

MULTI-TENANT SHOPPING CENTER

Investment Opportunity

Shoppes
at East Park Village

Six-Tenant, 100% Occupied Strip | Part of New Mixed-Use Development | Orlando, FL - 1.3% Annual Population Growth



EXCLUSIVELY MARKETED BY



PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

WILLIAM WAMBLE

Executive Vice President & Principal
National Net Lease

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920



MULTI-TENANT INVESTMENTS

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

PROPERTY PHOTO



Shoppes
at East Park Village

NOVA AT EAST PARK VILLAGE
APARTMENT COMPLEX
(264 UNITS)
(UNDER CONSTRUCTION)

MOSS PARK RD.

20,300 
VEHICLES PER DAY

OFFERING SUMMARY



OFFERING

Pricing	\$7,610,000
Net Operating Income	\$456,619
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	10799 Moss Park Rd, Orlando, FL 32832
Total Rentable Area	11,947 SF
Occupancy	100%
Land Area	1.4 AC
Year Built	2024
Tenants	Noire the Nail Bar CFS Coffee BaBbi BaBbi Korean Kitchen Wingstop AdventHealth Sports Med & Rehab City Pho & Grill

RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Pro					Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Increase Inc.	Rent Monthly	Rent \$/SF/Mo				Rent Annual	Rent \$/SF/Yr
-	Noire The Nail Bar	2,250	19%	\$6,938	\$3.08	\$83,250	\$37.00	18%	Year 2	3.0%	\$7,146	\$3.18	\$85,748	\$38.11	Feb-25	Feb-35	2 (5-Year)
									Year 3	3.0%	\$7,360	\$3.27	\$88,320	\$39.25			
									Year 4	3.0%	\$7,581	\$3.37	\$90,969	\$40.43			
									Year 5	3.0%	\$7,808	\$3.47	\$93,699	\$41.64			
									Year 6	3.0%	\$8,042	\$3.57	\$96,510	\$42.89			
									Year 7	3.0%	\$8,284	\$3.68	\$99,405	\$44.18			
									Year 8	3.0%	\$8,532	\$3.79	\$102,387	\$45.51			
									Year 9	3.0%	\$8,788	\$3.91	\$105,459	\$46.87			
									Year 10	3.0%	\$9,052	\$4.02	\$108,622	\$48.28			
									-	CFS Coffee	1,500	13%	\$4,750	\$3.17			
Year 3	3.0%	\$5,039	\$3.36	\$60,471	\$40.31												
Year 4	3.0%	\$5,190	\$3.46	\$62,285	\$41.52												
Year 5	3.0%	\$5,346	\$3.56	\$64,154	\$42.77												
Year 6	3.0%	\$5,507	\$3.67	\$66,079	\$44.05												
Year 7	3.0%	\$5,672	\$3.78	\$68,061	\$45.37												
Year 8	3.0%	\$5,842	\$3.89	\$70,103	\$46.74												
Year 9	3.0%	\$6,017	\$4.01	\$72,206	\$48.14												
Year 10	3.0%	\$6,198	\$4.13	\$74,372	\$49.58												
-	BaBbi BaBbi Korean Kitchen	2,181	18%	\$6,725	\$3.08	\$80,697	\$37.00	18%							Year 2	3.0%	\$6,926
									Year 3	3.0%	\$7,134	\$3.27	\$85,611	\$39.25			
									Year 4	3.0%	\$7,348	\$3.37	\$88,180	\$40.43			
									Year 5	3.0%	\$7,569	\$3.47	\$90,825	\$41.64			
									Year 6	3.0%	\$7,796	\$3.57	\$93,550	\$42.89			
									Year 7	3.0%	\$8,030	\$3.68	\$96,356	\$44.18			
									Year 8	3.0%	\$8,271	\$3.79	\$99,247	\$45.51			
									Year 9	3.0%	\$8,519	\$3.91	\$102,225	\$46.87			
									Year 10	3.0%	\$8,774	\$4.02	\$105,291	\$48.28			

RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Rental Increases					Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo				Rent Annual	Rent \$/SF/Yr
-	Wingstop	1,266	11%	\$4,431	\$3.50	\$53,172	\$42.00	12%	Year 6	10.0%	\$4,874	\$3.85	\$58,489	\$46.20	Apr-25	Apr-35	2 (5-Year) Opt 1: \$50.82 PSF/Yr Opt 2: \$55.90 PSF/Yr
-	AdventHealth Sports Med & Rehab	2,500	21%	\$7,708	\$3.08	\$92,500	\$37.00	20%	Year 2	3.0%	\$7,940	\$3.18	\$95,275	\$38.11	Feb-25	Feb-30	3 (5-Year) 3% Annual Increases During Options
								Year 3	3.0%	\$8,178	\$3.27	\$98,133	\$39.25				
								Year 4	3.0%	\$8,423	\$3.37	\$101,077	\$40.43				
								Year 5	3.0%	\$8,676	\$3.47	\$104,110	\$41.64				
-	City Pho & Grill	2,250	19%	\$7,500	\$3.33	\$90,000	\$40.00	20%	Year 2	1.4%	\$7,608	\$3.38	\$91,299	\$40.58	Apr-25	Apr-35	2 (5-Year) 3% Annual Increases During Options
								Year 3	3.0%	\$7,837	\$3.48	\$94,038	\$41.79				
								Year 4	3.0%	\$8,072	\$3.59	\$96,859	\$43.05				
								Year 5	3.0%	\$8,314	\$3.70	\$99,765	\$44.34				
								Year 6	3.0%	\$8,563	\$3.81	\$102,758	\$45.67				
								Year 7	3.0%	\$8,820	\$3.92	\$105,841	\$47.04				
								Year 8	3.0%	\$9,085	\$4.04	\$109,016	\$48.45				
								Year 9	3.0%	\$9,357	\$4.16	\$112,287	\$49.91				
								Year 10	3.0%	\$9,638	\$4.28	\$115,655	\$51.40				
Total Occupied		11,947	100%	\$38,052	\$3.19	\$456,619	\$38.22	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		11,947	100%	\$38,052	\$3.19	\$456,619	\$38.22	100%									

INVESTMENT HIGHLIGHTS

Brand New Six-Tenant Strip | Brand New Leases | Scheduled Rental Increases | Options to Extend

- Opportunity to acquire Shoppes at East Village, a brand-new retail strip in Orlando, FL
- All six tenants recently signed brand new lease terms with options to extend and rental increases, demonstrating their long-term commitments to the site

Part of New Development | Nova at East Park Village | Cornerstone at Lake Hart | Surrounding Retailers

- The asset is part of a new development that will feature Nova at East Park Village (200+ units), a 45,000 SF medical building, and future developments
- Off State Highway 417 (72,400 VPD), a controlled-access toll road forming the eastern beltway around Orlando, allowing users to benefit from on/off ramp access to the site trade areas
- **Less than 1 mile East of Cornerstone at Lake Hart, a Publix-anchored neighborhood center that ranks in the top 84% (1,688 out of 10,692) of all nationwide neighborhood centers according to Placer.ai**
 - **The Publix ranks in the top 90% (120 out of 1,321) of all nationwide locations according to Placer.ai**

Demographics In 5-Mile Trade Area | Six-Figure Incomes | Affluent 1-Mile Radius | Growing Population | Proximity to Lake Nona

- More than 79,000 residents and 24,000 employees support trade area
- \$127,524 average household income within a 1-mile radius
- Orlando is currently growing at a rate of 1.3% annually and its population has increased by 5.43% since the most recent census
- **Orlando was ranked #4 in the entire nation for the largest numeric population growth per to most recent Census data (Click [HERE](#) for more)**
- **Orlando's was #2 for GDP growth in the nation in 2022 and expanded by 5.9% (Click [HERE](#) for more)**
- The property is located just north of Lake Nona, one of the fastest-growing communities in America. Lake Nona is comprised of 17-square miles and has millions of square feet in residential and commercial delivered and/or under construction (More info on Lake Nona [HERE](#))
- Lake Nona, referred to as “the Future of Cities” by Fortune magazine, ranks among the fastest-growing, best-selling communities in America (click [HERE](#) for full article)

NNN Leases | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains most aspects of the premises
- Landlord responsibilities are limited to roof and structure
- Ideal, low-management investment for a passive investor in a state with no state income tax





VISTA PALMS

Shoppes at East Park Village

45,000 SF
MEDICAL BUILDING

NOVA AT EAST PARK VILLAGE
APARTMENT COMPLEX
(264 UNITS)
(UNDER CONSTRUCTION)

FUTURE 151-KEY HOTEL

MOSS PARK RD.



20,300
VEHICLES PER DAY

72,400
VEHICLES PER DAY

STATE HIGHWAY 417

7 Miles to Orlando Int. Airport
15 Miles to Downtown Orlando
2.7 Miles to Lake Nona Country Club



INNOVATION
MIDDLE SCHOOL

72,400
VEHICLES PER DAY

MOSS PARK
ELEMENTARY
SCHOOL

STATE HIGHWAY 417

Storage
Sense

NOVA AT EAST PARK VILLAGE
APARTMENT COMPLEX
(264 UNITS)
(UNDER CONSTRUCTION)

FUTURE 151-KEY HOTEL

Shoppes
at East Park Village

VIA PARCO ORIENTA

20,300
VEHICLES PER DAY

MOSS PARK RD.

45,000 SF
MEDICAL BUILDING



INNOVATION
MIDDLE SCHOOL

MOSS PARK
ELEMENTARY
SCHOOL

72,400
VEHICLES PER DAY

NOVA AT EAST PARK VILLAGE
APARTMENT COMPLEX
(264 UNITS)
(UNDER CONSTRUCTION)

Shoppes
at East Park Village

FUTURE 151-KEY
HOTEL

45,000 SF
MEDICAL BUILDING

Storage
Sense

STATE HIGHWAY 417

MOSS PARK RD.

20,300
VEHICLES PER DAY

Ladybird
ACADEMY

Advance
Auto Parts

PROPERTY PHOTOS



PROPERTY PHOTOS





CHASE

Advent Health
Centra Care

Panera
BREAD

Seacoast Bank

NARGOOSSEE RD.

38,000
VEHICLES PER DAY

TACO BELL

BURGER KING

DUNKIN'

REGIONS

BANK OF AMERICA

WELLS FARGO

Advance
Auto Parts

Shoppes
at East Park Village

20,300
VEHICLES PER DAY

MOSS PARK RD.

Lake Nona
GOLF & COUNTRY CLUB
TOP 5 COUNTRY CLUB
IN FLORIDA

Publix
EARTHWISE Pet

CHAMPIONSHIP
SUBWAY
BIKEPLACE
McDonald's

MOSS PARK
ELEMENTARY
SCHOOL

TRUIST

PAPA JOHN'S

72,400
VEHICLES PER DAY

STATE HIGHWAY 417

ExtraSpace
Storage

Advent Health
Lake Nona ER

Mister
CAR WASH





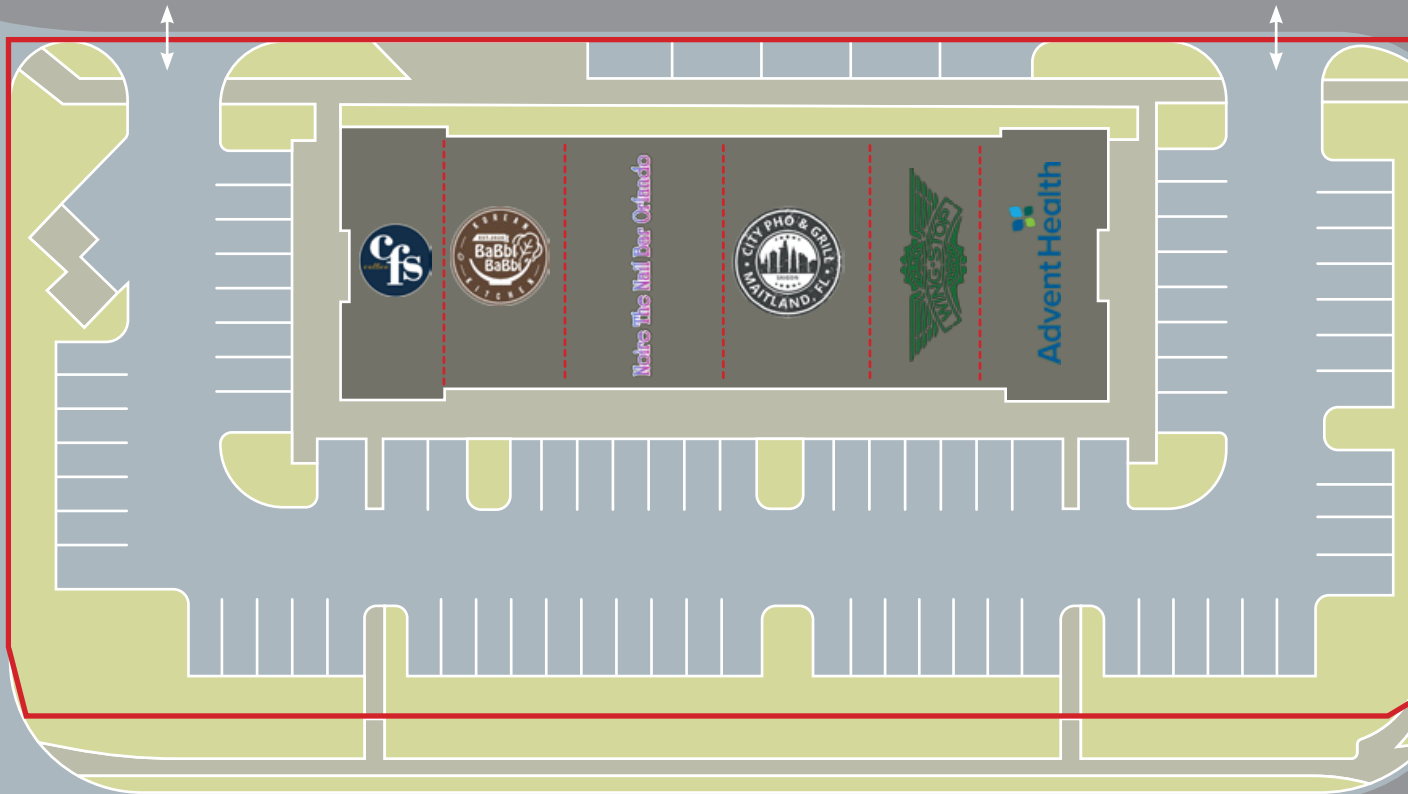
LAKE NONA

- Among the top-selling U.S. master-planned communities (RCLCO 2022)
- 17 square miles, 11,000 acres
- Millions of square feet in residential and commercial construction for the next five years
- Most-visited city in the U.S. with more than 74 million visitors in 2022 and is the #1 US-Travel Destination
- Lake Nona Wave Hotel is the most technologically advanced hotel in the world
- Home to businesses big and small including Johnson & Johnson, KPMG, University of Central Florida, U.S. Tennis Association, Verizon and a burgeoning community of entrepreneurs
- Lake Nona's culture of collaboration provides learning experiences from pre-K to PhD/MD
- 500,000+ college students enrolled within a 100- mile radius

SHOPPING CENTER SITE PLAN


Unit	Tenants	SQ FT
1	CFS Coffee	1,500
2	BaBbi BaBbi Korean Kitchen	2,181
3	Noire The Nail Bar	2,250
4	City Pho & Grill	2,250
5	Wingstop	1,266
6	AdventHealth Sports Med & Rehab	2,500





Unit	Tenants	SQ FT
1	CFS Coffee	1,500
2	BaBbi BaBbi Korean Kitchen	2,181
3	Noire The Nail Bar	2,250
4	City Pho & Grill	2,250
5	Wingstop	1,266
6	AdventHealth Sports Med & Rehab	2,500

MOSS PARK RD.

20,300 
VEHICLES PER DAY



LOCATION



Orlando, Florida
Orange County
Orlando-Kissimmee-Sanford MSA

ACCESS



Moss Rose Way: 2 Access Points
Moss Park Road: 2 Access Points

TRAFFIC COUNTS



Moss Park Road: 20,300 VPD
State Hwy 417: 72,400 VPD

IMPROVEMENTS



There is approximately 11,947 SF of existing building area

PARKING



There are approximately 85 parking spaces on the owned parcel.
The parking ratio is approximately 7.11 stalls per 1,000 SF of leasable area.

PARCEL



Acres: 1.40
Square Feet: 61,115

CONSTRUCTION



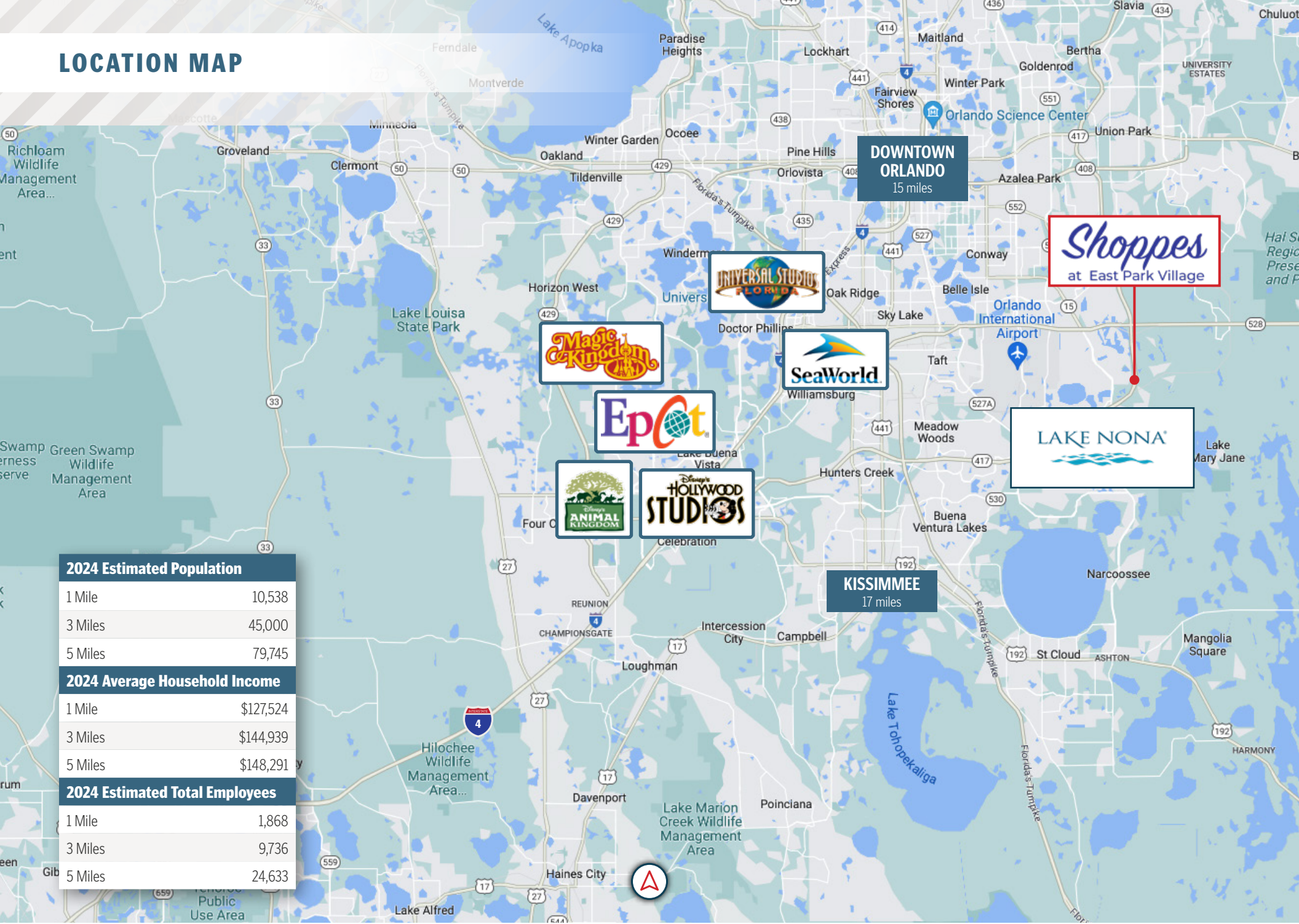
Year Built: 2024

ZONING



PD - Planned Development

LOCATION MAP



2024 Estimated Population

1 Mile	10,538
3 Miles	45,000
5 Miles	79,745

2024 Average Household Income

1 Mile	\$127,524
3 Miles	\$144,939
5 Miles	\$148,291

2024 Estimated Total Employees

1 Mile	1,868
3 Miles	9,736
5 Miles	24,633



NOIRE THE NAIL BAR

noirethenailbarorlando.com

Company Type: Private

Noire The Nail Bar Orlando

Noire The Nail Bar Orlando is a well-known nail salon in the area for cleanliness and high-quality products. They always try the best to deliver the highest level of customer satisfaction. They always trying to be innovative with design and trends, always up-to-date with what the industry has to offer. The nail salon offers a wide range of services From Manicures, Pedicures, Acrylics, Dipping Powder, and Waxing to Eyelash Extensions. Above all, they place the highest emphasis on cleanliness, and all the technicians are trained to adhere to the strictest sanitation standards.

Source: noirethenailbarorlando.com



CFS COFFEE

cfscoffee.com

Company Type: Private

Locations: 14+



CFS is a brand that specializes in select coffee nurtured from its farm stages right to the first sip of your coffee cup. The menu includes a wide variety of coffee beverages prepared with a special selection of 100% Colombian Coffee, all-day breakfast dishes, smoothie bowls, bakery items, arepas, bowls and salads, all prepared taking a healthy and balanced nutritional value into account.

Source: cfscoffee.com



BABBI BABBI

babbibabbi.net

Company Type: Private

Locations: 2+



BaBbi BaBbi Korean Kitchen focus on introducing a modern Korean taste, perfectly blended with a relaxing vibe. All items are prepared fresh daily and served to their valued customers. Their signature stone and iron dinnerware elevates the dining experience, bringing a unique flavor to the food!

Source: babbibabbi.net



WINGSTOP

wingstop.com

Company Type: Public (NASDAQ: WING)



Locations: 2,352+

2023 Revenue: \$460.06 Million

2023 Net Income: \$70.18 Million

2023 Assets: \$377.83 Million

Founded in 1994 and headquartered in Dallas, TX, Wingstop Inc. (NASDAQ: WING) operates and franchises a total of 2,352 locations worldwide. The Wing Experts are dedicated to Serving the World Flavor through an unparalleled guest experience and a best-in-class technology platform, all while offering classic and boneless wings, tenders, and chicken sandwiches, cooked to order.

Source: ir.wingstop.com, finance.yahoo.com



ADVENTHEALTH

adventhealth.com

Company Type: Private (Non-Profit Org.)



Locations: 1,797+

Established in 1973 as Adventist Health System, AdventHealth is a not-for-profit organization with a mission of extending the healing ministry of Christ. With a sacred mission of Extending the Healing Ministry of Christ, AdventHealth is a connected system of care for every stage of life and health. More than 96,000 team members across hundreds of care sites including physician practices, hospitals, outpatient clinics, home health agencies and hospice centers provide individualized, holistic care.

Source: adventhealth.com, adventhealthwestfloridaphysicianjobs.com



CITY PHO & GRILL

cityphoandgrill.com

Company Type: Private

Locations: 5



City Pho & Grill serves many of your favorite Vietnamese dishes along with other fusion dishes that are delicious as well.

Source: cityphoandgrill.com

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	10,538	45,000	79,745
2029 Projected Population	16,569	73,056	117,247
2024 Median Age	35.2	35.5	36.0
Households & Growth			
2024 Estimated Households	3,286	15,197	27,347
2029 Projected Households	5,035	24,257	39,699
Income			
2024 Estimated Average Household Income	\$127,524	\$144,939	\$148,291
2024 Estimated Median Household Income	\$95,228	\$108,085	\$110,451
Businesses & Employees			
2024 Estimated Total Businesses	295	1,020	2,258
2024 Estimated Total Employees	1,868	9,736	24,633



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. The City of Orlando is the 4th largest city in Florida with a population of 323,217 as of July 1, 2023. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



WALT DISNEY MAGIC KINGDOM PARK
20.86 MILLION VISITORS PER YEAR (2018)



UNIVERSAL STUDIOS ORLANDO
10.71 MILLION VISITORS PER YEAR (2018)



DISNEY'S HOLLYWOOD STUDIOS
11.26 MILLION VISITORS PER YEAR (2018)



UNIVERSAL ORLANDO RESORT
TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO
4.59 MILLION VISITORS PER YEAR (2018)



THE WALT DISNEY EPCOT CENTER
20.86 MILLION VISITORS PER YEAR (2018)



DISNEY'S ANIMAL KINGDOM
13.75 MILLION VISITORS PER YEAR (2018)



Home to 292,059

Population growth of 22.56% since 2010

AVERAGE HOUSEHOLD INCOME
\$75,669

MEDIAN CITY OF ORLANDO AGE
33.8

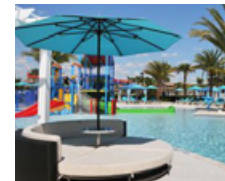
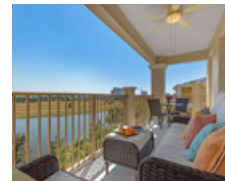
MEDIAN HOME COST
\$240,000

MEDIAN RENTAL COST
\$1,196

LARGEST EMPLOYERS

Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000

OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



\$90,245,169
GDP of county (2019 Orange County):

5TH MOST POPULOUS COUNTY
in Florida (6.6% of Florida's population)



Ranked #1 in the Country for JOB GROWTH
U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018

AREA ATTRACTIONS



Walt Disney Magic Kingdom Park
23 miles away



Disney's Hollywood Studios
24 miles away



The Walt Disney Epcot Center
22 miles away



Universal Studios Orlando
19 miles away



Disney's Animal Kingdom
26 miles away



SeaWorld Orlando
18 mile away



MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.