

RETAIL FOR SALE

SINGLE TENANT TRIPLE NET LEASE

13500 SOUTH JOHN YOUNG PARKWAY, ORLANDO, FL 32837



RETAIL FOR SALE \$3,054,859

KW COMMERCIAL

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Each Office Independently Owned and Operated

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INVESTMENT & PROPERTY OVERVIEW

13500 SOUTH JOHN YOUNG PARKWAY



Miami Commercial Group of KW Commercial is pleased to present the exclusive listing of the retail building leased to King Crab Restaurant at 13500 South Young Parkway, Orlando, Florida 32837. The building measures 6,246 square feet, and the lot size is 13,672 square feet.

This offering is a Triple Net (NNN) retail restaurant for sale in Orlando, Florida. This property is ideal as a cash flow investment and attractive as a 1031 Tax Exchange option. The tenant is a privately owned company that operates King Crab Seafood and Bar Restaurant. King Crab is subject to a ten-year, triple net lease (NNN), with roughly seven years remaining, and minimal landlord responsibilities. The rent is scheduled to increase by two percent (2.0%) annually, including two, 5-year tenant renewal options, bringing the total term to 17 years.

The location benefits from being in a high-traffic area on a six-lane street, and a signalized intersection into the Neighborhood Center. There is a strong retail presence surrounded by national, regional, local tenants, shopping centers, malls, and hospitality accommodations. Major tenants in the immediate area are Chase Bank, Walgreens, Western Union, Baskin Robins, Starbucks, 7-Eleven, and many more.

The property location is South of Highway 417 (Central Florida Greene Way) and exit 10. The Subject Property is 9 miles from Disney World, 11 miles from Orlando International Airport and 24 miles from Downtown Orlando.





Price:	\$3,054,859
NOI:	\$199,422
Cap Rate:	6.5%
Property Address:	13500 South John Young Parkway, Orlando, Florida 32837
Rentable Area:	6,264 SF
Land Area:	13,672 SF
Year Built:	2007
Tenant:	King Crab Orlando, LLC
Guaranty:	Personal
Lease Type:	Triple Net
Landlord Responsibilities:	Roof
Lease Term Remaining:	7+ Years
Increases:	2.00% Annually
Options:	King Crab has an option to extend the original lease with two 5-year options
Rent Commencement:	April 1, 2021
Lease Expiration:	March 31, 2031

ANNUAL RENT SUMMARY

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Lease Year	Lease Date	Minimum Monthly Rent	Minimum Annual Rent
1	4/1/2021	\$15,660	\$187,920
2	4/1/2022	\$15,973	\$191,678
3	4/1/2023	\$16,293	\$195,512
4	4/1/2024	\$16,619	\$199,422
5	4/1/2025	\$16,951	\$203,410
6	4/1/2026	\$17,290	\$207,479
7	4/1/2027	\$17,640	\$211,682
8	4/1/2028	\$17,988	\$215,860
9	4/1/2029	\$18,348	\$220,177
10	4/1/2030	\$18,715	\$224,581

Note: Current tenant has two 5-year options to extend their original lease.

PROPERTY PHOTOS

13500 SOUTH JOHN YOUNG PARKWAY



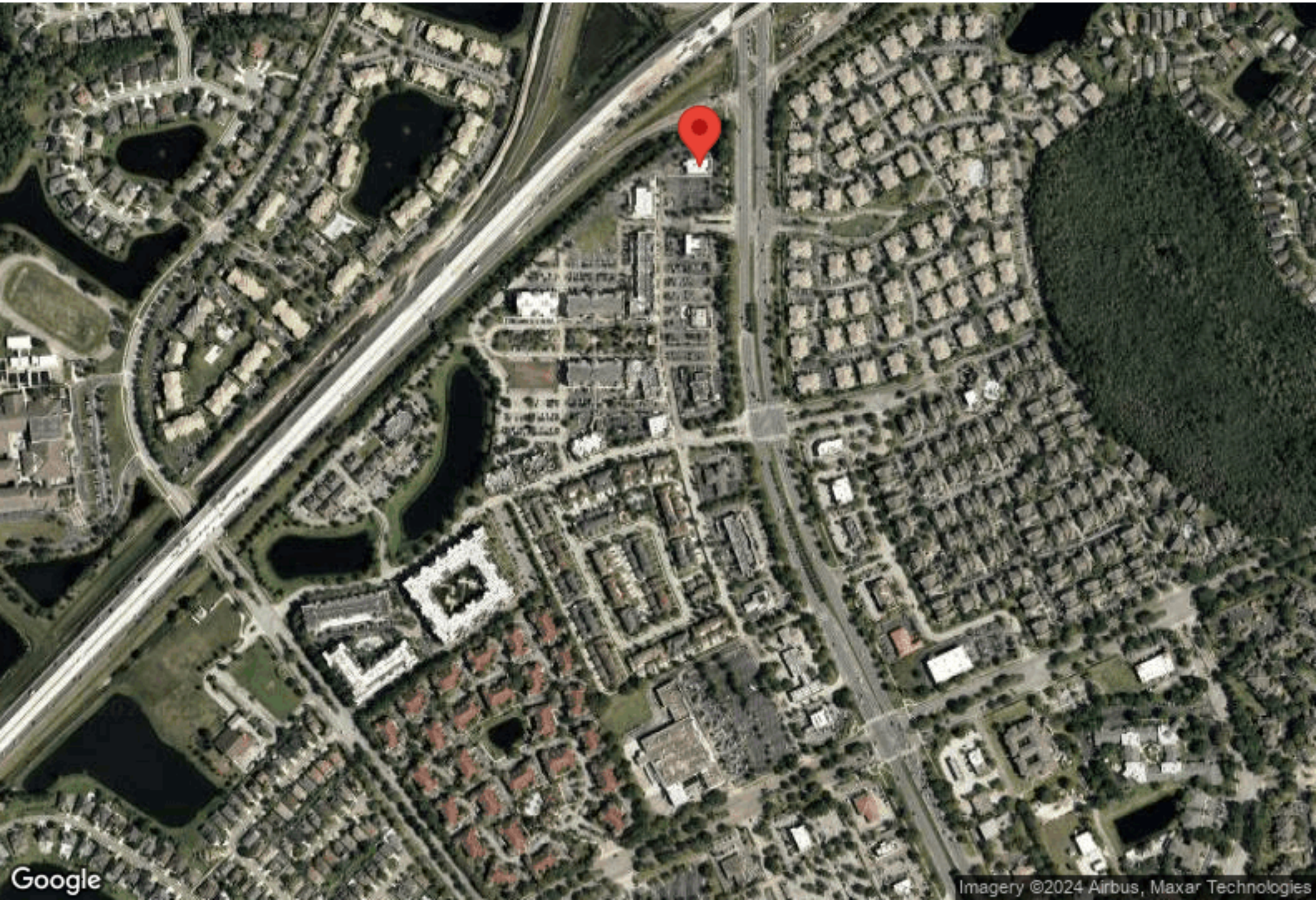
PROPERTY PHOTOS

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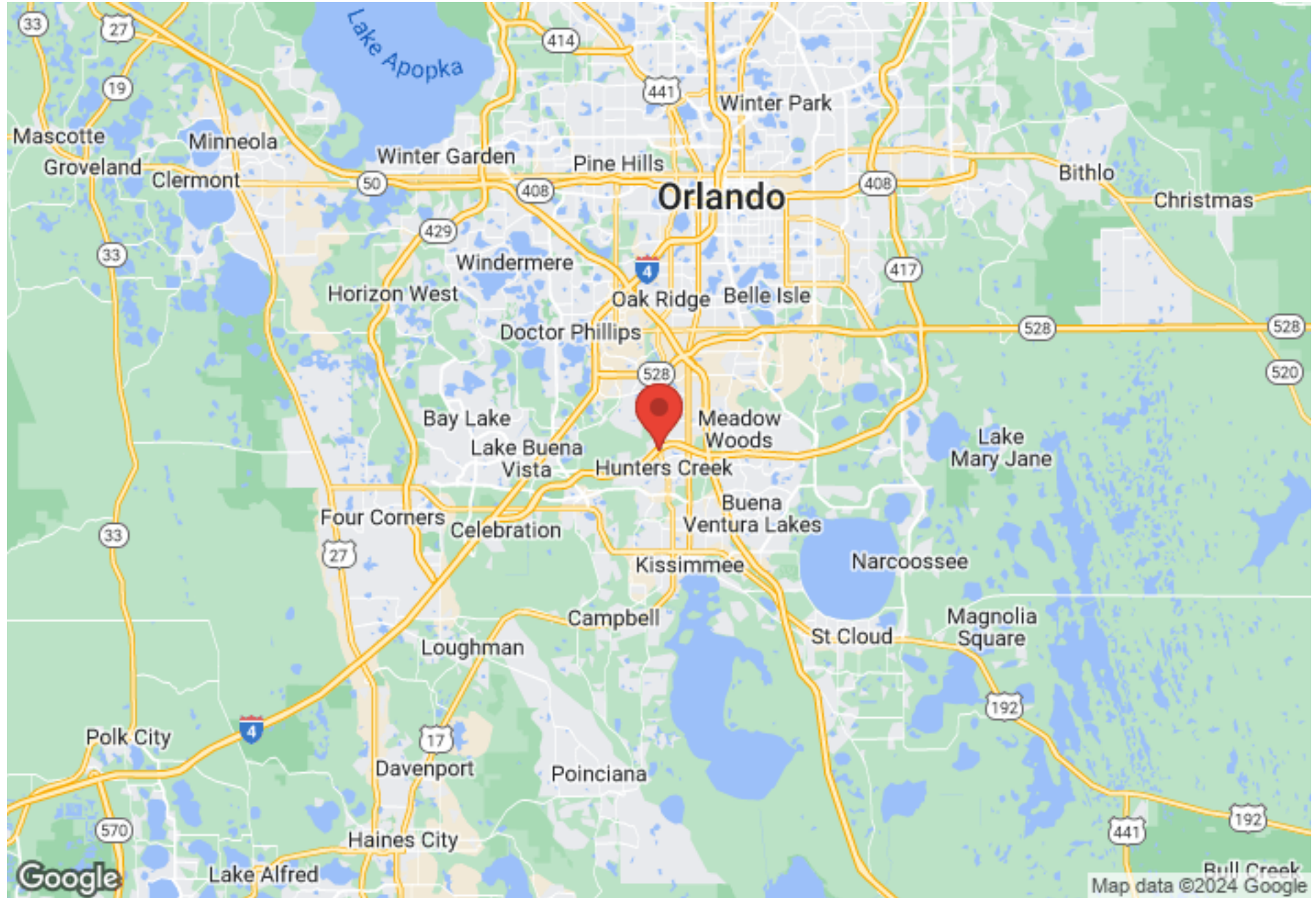
BUSINESS MAP

13500 SOUTH JOHN YOUNG PARKWAY



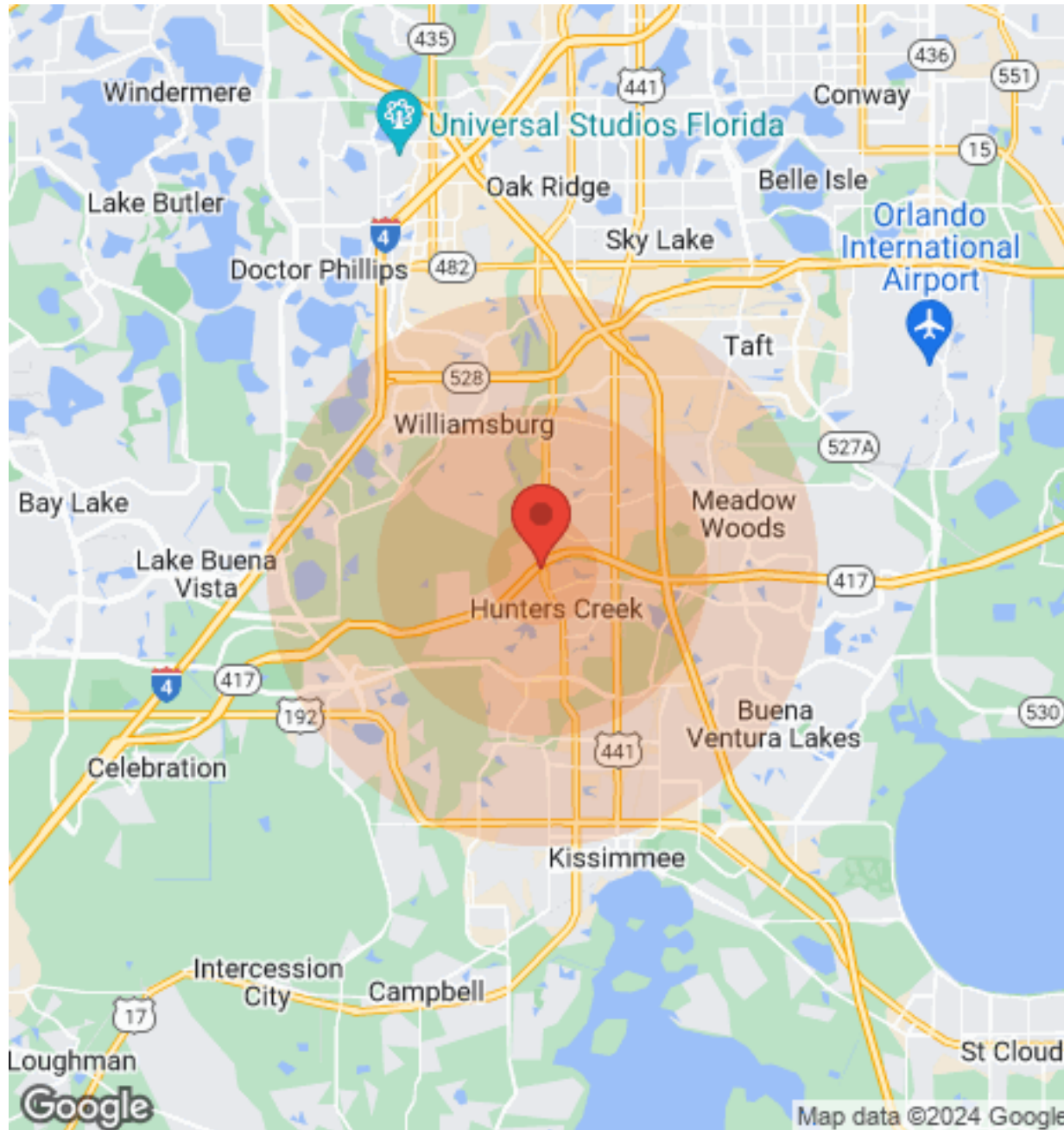
REGIONAL MAP

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DEMOGRAPHICS

13500 SOUTH JOHN YOUNG PARKWAY



Population	1 Mile	3 Miles	5 Miles
Male	1,327	32,394	91,163
Female	1,428	34,260	93,429
Total Population	2,755	66,654	184,592

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	492	13,742	36,486
Ages 15-24	375	8,792	23,823
Ages 25-54	1,165	26,981	77,892
Ages 55-64	417	7,635	20,807
Ages 65+	306	9,504	25,584

Race	1 Mile	3 Miles	5 Miles
White	1,781	45,665	124,243
Black	278	5,913	18,551
Am In/AK Nat	N/A	99	318
Hawaiian	N/A	32	63
Hispanic	823	30,267	91,602
Multi-Racial	470	18,590	54,678

Income	1 Mile	3 Miles	5 Miles
Median	\$87,415	\$63,181	\$44,087
< \$15,000	N/A	1,308	5,558
\$15,000-\$24,999	70	2,093	7,078
\$25,000-\$34,999	24	2,787	8,518
\$35,000-\$49,999	137	3,768	11,130
\$50,000-\$74,999	145	5,474	13,408
\$75,000-\$99,999	190	3,232	7,059
\$100,000-\$149,999	188	3,189	6,373
\$150,000-\$199,999	53	987	1,662
> \$200,000	88	498	1,079

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,105	27,102	79,466
Occupied	1,040	22,817	60,763
Owner Occupied	904	12,907	33,295
Renter Occupied	136	9,910	27,468
Vacant	65	4,285	18,703

AREA ATTRACTIONS

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Walt Disney World Magic Kingdom (13 miles away)



Walt Disney Epcot Center (9 miles away)



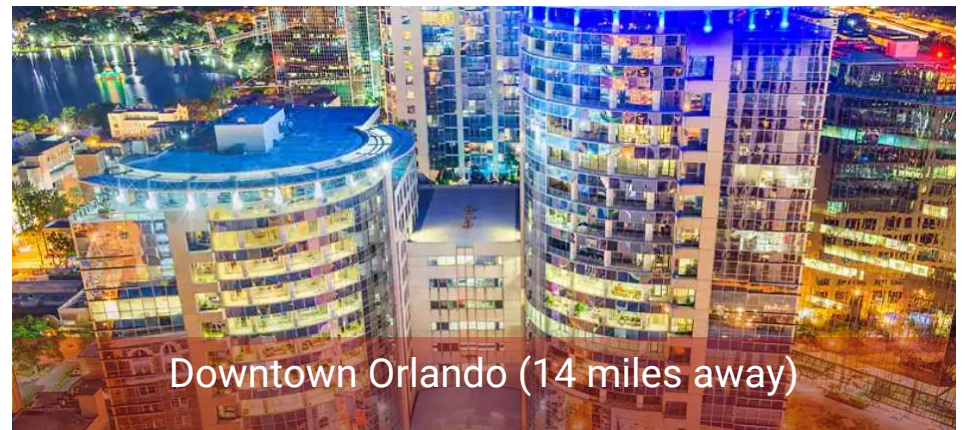
Universal Studios (11 miles away)



Sea World (6 miles away)



Islands of Adventure (12 miles away)



Downtown Orlando (14 miles away)

AREA OVERVIEW

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Orlando, Florida

Best known for theme parks, Orlando is home to more than a dozen family attractions, including Walt Disney World, Epcot, Sea Life Orlando Aquarium, and Universal Orlando, making the central Florida city the "Theme Park Capital of the World." Orlando is also called "The City Beautiful," dating back to 1908 when city officials gave it the nickname that still appears on the city seal.

Since the opening of Walt Disney World in 1971, tourism, population, and the local economy have flourished. Orlando is America's most visited destination, with a record-setting 75 million visitors in 2018, according to Visit Orlando. Orlando International Airport is the busiest airport in the state of Florida.

Orlando is also home to industry, including high-tech, aviation and aerospace, biotechnology research, film and television production, and manufacturing. The Orange County Convention Center in Orlando is the second largest in the country, with an average of nearly 200 events annually.

Orlando International Airport (MCO) is about 10 miles from downtown Orlando and about 25 miles from Walt Disney World.

There are more than 100 lakes in the Orlando area and the largest, Lake Eola, is actually a giant sinkhole. Around 50 swans make their home in Lake Eola, representing five different breeds.

Orlando has two major league professional sports teams: the NBA Orlando Magic and the Orlando City Soccer Club of Major League Soccer.

Orlando is home to the world's largest Disney Store and the world's largest McDonalds.

Orlando's Downtown Historic District includes eight square blocks of about 80 buildings dating from the 1880s through the early 1940s.

Nearby cities and towns include Kissimmee, Lake Buena Vista, Winter Park, Eatonville, and Winter Garden.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

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