## 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 REGIONAL

TENANTS W/10 YR

**TERMS** 

**MEDICAL/RETAIL** 

**BRAND NEW** 

**CONSTRUCTION** 

2023 NOI \$181,511

LOCATED BETWEEN #7 & #8 FASTEST GROW-ING CITIES IN FLORIDA!





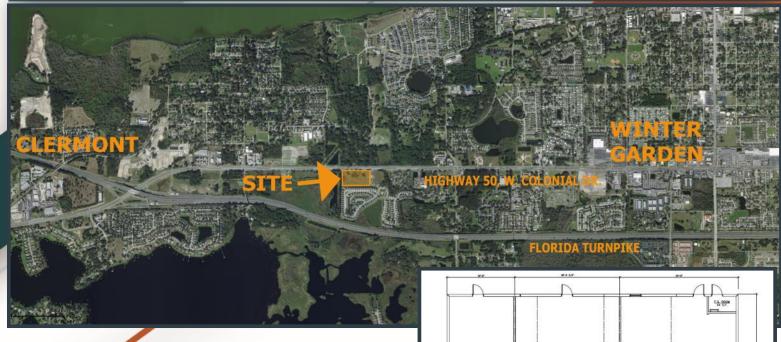




## Contact:

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



5,589 SE BRAND NEW RETAIL/MEDICAL BLDG
EXCELLENT HWY 50 EXPOSURE: 35,000 AADT
1.1 MI FROM THE FLORIDA TURNPIKE
POPULATION WITHIN 5 MILES: 98,935
AVG HH INCOME WITHIN 5 MILES: \$117,630



SUTT 1
SUTT 2
SUTT 3
SU

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



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