## **BRAND NEW WINTER GARDEN** NNN MEDICAL/RETAIL FOR SALE



## 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!** 







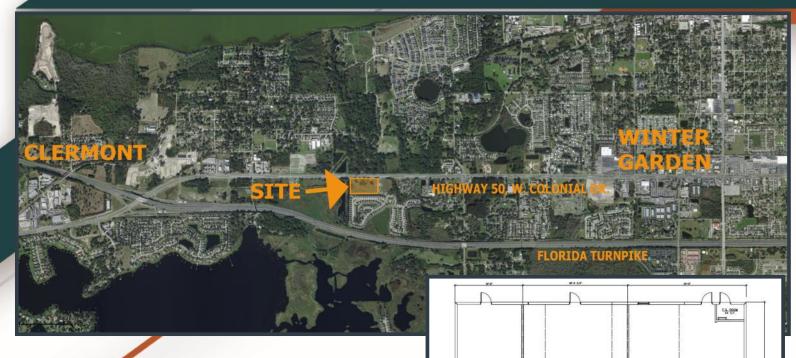




## Contact:

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



5,589 SE 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
BETWEEEN CLERMONT
& WINTER GARDEN
THE 7-th 9-9-th

SUITE 2

SUITE 3

BETWEEEN CLERMONT
& WINTER GARDEN
THE 7th & 8th
FASTEST GROWING
CITIES IN
FLORIDA

SUITE 1



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