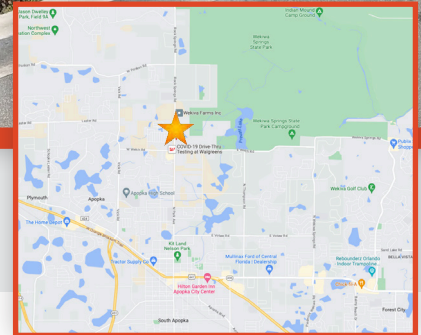


FOR SALE

\$2,134,000 / 6.75% Cap Rate



1701 ROCK SPRINGS ROAD, APOPKA, FL 32712
NNN Investment Opportunity

PROPERTY HIGHLIGHTS

- True triple net lease structure.
- Experienced operator with 6 different locations and a personally guaranteed lease.
- 9 years of remaining lease term providing an excellent opportunity for investors looking for an annuity-type investment with minimal landlord responsibility.
- Abundant parking with 38 surface spaces giving the asset over a 9/1,000 parking ratio.
- The Property has been meticulously maintained and was completely renovated with high-quality upgrades including a new roof and HVAC systems in 2022.
- Located in rapidly growing Northeast Apopka near to Wekiwa Springs State Park, a 7,000-acre state park with rivers and natural springs. The park draws in over 324,127 annual visitors.
- Dense residential immediately surrounding the Property.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,207	52,350	111,547
Households	2,657	17,589	38,627
Avg. HH Income	\$91,976	\$103,077	\$104,323

For More Information:



Kim Manson
 407-718-0541
 kim@v3capital.com



Jeff Tanner
 407-399-5544
 jeff@v3capital.com



CONFIDENTIAL LISTING - DO NOT DISTURB TENANT

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PROPERTY SIZE

5,278 Gross SF Building
4,144 SF Net Rentable Area
Lot Size - 33,054.93 (0.76 Acre)

YEAR BUILT/RENOVATED

2005 / 2022

OCCUPANCY

100%; Single Tenant NNN Opportunity

LEASE STRUCTURE

Minimal Landlord Requirements
True NNN Lease Structure
Corporate and Personal Guarantees

ZONING

"PD" - Planned Development by
the City of Apopka



www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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Apopka Highschool - 1.9 miles southwest
Rock Springs Elementary - 1.1 miles north

Rock Springs Plaza

BEEF 'O BRADY'S

THE BACK ROOM
STEAKHOUSES

Little Caesars Pizza

Great Clips

Infinity Dental

Shoppes at Wekiva Plaza

Publix

WOLF GANG
BAKERY & GROOMING

Victory
FURNITURE MATS

HAIR CUTTERY

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