

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Walking Distance From  (9.75M Annual Visitors | 11 on-site Hotels)



4850 Lawing Lane

ORLANDO FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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

DOWNTOWN
ORLANDO
7 miles

ORLANDO HEALTH
ORLANDO REGIONAL
MEDICAL CENTER



OUTBACK
STEAKHOUSE

LAWING LN.

SHOOTERS WORLD

145,700
VEHICLES PER DAY

STATE HIGHWAY 435

58,000
VEHICLES PER DAY

FLORIDA'S TPK





40,500
VEHICLES PER DAY

CUBESMART
self storage

KIRKMAN SHOPPES

LA FITNESS
AT&T
PINCH-A-PENNY
POOL-PATIO-SPA
FIREHOUSE
SUBS
H&R
BLOCK

Starbucks
PENSKE

KIRKMAN OAKS
SHOPPING CENTER

Publix
Burger King
ups
Davita
Kidney Care
SUBWAY
boost
mobile

W

7
ELEVEN

TRUIST

VALENCIA COLLEGE
WEST CAMPUS

Walmart
Supercenter
DOLLAR TREE
Spectrum
BUDDY'S
HOME FURNISHINGS
HIBBETT
SPORTS

Pep Boys
Auto Service & Tires
gerber
COLLIER & LANE

7
ELEVEN

TD Bank

FOUR STAR
EAGLES

BANK OF AMERICA

OUTBACK
STEAKHOUSE

AutoZone

SHOOTERS WORLD
GUNS • RANGE • TRAINING

STATE HIGHWAY 435

LAWING LN.

FLORIDA'S TPKE.

145,700
VEHICLES PER DAY





OFFERING SUMMARY



OFFERING

Pricing	\$21,500,000
Current NOI	\$1,709,117
Cap Rate	7.95%

PROPERTY SPECIFICATIONS

Property Address	4850 Lawing Lane Orlando, Florida 32811
Rentable Area	86,701 SF
Land Area	3.00 AC
Year Built	2018
Tenant	Shooters World Orlando, LLC
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	9+ Years
Increases	2% Annually
Options	4 (5-Year)
Rent Commencement	January 26, 2018
Lease Expiration	October 31, 2035

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Shooters World Orlando, LLC	86,701	1/26/2018	10/31/2035	11/1/2025	2.00%	\$142,426	\$1,709,117	4 (5-Year)
(Corporate Guaranty)				11/1/2026	2.00%	\$145,275	\$1,743,299	

2% Annual Increases Throughout the Initial Term and Options Thereafter.

Corporate Guaranteed Lease | 2% Annual Increases | Options to Extend | 9+ Years of Firm Term Remaining

- The lease is guaranteed by SW Holdings Orlando, LLC
- 9+ years remaining with 4 (5-year) option periods to extend
- The Lease features 2% annual rental increases throughout the intimal term and option periods, steadily growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in an income tax free state

Strong Demographics In 5-mile Trade Area

- More than 249,000 residents and 179,000 employees support the trade area
- \$91,112 average household income

Signalized, Hard Corner Intersection | Interstate 4 (198,500 VPD) | Universal Studios Florida (9.75M Visitors Annually)

- The asset is located near the signalized, hard corner intersection of State Highway 435 and Conroy Road which supports over 98,000 vehicles per day
- The subject property benefits from nearby access to Interstate 4 (198,500 VPD) and Florida's Turnpike (145,700 VPD), making this an ideal, centralized location with easy commutes
- The site is within walking distance from Universal Studios Florida, a world-renowned theme park that attracts approximately 9.75 million visitors annually and plays a key role in Central Florida's \$87 billion tourism economy

Dense Retail Corridor | Dezerland Park Orlando

- Located in a dense retail corridor, the asset is within close proximity from multiple national/credit tenants including Costco, Target, Home Depot, Publix, Ross, Hobby Lobby, Ikea, LA Fitness, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site
- The site is located less than 2 miles north of Dezerland Park Orlando, Florida's largest indoor entertainment attraction, spanning over 850,000 square feet

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



SHOOTERS WORLD

shootersworld.com

Company Type: Private

Locations: 3

Shooters World offers state-of-the-art, air-conditioned indoor shooting ranges, retail showrooms, and firearms training for all skill levels. Their expert staff assists both novices and experienced shooters. Shooters World University provides a wide range of firearms classes, including first-time shooter and law enforcement courses, available nearly every day. Each location features various range lengths (15, 25, 50, and 100 yards), all with modern ventilation and climate control. The store also offers a wide selection of firearms, accessories, and a lifetime warranty on new and certified used guns.

Source: shootersworld.com

PROPERTY OVERVIEW

LOCATION



Orlando, Florida
Orange County
Orlando-Kissimmee-Sanford MSA

ACCESS



Lawing Lane: 1 Access Point

TRAFFIC COUNTS



S. Kirkman Road: 58,000 VPD
Interstate 4: 198,500 VPD

IMPROVEMENTS



There is approximately 86,701 SF of existing building area

PARKING



There are approximately 162 parking spaces on the owned parcel.
The parking ratio is approximately 1.86 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 18-23-29-8058-01-000
Acres: 3
Square Feet: 130,776

CONSTRUCTION



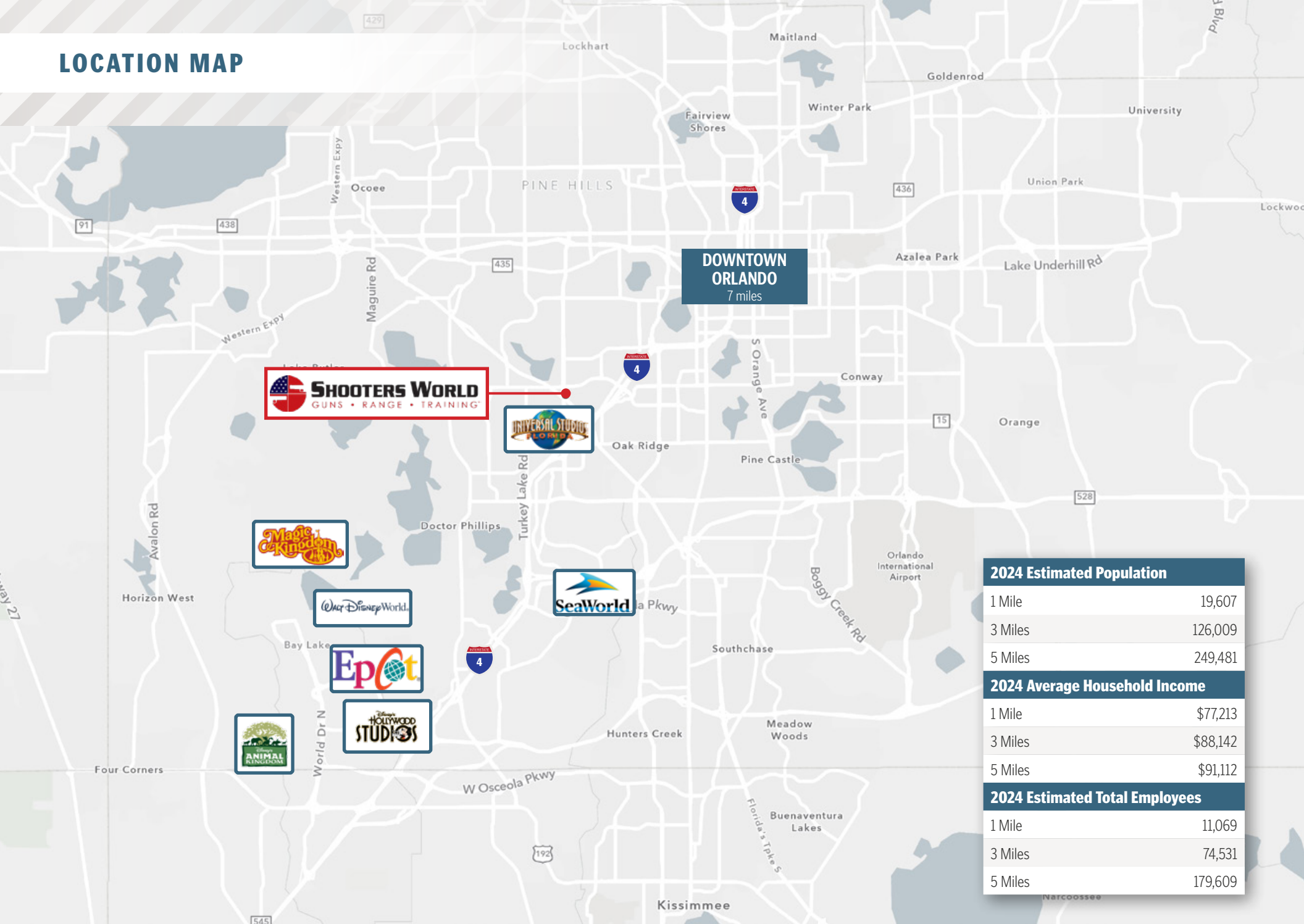
Year Built: 2018

ZONING



PD: Planned Development District

LOCATION MAP



2024 Estimated Population	
1 Mile	19,607
3 Miles	126,009
5 Miles	249,481
2024 Average Household Income	
1 Mile	\$77,213
3 Miles	\$88,142
5 Miles	\$91,112
2024 Estimated Total Employees	
1 Mile	11,069
3 Miles	74,531
5 Miles	179,609





	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	19,607	126,009	249,481
2029 Projected Population	20,422	131,673	254,552
2024 Median Age	34.7	34.7	35.7
Households & Growth			
2024 Estimated Households	8,264	48,261	93,200
2029 Projected Households	6,736	38,935	77,479
Income			
2024 Estimated Average Household Income	\$77,213	\$88,142	\$91,112
2024 Estimated Median Household Income	\$55,797	\$61,694	\$60,789
Businesses & Employees			
2024 Estimated Total Businesses	1,209	7,848	17,311
2024 Estimated Total Employees	11,069	74,531	179,609



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 329,502 as of July 1, 2024.

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.





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



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 292,059

Population growth of 22.56%
since 2010

AVERAGE
HOUSEHOLD
INCOME
\$75,669



MEDIAN
CITY OF ORLANDO
AGE
33.8



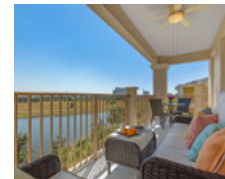
MEDIAN
HOME
COST
\$240,000



MEDIAN
RENTAL
COST
\$1,196



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



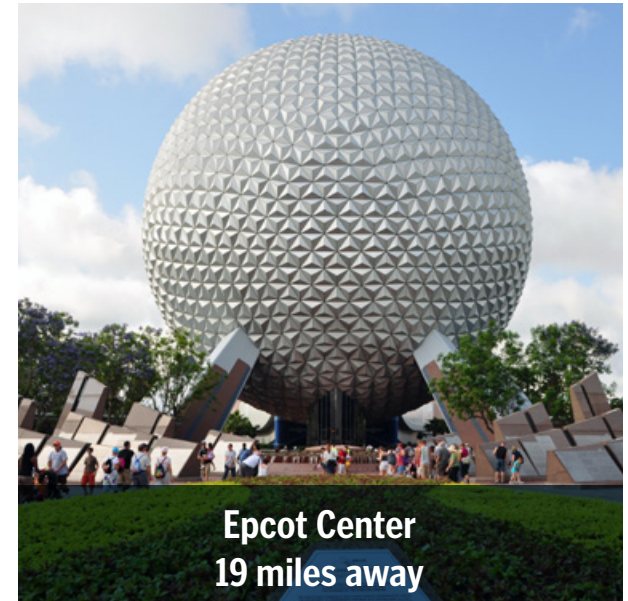
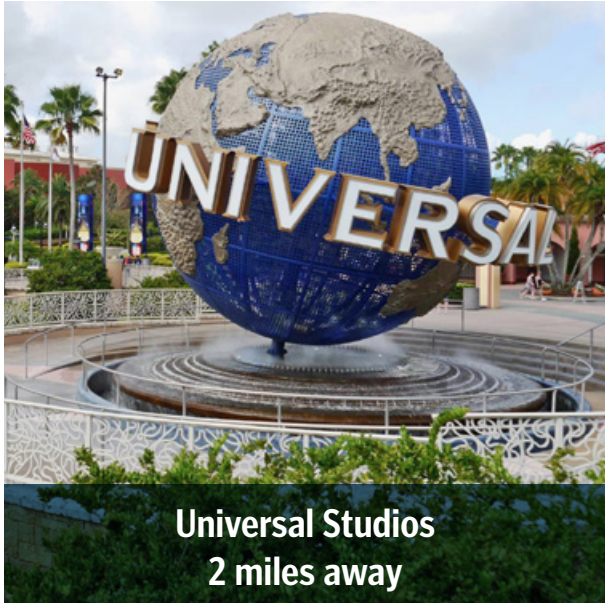
\$90,245,169

GDP of county (2019 Orange County):

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

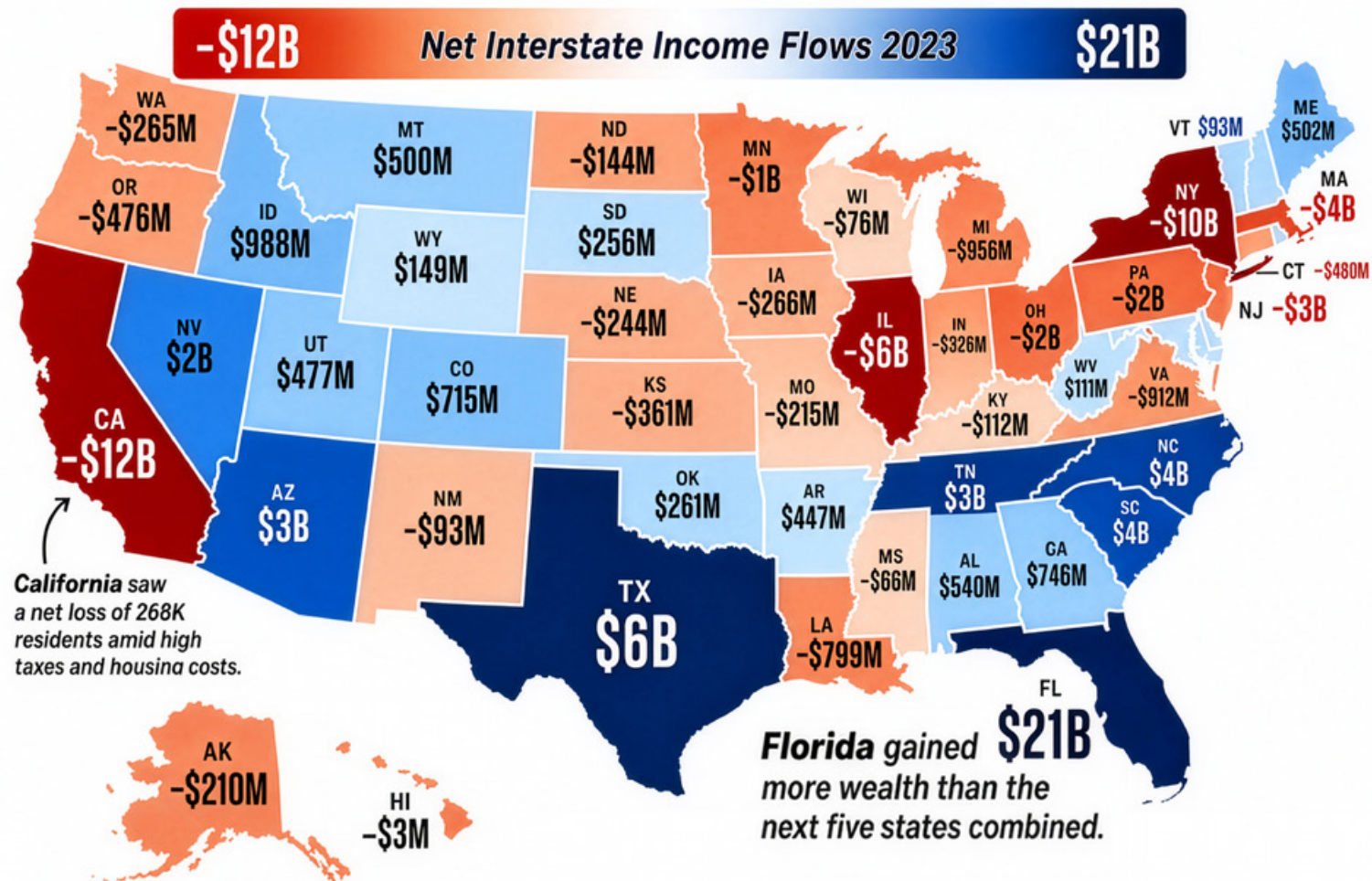


AREA ATTRACTIONS



Wealth Migration

By State





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



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