



ATKINS
COMMERCIAL REAL ESTATE
EST. 1983

FOR SALE OR LEASE
NNN INVESTMENT OR OWNER/USER



SINGLE-TENANT OFFICE BUILDING · LEASED INVESTMENT OR OWNER USER OPPORTUNITY (AVAILABLE 9/27)

320 Garden Edge Point

Fern Park, FL 32730 | Seminole County | Off US Hwy 17-92

8,167 SF
BUILDING SIZE

\$4,999,999
SALE PRICE

3.3%
IMPLIED CAP RATE

\$163,340 NOI
IN-PLACE NNN RENT / YR 1
\$245,010 NOI
NNN RENT / YR 2 IF TENANT
DECIDES TO REMAIN

100% Leased
For 1 Year
ROOFING PROS USA

ATKINS COMMERCIAL REAL ESTATE | 407.257-5499 | BOB@ATKINSCRE.COM



PROPERTY DETAILS

BUILDING SIZE	8,167 SF
TENANCY	Single-Tenant
STATUS	100% Leased — NNN Investment
TENANT	Roofing Pros USA
LEASE TERM	1 Year, Commencing 9/1/2026
IN-PLACE RENT	\$20.00/SF NNN (\$163,340/Yr)
YEAR BUILT	2026 (New Construction)
STORIES	2-Story, Elevator-Served
LOT SIZE	.90 — Acres *
ZONING	PD – certain excluded uses
PARKING	125 spaces plus .17 acres additional parking lot
CONSTRUCTION	CMU/Steel-Stud Frame, Stone Veneer Accents
ELEVATOR	Schindler 3100 Traction Elevator
RESTROOMS	5 Total (3 First Fl. / 2 Second Fl.)
FRONTAGE	US Highway 17-92 & Garden Edge Point
PARCEL ID	19-21-30-529-0000-0010
FINANCING	Free & Clear — No Debt

SALE PRICE
\$4,999,999
(\$612.22 / SF)

IMPLIED CAP RATE
3.3%
Based on in-place NNN rent

OVERVIEW

320 Garden Edge Point is a brand-new, single-tenant office building totaling 8,167 SF, completed in July 2026 and 100% leased to Roofing Pros USA on a one-year NNN lease commencing September 1, 2026. Positioned just off US Highway 17-92 in Fern Park, the property offers a stabilized, in-place income opportunity in a well-established Central Florida corridor connecting Winter Park, Casselberry, and Lake Mary.

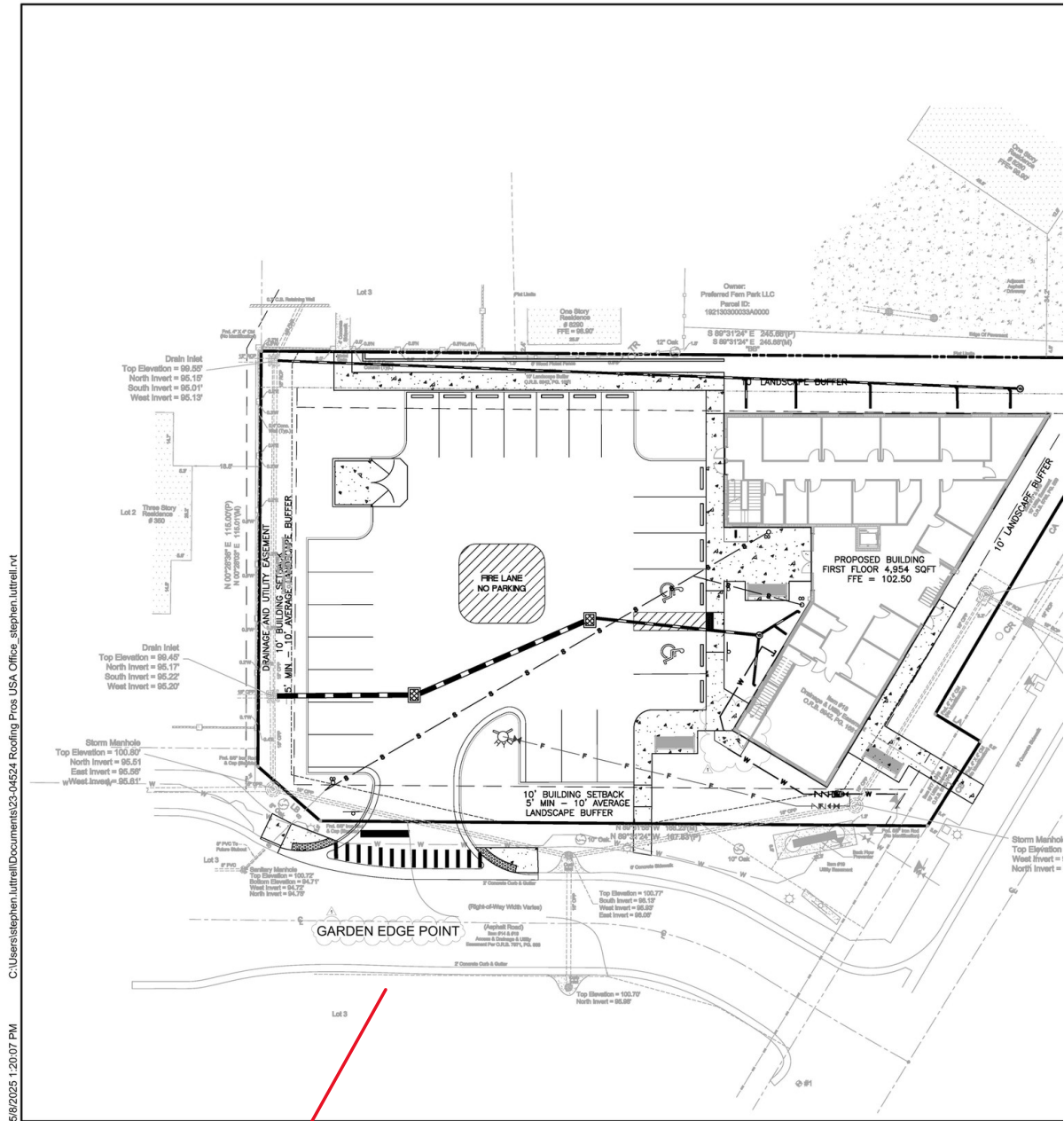
PROPERTY HIGHLIGHTS

- ▶ Brand-new construction — 2026 delivery
- ▶ Two-story layout, elevator-served with open stairwell
- ▶ 100% leased, single-tenant NNN investment — in-place income from day one
- ▶ Frontage and visibility along US Highway 17-92, with dedicated access from Garden Edge Point
- ▶ Flexible mix of private offices, sale/showroom rooms, reception, and a 622 SF show room
- ▶ Modern kitchen / break room and contemporary finishes throughout
- ▶ No mortgage or debt on the asset — free and clear at sale
- ▶ Located along the Seminole County US 17-92 corridor, minutes from I-4

***Included Parcel 19-21-30-300-0270-0000 containing .17 acres is part of this offering and provides additional parking for the main site.**



SITE PLAN



C:\Users\stephen.luttrell\Documents\23-04524 Roofing Pros USA Office_stephen.luttrell.rvt

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.17 Acre lot for additional parking
here and is part of this offering.

Architectural site plan, Total Solutions Group (permit set BP25-00004656). Site plan presented for building location purposes only; not a survey. Landscape buffers, fire lane, and parking layout as shown. Lot size and exact parking count to be confirmed against final survey.



FIRST FLOOR PLAN



First floor: 4,925 SF gross / 4,233 SF net. Reception, five private offices, showroom, break room, sale rooms, and egress stairs.



SECOND FLOOR PLAN



Second floor: 3,242 SF gross / 2,557 SF net. Two private offices, additional sale rooms, and private restroom.



BUILDING SPECIFICATIONS

TOTAL SF
8,167 SF

STORIES
2, Elevator-Served

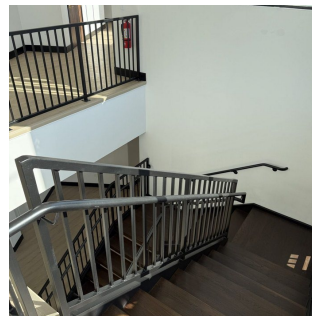
CEILING HEIGHT
10'

RESTROOMS
5 Total (3 / 2)

ADDITIONAL INTERIOR VIEWS



MORE VIEWS





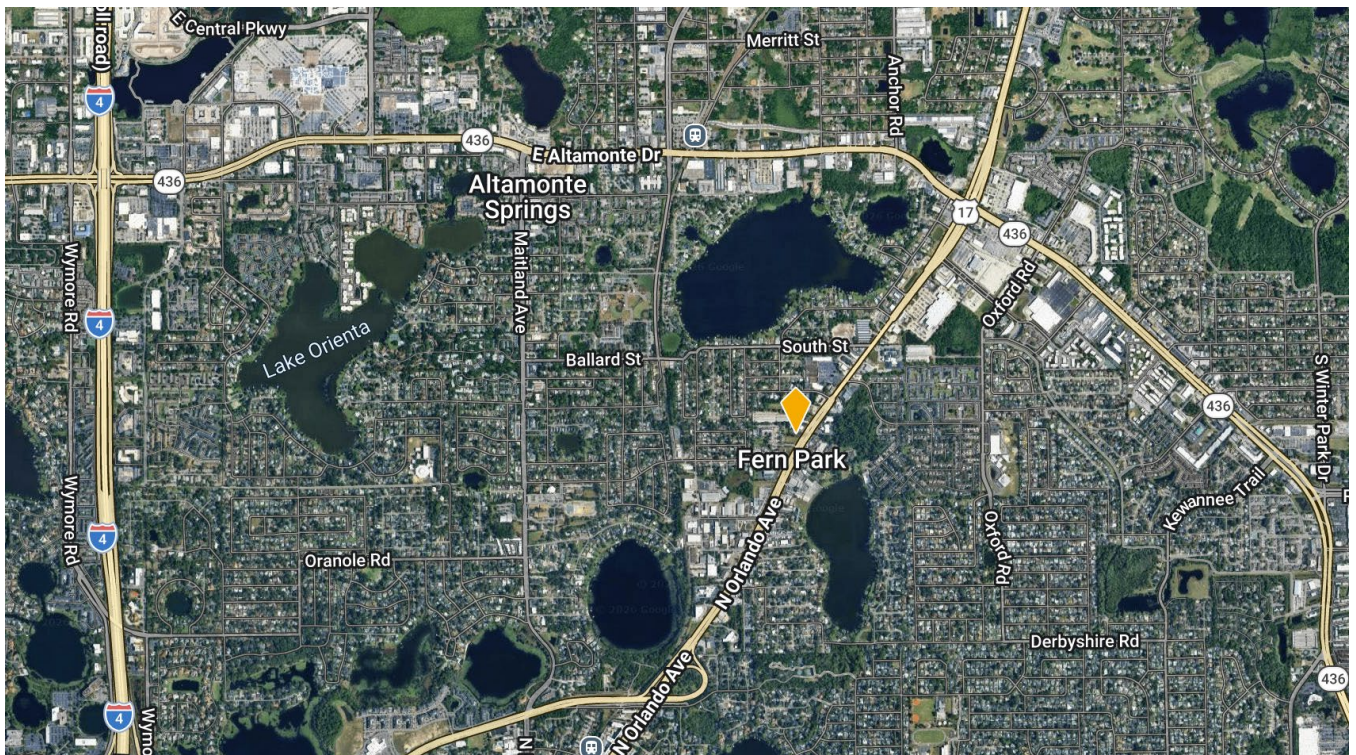
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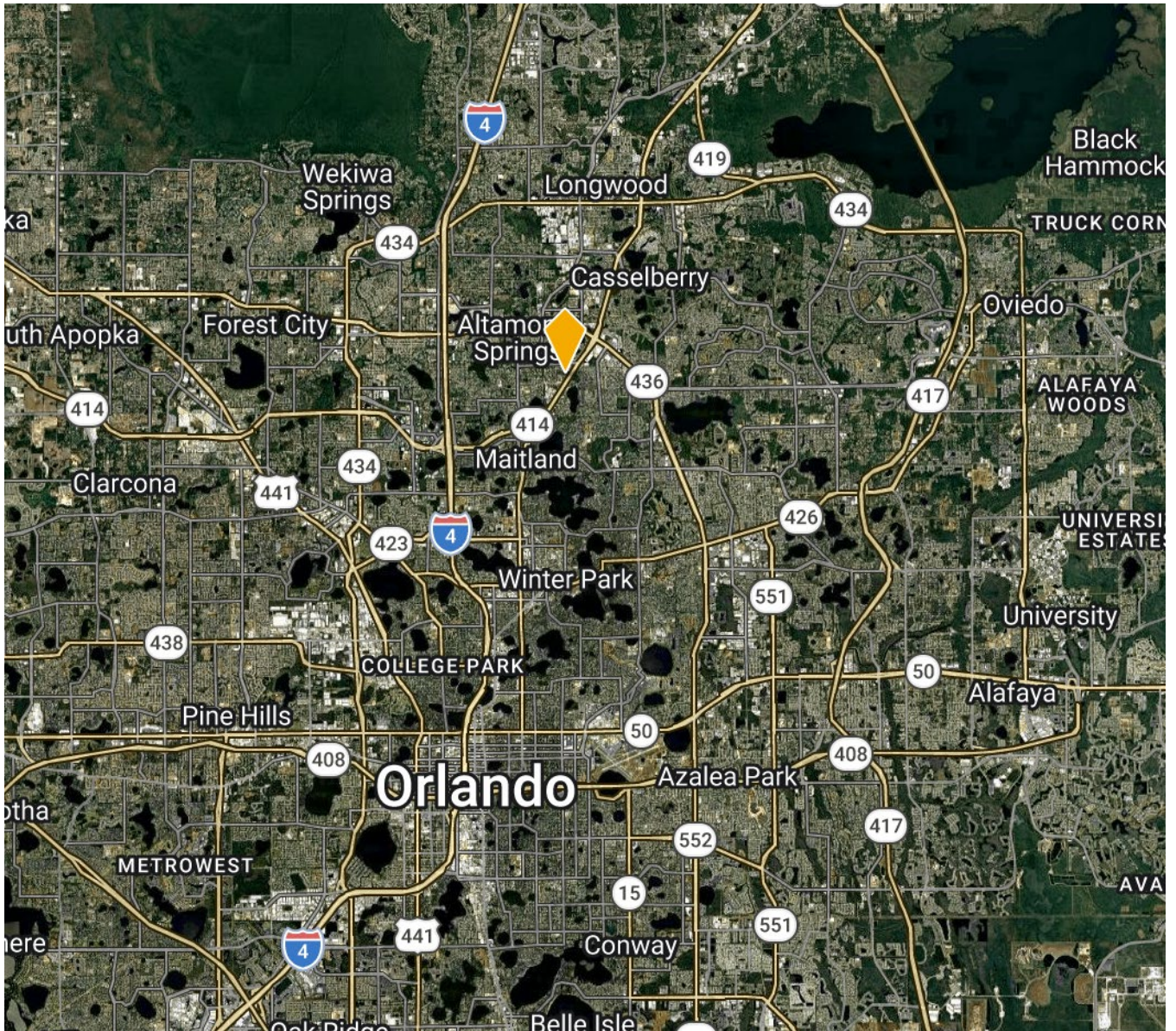
320 Garden Edge Point, Fern Park, FL 32730
LOCATION & AREA

LOCATION OVERVIEW

- ▶ Frontage and visibility along US Highway 17-92, a primary north-south commercial corridor through Seminole County, with dedicated access via Garden Edge Point
- ▶ Positioned between Winter Park and Lake Mary submarkets, minutes from I-4
- ▶ Convenient access to Casselberry, Winter Springs, and Altamonte Springs
- ▶ Established office and retail corridor with strong daytime traffic
- ▶ 10 minute drive time to I-4 / SR 436 interchange

The information contained herein has been obtained from sources deemed reliable but has not been independently verified by Atkins Commercial Real Estate LLC and is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. This is not an offer to sell or lease and should not be relied upon as a substitute for independent due diligence.





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