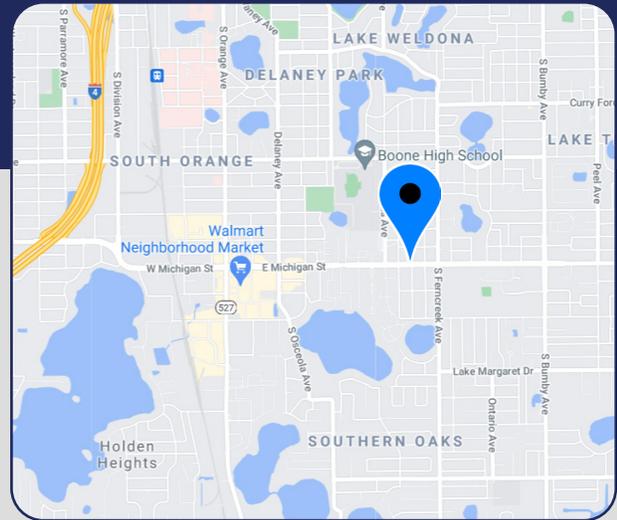
FOR SALE



SINGLE TENANT OPTICAL
1311/1313 E Michigan Street, Orlando, FL 32806

FOR SALE AT \$895,000

- > One-story, 1,912 SF medical building on 0.23 AC
- > 5.36% initial CAP rate; tenant pays \$4,000/month, NNN
- > New 5-year lease effective February 2022 with 3% annual increases
- > Current tenant is US Vision, founded in 1967
- > Zoned P-O, Professional Office, Orange County
- > Concrete block construction
- > High level of interior finish, marble, and millwork
- > High traffic count of 32,500 cars per day
- > Ample parking
- > RE taxes (2021) - \$4,865.64
- > Easy access to Interstate 4 (I-4) and Orange Avenue



Bill Bywater, CCIM
D 407.206.5736
O 407.206.7300
bill@bywater.com

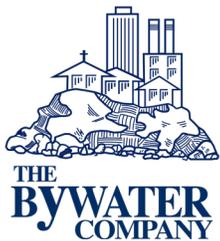
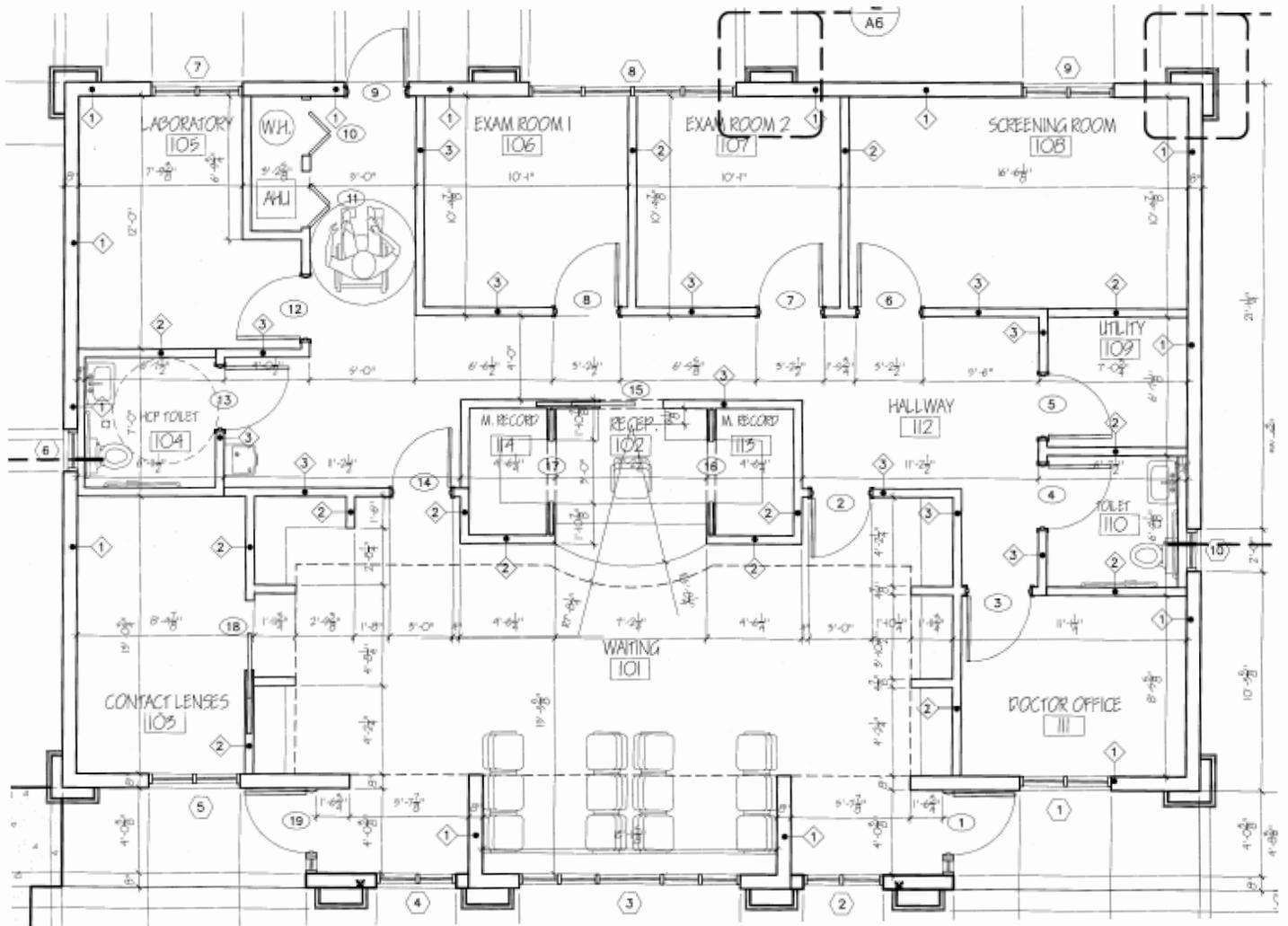


105 E Robinson Street
Suite 200
Orlando, FL 32801
407.206.7300 Main
www.bywater.com

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FLOORPLAN



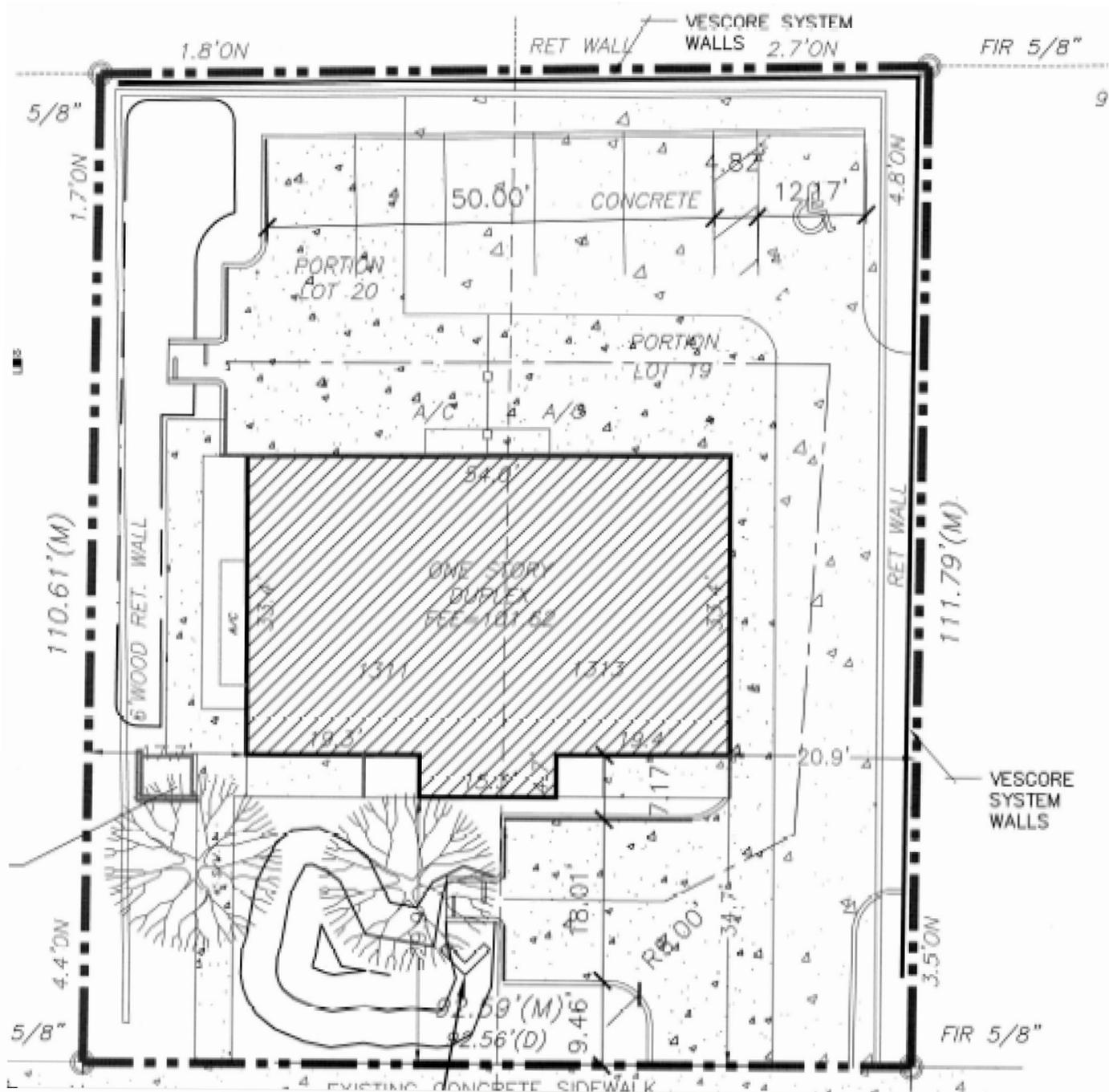
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SITE PLAN

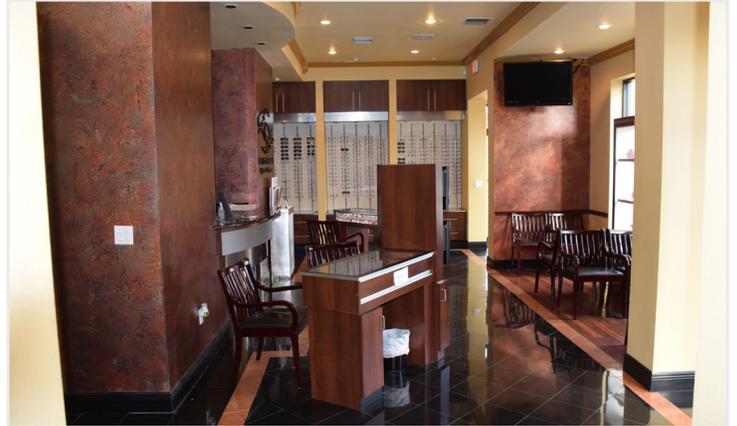


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