



3806 Ocoee Apopka Rd

3806 Ocoee Apopka Rd, Apopka, FL 32703



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3806 Ocoee Apopka Rd

\$2,500,000

Exceptional single-tenant retail investment opportunity featuring a long-term Dollar General lease in a growing Central Florida Market . This well- maintained property offers 11,500 SF on 1.799 acres, built in 2015, with a corporate-backed tenant and a Triple Net (NNN) lease structure that minimizes landlord responsibilities . Highlights include scheduled 10% rent increases every five years, strong tenant commitment, and stable long-term income potential. An attractive opportunity for investors seeking a passive, nationally recognized retail asset. Positioned on Ocoee Apopka Road with prominent frontage and signage, this location benefits from strong vehicle traffic and connectivity to major corridors. The surrounding area includes a mix of residential communities, retail establishments, and service-oriented businesses, creating a diverse and steady demand base. Zoned C-1, the site allows for a wide variety of commercial uses, enhancing its long-term flexibility and appeal to future tenants or buyers. This asset delivers a balanced combination of durable construction, established tenancy, and accessible positioning in a growth-oriented market within the Orlando metro area....

- Single-tenant freestanding retail building constructed in 2015.
- Located on Ocoee Apopka Road with strong visibility and frontage.
- Positioned in a growing Orlando-area submarket with high accessibility.



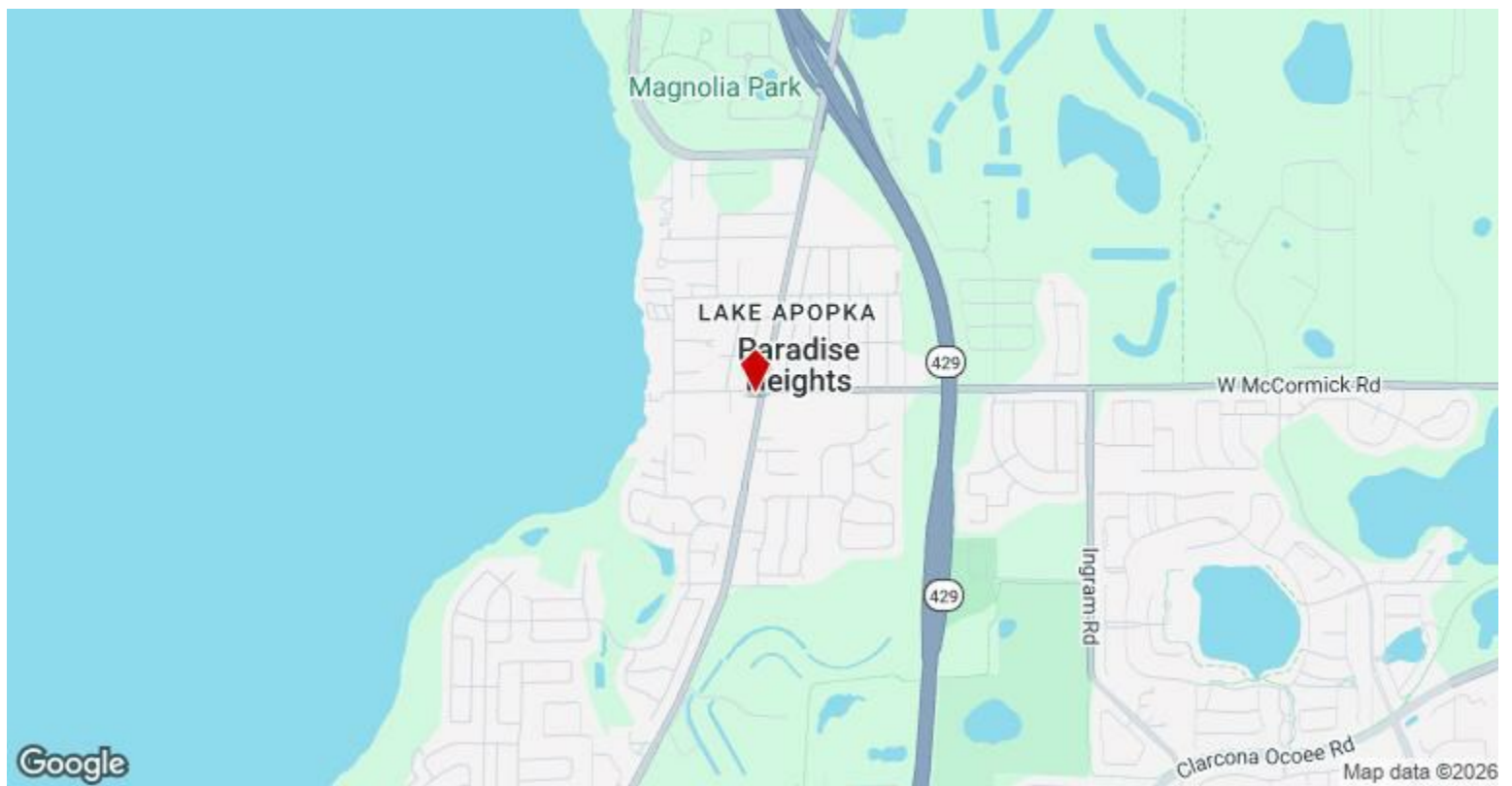
Price:	\$2,500,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	A
Sale Type:	Investment
Cap Rate:	5.22%
Lot Size:	1.79 AC
Gross Building Area:	11,500 SF

Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2015
Tenancy:	Single
Parking Ratio:	3.85/1,000 SF
Zoning Description:	C-1
APN / Parcel ID:	31-2128-0000-00-003



Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dollar General	-	



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Property Photos

