



3200 CURRY FORD RD | ORLANDO, FL 32806

INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

KYLE MATTHEWS
BROKER OF RECORD
LICENSE NO. CQ1066435 (FL)



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AREA OVERVIEW

The AMSCOT logo is displayed in a large, blue, rounded rectangular box with a white border. The word "AMSCOT" is written in a bold, yellow, sans-serif font. A registered trademark symbol (®) is located at the top right of the word.

AMSCOT[®]

3200 CURRY FORD RD | ORLANDO, FL 32806

OFFERING MEMORANDUM



EXECUTIVE OVERVIEW

3200 CURRY FORD RD | ORLANDO, FL 32806

INVESTMENT HIGHLIGHTS

- Amscot is Florida's leading non-bank financial services company, operating locations all over Florida and processing over 31 million customer transactions a year totaling over \$8 billion.
- The property is located on a signalized Hard Corner (four-way intersection), on the corner of Curry Ford Rd & Crystal Lake Dr.
- Amscot has a corporate lease and has shown long-term commitment to the site as they recently exercised their 2nd option period.
- Each option period is three years as opposed to the typical five-year structure, which leads to shorter periods of time between rental increases; a great hedge against inflation.
- The property has multiple points of ingress and egress, surrounded by an array of national retailers including CVS, Wawa, Winn Dixie, Publix, AutoZone, Dollar General, 7-Eleven, Wells Fargo, and more.
- Dense Population Demographics - 5-Mile Population: ±317,000.



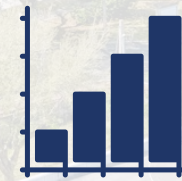
LIST PRICE

\$1,440,000



GLA

±3,200 SF



CAP RATE

7.00%



YEAR BUILT

2005

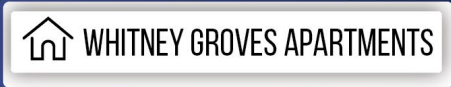


LOT SIZE

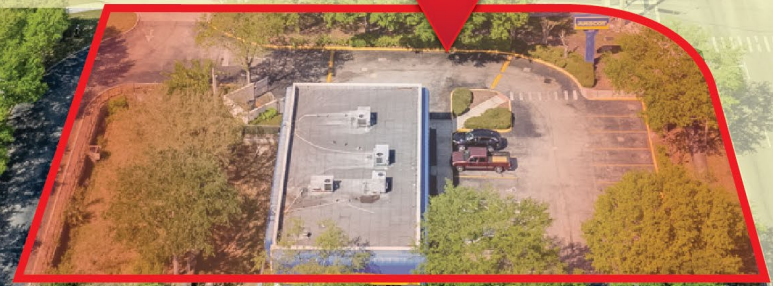
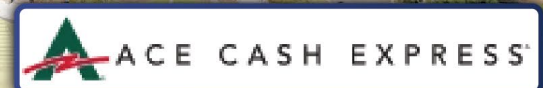
±0.54 AC



DOWNTOWN ORLANDO



S CRYSTAL LAKE DR



CURRY FORD RD





Walgreens

CVS pharmacy

Publix

LifeStorage

WELLS FARGO

Little Caesars

DAYBREAK DINER

DQ

Krystal

Auto Zone

ups

charlie's BAKERY & CREAMERY EST. 1971

CURRY FORD RD

JAZZERCISE

SUBJECT PROPERTY



ACE CASH EXPRESS

S CRYSTAL LAKE DR



FINANCIAL OVERVIEW

3200 CURRY FORD RD | ORLANDO, FL 32806

PROPERTY DETAILS

Tenant Trade Name	AMSCOT
Building Size	±3,200 SF
Parcel Size	±0.54 AC
VPD	±15,000
Lease Expiration Date	6/31/2026
Remaining Options	Five, 3-Year Options
Rental Increases	5% each option
Lease Type	Modified NNN
Land Lord Responsibility	Replacement (Roof, Structure, Slab)
Tenant Responsibility	Repair (Roof, Structure, Slab), Replacement (Parking lot, HVAC, Interior Portions of the Building)
Operating History	At location ±20 years

FINANCING OPTIONS

For financing, please reach out to:

Ariel Zucker
 +1 (954) 357-3625
 ariel.zucker@matthews.com



ANNUALIZED OPERATING DATA

Lease Term	Monthly Rent	Annual Rent	Cap Rate
07/01/2023 - 06/31/2026	\$8,400.00	\$100,800.00	7.00%
07/01/2026 - 06/31/2029	\$8,820.00	\$105,840.00	7.35%
07/01/2029 - 06/31/2032	\$9,261.00	\$111,132.00	7.72%
07/01/2032 - 06/31/2035	\$9,724.05	\$116,688.60	8.10%
07/01/2035 - 06/31/2038	\$10,210.25	\$122,523.03	8.51%
07/01/2038 - 06/31/2041	\$10,720.77	\$128,649.18	8.93%



TENANT OVERVIEW

3200 CURRY FORD RD | ORLANDO, FL 32806

TENANT OVERVIEW

Amscot Financial is a renowned financial services provider primarily operating in Florida, offering a diverse range of services to meet the needs of its customers. Established in 1989, Amscot has become a trusted name for convenient financial solutions. Their services include check cashing, bill payment, money transfers, prepaid cards, and small-dollar short-term loans. With over 200 locations across Florida, Amscot aims to provide accessible and reliable financial services to individuals and families, often serving as a lifeline for those in need of quick access to funds or essential financial transactions. Beyond its core services, Amscot is also committed to giving back to the community through various philanthropic initiatives, reflecting its dedication to making a positive impact beyond the realm of finance.



±230
LOCATIONS

TAMPA, FL
HEADQUARTERS

1989
FOUNDED



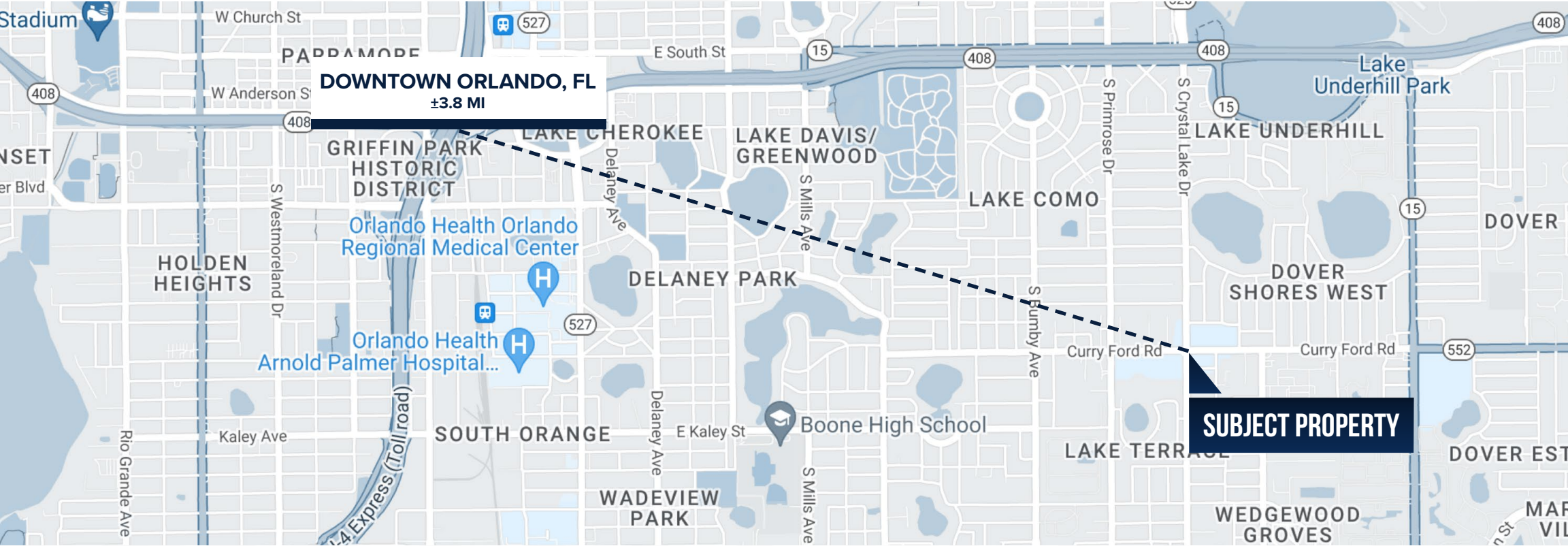
ORLANDO, FL

Orlando, Florida, is a vibrant and dynamic city located in the heart of the Sunshine State. Known for its year-round warm weather and abundance of entertainment options, Orlando is a popular destination for tourists from around the world. Perhaps the city's most famous attraction is Walt Disney World Resort, a sprawling complex of theme parks, water parks, and resorts that offers magical experiences for visitors of all ages. Beyond Disney, Orlando boasts a thriving arts and culture scene, with numerous theaters, museums, and galleries to explore. The city is also a hub for sports enthusiasts, home to the Orlando Magic NBA team and various golf courses. Additionally, the lush natural surroundings, including nearby lakes and parks, provide ample opportunities for outdoor activities. With a diverse population, a rich culinary scene, and a sense of endless possibility, Orlando truly has something to offer everyone who visits or calls it home.

DEMOGRAPHICS

POPULATION	1- MILE	3 - MILE	5 - MILE
2023 Estimate	17,209	129,723	317,681
2028 Population Projection	17,291	131,364	322,047
2020 Population	15,983	113,876	276,620
Annual Growth 2020-2023	0.6%	1.1%	1.1%
HOUSEHOLDS	1- MILE	3 - MILE	5 - MILE
2023 Estimate	7,642	58,368	132,274
2028 Population Projection	7,638	59,089	134,054
2020 Population	7,359	51,419	115,570
Annual Growth 2020-2023	0.4%	0.9%	0.9%
INCOME	1- MILE	3 - MILE	5 - MILE
Avg HH Income	\$81,461	\$87,987	\$82,649





ECONOMY

Orlando, Florida boasts a robust and diverse economy that has experienced significant growth over the years. Tourism plays a central role in the city's economic landscape, with Orlando being one of the world's premier tourist destinations. The presence of major theme parks like Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando, along with numerous hotels, restaurants, and entertainment venues, has contributed significantly to the city's prosperity. Additionally, the convention industry thrives in Orlando, with the Orange County Convention Center being one of the nation's largest, attracting numerous business conferences and events.

Beyond tourism and hospitality, Orlando has seen growth in sectors like technology, aerospace, and healthcare. The region is home to the Central Florida Research Park, which houses various high-tech companies and research institutions, fostering innovation and job opportunities. Orlando's strong healthcare sector includes major medical centers and research facilities, making it a hub for medical advancements.

The real estate market has also been vibrant, with ongoing development projects and a steadily growing population, further driving economic expansion. While Orlando's economy is diverse, it remains resilient, and its strategic location and business-friendly environment continue to make it an attractive destination for entrepreneurs and job seekers alike.

ATTRACTIONS

THEME PARKS

Orlando is best known as home to the world's top theme parks and water parks including the four theme parks and two water parks at Walt Disney World Resort - Disney's Animal Kingdom, Blizzard Beach Water Park, Epcot, Disney's Hollywood Studios, Magic Kingdom, and Typhoon Lagoon; the two theme parks at Universal Orlando Resort - Islands of Adventure and Universal Studios Florida; three parks from SeaWorld Parks and Entertainment - SeaWorld Orlando, Aquatica - SeaWorld's Waterpark and Discovery Cove; and LEGOLAND Florida Resort. With a unique mix of legendary theme parks, water parks, spectacular museums, world-class entertainment, and blockbuster rides and attractions, it would take about 67 days to visit all of the entertaining offerings in Orlando.

HOTELS AND LODGING

With approximately 450 hotels and more than 144,000 guest rooms - including 35 AAA Four-Diamond and Forbes Travel Guide Four-Star award recipients - Orlando offers more lodging options than nearly any destination in the world. Accommodations range from luxury resorts and themed hotels to charming bed and breakfasts, economy hotels/motels, and campgrounds. Vacation ownership units, private condominiums, and homes are also available.

SHOPPING CENTERS

The Orlando area features several major shopping centers. Two notable shopping malls are the Florida Mall and The Mall at Millenia. The Florida Mall is the largest mall in Orlando and the largest single-story mall in the United States. It features almost 300 stores and is right next to the Florida Hotel & Conference Center and M&M World. The Mall at Millenia is an upscale two-story mall with over 150 stores including luxury brands such as Chanel, Gucci, Louis Vuitton, Versace, and Prada.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3200 Curry Ford Rd, Orlando, FL 32806** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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