

BRAND NEW WINTER GARDEN NNN MEDICAL/RETAIL FOR SALE

OFFERED AT A \$3,900,000



15516 W. Colonial Dr., Winter Garden, FL 34787



5,589 SQ FT (+/-)

3 UNITS

FULLY LEASED

STRONG TENANTS

10 YR TERMS

MEDICAL/RETAIL

BRAND NEW

CONSTRUCTION

2022 NOI \$177,033

LOCATED BETWEEN

#7 & #8 FASTEST

GROWING CITIES IN

FLORIDA!



Contact:

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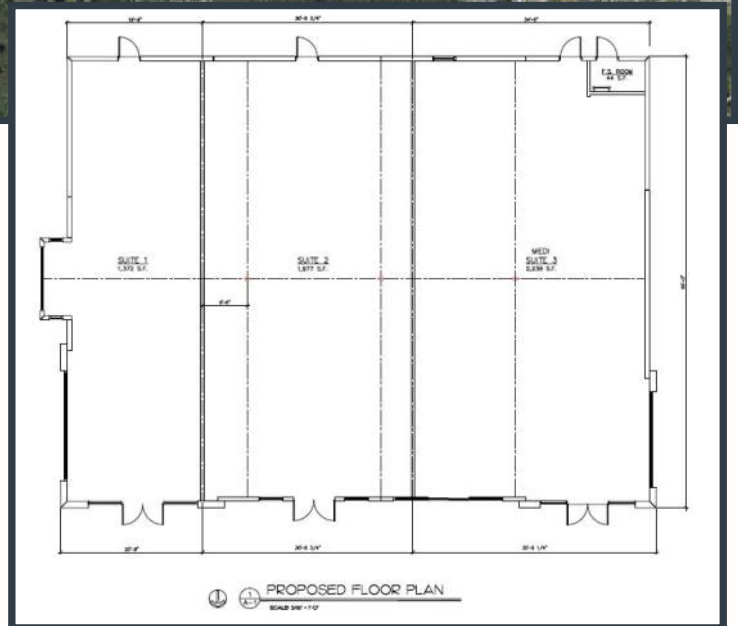
100 S Eola Drive, Suite 200 | Orlando, FL 32801



SOLID NNN OPPORTUNITY OFFERED AT \$3,900,000



5,589 SF BRAND NEW RETAIL/MEDICAL BLDG
EXCELLENT HWY 50 EXPOSURE: 31,500 AADT
1.1 MI FROM THE FLORIDA TURNPIKE
POPULATION WITHIN 5 MILES: 98,935
AVG HH INCOME WITHIN 5 MILES: \$117,630



**LOCATED DIRECTLY
BETWEEN CLERMONT
& WINTER GARDEN
THE 7th & 8th
FASTEST GROWING
CITIES IN
FLORIDA**

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COMMERCIAL
LLOYD
ADVISORS