

FULLY OCCUPIED MULTI-TENANT STRIP

Investment Opportunity



SAVANNAH PARK
RETAIL

Diverse Tenant Mix | Below Market Rents | Outstanding Growth in Submarket | \$135K Household Incomes



4700-4720 International Pkwy
SANFORD FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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

FARMERS INSURANCE
151,900 VPD

400

4

Deloitte

CNA MITSUBISHI MOTORS

WESTIN HOTELS & RESORTS
BNY

Allure on Parkway
(290 Units)

Ballantrae
Apartments
(295 Units)

Heathrow
Elementary School
(744 students)

Markham Woods
Middle School
(881 students)

18,400 VPD

429

Park Place

FishBones MARRIOTT
Residence INN BY MARRIOTT

NOVEL Parkway by
Crescent Communities
(325 Units)

Colonial Town Park

Publix SANTIKOS ENTERTAINMENT
HOTWORX Hampton

Savannah Park
(125 Homes)

The Lofts at Savannah Park
(151 Units)

HCA Florida
Healthcare

510-Unit Proposed
Residential
Development

SAVANNAH PARK
RETAIL

INTERNATIONAL PKWY 16,400 VPD

Chick-fil-A
Starbucks
CHIPOTLE
Brand New | 1/4 Mile



FPL Sanford Power

ACE
The helpful place.
Planet Smoothie

Dunwoody Commons
(357 Homes)

MILLENNIUM
ACME
FERGUSON

151,900 VPD

United Rentals
SRS BUILDING PRODUCTS
VICTOR HARLEY-DAVIDSON CYCLES
EWING OUTDOOR SUPPLY

goodwill
DUNKIN'
enterprise

FedEx
CVS pharmacy
THE HOME DEPOT
Distribution Center

Orangetheory FITNESS
PINCH-A-PENNY POOL-PATIO-SPA
POPEYES KUMON
SUBWAY State Farm

7 ELEVEN
CADILLAC Audi
Drivers Mart Sanford

McDonald's Starbucks
Domino's Pizza Wawa
sleep number. HOME2 SUITES BY HILTON
OUTBACK STEAKHOUSE

Towne Center Plaza
dogtopia.
MILLER'S ALE-HOUSE
HONEY BAKED Ham's
Steak 'n Shake



Edward Jones

Auritas

Chick-fil-A
Starbucks
CHIPOTLE MEXICAN BOWL
Brand New | 1/4 Mile

SAVANNAH PARK
RETAIL

510-Unit Proposed Residential Development

Gateway Plaza
FLOOR DECOR
Michael's planet fitness
ASHLEY

Savannah Park
(125 Homes)

The Lofts at Savannah Park
(151 Units)

INTERNATIONAL PKWY 16,400 VPD

HCA Florida Healthcare



PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$5,977,000
Net Operating Income	\$364,643
Cap Rate	6.10%

PROPERTY SPECIFICATIONS

Property Address	4700-4720 International Pkwy Sanford, FL 32771
Rentable Area	10,314 SF
Land Area	0.27 AC
Year Built	2017
Tenants	CycleBar, Urban OM Power Yoga, Foxtail Coffee, Salon Lofts
Occupancy	100%
Lease Types	NNN
Guaranty	Cycle Bar (Franchisee - 14 Units) Urban OM Yoga (Personal Guaranty) Salon Lofts (Corporate)
Landlord Expense Responsibilities	Roof, Structure, Foundation
Average Lease Term Remaining	5.5 Years

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
4700 - 1200	Cycle Bar (Franchisee - 14 Units)	2,880	28%	\$9,600	\$3.33	\$115,200	\$40.00	30%	Sep-28	10.0%	\$10,560	\$3.67	\$126,720	\$44.00	Sep-23	Aug-33	2 (5-Year) Opt 1: \$48.40 PSF/Yr Opt 2: \$53.24 PSF/Yr
4720 - 1220	Urban OM Yoga (Personal Guaranty)	1,351	13%	\$3,583	\$2.65	\$42,998	\$31.83	11%	Apr-26	3.0%	\$3,691	\$2.73	\$44,288	\$32.78	Apr-22	Mar-27	2 (3-Year) ⁽¹⁾ Opt 1: FMV or 3.0% Inc. Opt 2: FMV or 3.0% Inc.
4720 - 1210	Foxtail Coffee	1,457	14%	\$5,223	\$3.59	\$62,680	\$43.02	16%	Nov-26	3.0%	\$5,380	\$3.69	\$64,560	\$44.31	Apr-18	Oct-35	3 (5-Year) Opt 1: \$57.80 PSF/Yr Opt 2: \$67.01 PSF/Yr Opt 3: \$77.68 PSF/Yr
									Nov-27	3.0%	\$5,540	\$3.80	\$66,483	\$45.63			Opt 1: \$57.80 PSF/Yr
									Nov-28	3.0%	\$5,706	\$3.92	\$68,477	\$47.00			Opt 2: \$67.01 PSF/Yr
									Nov-29	3.0%	\$5,878	\$4.03	\$70,532	\$48.41			Opt 3: \$77.68 PSF/Yr
									Nov-30	3.0%	\$6,054	\$4.16	\$72,648	\$49.86			
									Nov-31	3.0%	\$6,236	\$4.28	\$74,827	\$51.36			
									Nov-32	3.0%	\$6,423	\$4.41	\$77,072	\$52.90			
									Nov-33	3.0%	\$6,615	\$4.54	\$79,384	\$54.48			
									Nov-34	3.0%	\$6,814	\$4.68	\$81,766	\$56.12			
4720 - 1240	Salon Lofts (Corporate)	4,626	45%	\$13,570	\$2.93	\$162,835	\$35.20	42%	Aug-29	10.0%	\$14,927	\$3.23	\$179,119	\$38.72	Aug-19	Jul-31	2 (5-Year) Opt 1: \$40.27 PSF/Yr Opt 2: \$44.30 PSF/Yr
Total Occupied		10,314	100%	\$31,976	\$3.10	\$383,714	\$37.20	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		10,314	100%	\$31,976	\$3.10	\$383,714	\$37.20	100%						Weighted Term Remaining (Years)		6.4	

Notes

1) Urban OM Yoga's options will be at the rent that is the greater of fair market rent or a 3.0% increase from the previous rental rate.

RECAPTURE

Suite #	Tenant Name	Size SF	Pro								Reimbursement Annual	Notes
			Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF			
4700 - 1200	Cycle Bar	2,880	28%	Net	Net	Net	-	15%	\$9.57	\$27,554	Tenant pays its pro rata share of taxes, insurance and CAM with a 15.0% administrative fee.	
4720 - 1220	Urban OM Yoga	1,351	13%	Net	Net	Net	Net	N/A	\$11.05	\$14,927	Tenant pays its pro rata share of taxes, insurance and CAM	
4720 - 1210	Foxtail Coffee	1,457	14%	Net	Net	Net	Net	N/A	\$11.05	\$16,099	Tenant pays its pro rata share of taxes, insurance and CAM. Controllable CAM shall not increase by more than 5.0% annually ⁽¹⁾	
4720 - 1240	Salon Lofts	4,626	45%	Net	Net	Net	Net	N/A	\$11.05	\$51,114	Tenant pays its pro rata share of taxes, insurance and CAM. Controllable CAM shall not increase by more than 5.0% annually ⁽¹⁾	
Total Occupied		10,314	100%			Total Occupied		\$10.64	\$109,694	96%		
Total Vacant		0	0%			Total Vacant		\$0.00	\$0	0%		
Total / Wtd. Avg:		10,314	100%			Total Reimbursement		\$10.64	\$109,694	96%		
						Total Operating Expenses		\$11.05	\$113,962	100%		

Notes

1) Analysis does not assume that controllable CAM increase cap has ever been hit.



PRICING SUMMARY



Operating Cash Flow	In-Place	
Potential Rental Revenue	\$383,714	
Potential Reimbursement Revenue	\$109,694	
Gross Potential Revenue	\$493,407	
Rental Vacancy	(\$11,511)	3%
Reimbursement Vacancy	(\$3,291)	3%
Effective Gross Revenue	\$478,605	
Less Expenses	(\$113,962)	
Net Operating Income	\$364,643	
Less Loan Payment	(\$273,275)	
Cash Flow	\$91,368	

Operating Expenses	In-Place	PSF/Yr
Taxes	\$33,349	\$3.23
Insurance	\$17,153	\$1.66
CAM	\$41,891	\$4.06
Management	\$21,568	\$2.09
Total	\$113,962	\$11.05

Pricing Summary	
Asking Price	\$5,977,000
PSF	\$580
Net Operating Income	\$364,643
In-Place Cap Rate	6.10%

FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact Jordan Yarosh at jordan.yarosh@srsre.com

Notes

1. Management fee is taken from recent 2025 operating statements.
2. Analysis assumes 3.0% general vacancy factor.

4-Tenant, 100% Occupied Retail Strip Center | Long-Term Stability | Below Market Rents

- 2017 construction requiring minimal capital expenditures
- Fully leased to four established tenants with over 5 years of average lease term remaining. Cycle Bar (Aug 2033), Urban OM Yoga (Mar 2027), Foxtail Coffee (Oct 2035), and Salon Lofts (Jul 2031)
- All tenants feature remaining option periods – three at fixed rents and one at fair market rent ensuring stability and potential upside through rent escalation
- Strong tenant synergy across fitness, wellness, food & beverage, and personal services
- New construction retail strips are routinely getting \$45-\$50/SF+ in surrounding Orlando submarkets leaving additional future upside

NNN Leases | Passive, Fee Simple Ownership | Management In Place

- All tenants operate under NNN leases, reimbursing their share of CAM, real estate taxes, insurance, and administrative or management fees
- Minimal landlord responsibilities limited leakage from CAM expenses passed through to center declarant
- Predictable cash flow with contractual rent escalations across the tenant base
- Current property manager can remain in place after sale to ensure continuity

Prime Location With Excellent Visibility & Access

- Highly visible frontage along International Parkway (16,400 VPD), directly connecting to State Hwy 429 (18,400 VPD) and State Hwy 46 (41,000 VPD)
- Flanked by Interstate 4 (151,900 VPD), offering regional access to Orlando and Sanford markets
- Less than one mile from Seminole Town Center Mall and Marketplace at Seminole Centre, which announced redevelopment of a new Costco and Trader Joes in addition to other national retailers like Dick's and Target in place.

Adjacent to Luxury Multifamily | Daily-Needs Oriented Demand

- Immediately adjacent to Lofts at Savannah Park Luxury Apartments (151 units), providing direct built-in customer base
- Tenant mix aligns with neighborhood needs: boutique fitness, wellness services, specialty coffee, and flexible salon space
- Strong daily-needs retail positioning, less vulnerable to e-commerce displacement
- Proximity to multiple residential developments (1,000+) units supporting sustained demand

Strong Demographics in Growing Trade Area

- 5-mile population of 115,698 with an affluent average household income of \$126,932
- Sanford and Lake Mary corridor is among the most desirable residential markets in Seminole County
- Less than 7 miles from Orlando-Sanford International Airport, driving regional and traveler demand
- Robust employment, education, and lifestyle amenities continue to attract high-income residents

Surrounding Development Planned | Future Local Growth

- Brand new Starbucks, Chipotle, and Chick-fil-A 0.25 miles north at the intersection of International Parkway and State Hwy 46
- Major mixed use medical center, office and apartment development is planned for the sites just across International Parkway
- Hotel and Class A multifamily development slated for neighboring sites off of Wayside drive
- Kolter development group is advancing a 510-unit multifamily development on 21+ acres directly across the street from subject property



CYCLEBAR

cyclebar.com

Company Type: Subsidiary

Locations: 200+

Parent: Extraordinary Brands



Founded in 2004, CycleBar is the largest indoor cycling brand by number of studios and offers a variety of low-impact, high-intensity indoor cycling workouts, which are inclusive of all fitness levels. CycleBar offers an immersive, multi-sensory experience in state-of-the-art “CycleTheaters,” led by specially trained instructors, enhanced with high-energy “CycleBeats” playlists and tracked using rider-specific “CycleStat” performance metrics.

Source: businesswire.com



FOXTAIL COFFEE

foxtailcoffee.com

Company Type: Private

Locations: 90+



Foxtail Coffee Co. was founded in 2016 in the heart of Winter Park, Florida. Foxtail Coffee Co. is dedicated to responsibly sourcing some of the finest coffees from around the world. They, as a company, uphold their ethical and quality standards by making sure their environmentally-friendly farms are paid fair wages, so they may continue to grow exceptional crops. Their quality beans are roasted in-house and used in a variety of different brewing methods, shifting the way they think of coffee - one cup at a time.

Source: foxtailcoffee.com



URBAN OM POWER YOGA

urbanompoweryoga.com

Company Type: Private

Locations: 1



Urban Om Power Yoga offer many styles of yoga for all levels. Hot yoga, power yoga, vinyasa flow, beginners classes, non-heated slow flow, Yin and meditation. They proudly host Yoga Teacher Trainings as well as local and international Yoga Retreats. The studio is located in Sanford right at the I-4, 417, and 429 interchange which makes it easily accessible from Lake Mary, Heathrow, Debary, Longwood, Maitland, or most anywhere in central Florida.

Source: urbanompoweryoga.com



SALON LOFTS

salonlofts.com

Company Type: Private

Locations: 280+



Salon Lofts is a beauty services company that provides independent beauty professionals with fully equipped, private salon suites. Founded in 2003 and headquartered in Columbus, Ohio, the company operates more than 280 locations across the United States. Its model allows hairstylists, estheticians, nail technicians, and other beauty specialists to run their own businesses within a supportive, shared environment while maintaining independence. Salon Lofts has grown into one of the largest salon suite rental brands in the U.S., offering professionals flexibility, autonomy, and modern workspaces to serve their clients.

Source: salonlofts.com

PROPERTY OVERVIEW

LOCATION



Sanford, Florida
Seminole County
Orlando MSA

ACCESS



International Parkway: 1 Access Point

TRAFFIC COUNTS



International Parkway: 16,400 VPD
Interstate 4/State Highway 400: 151,900 VPD

IMPROVEMENTS



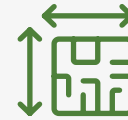
There is approximately 10,314 SF of existing building area

PARKING



There are approximately 103 parking spaces on the owned parcel.
The parking ratio is approximately 9.99 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 30-19-30-528-0000-0040 & 30-19-30-528-0000-0050
Acres: 0.27
Square Feet: 11,575 SF

CONSTRUCTION



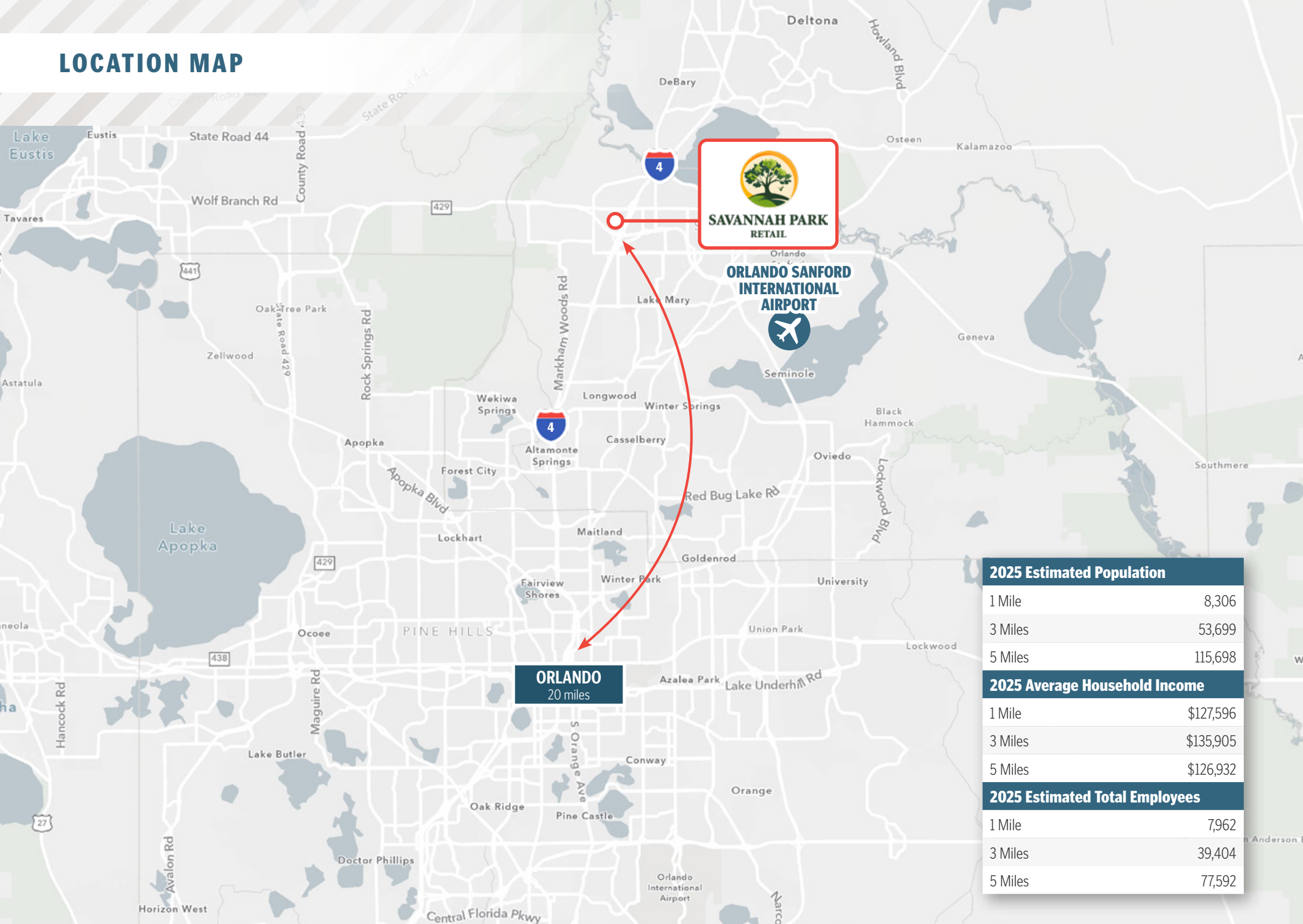
Year Built: 2017

ZONING

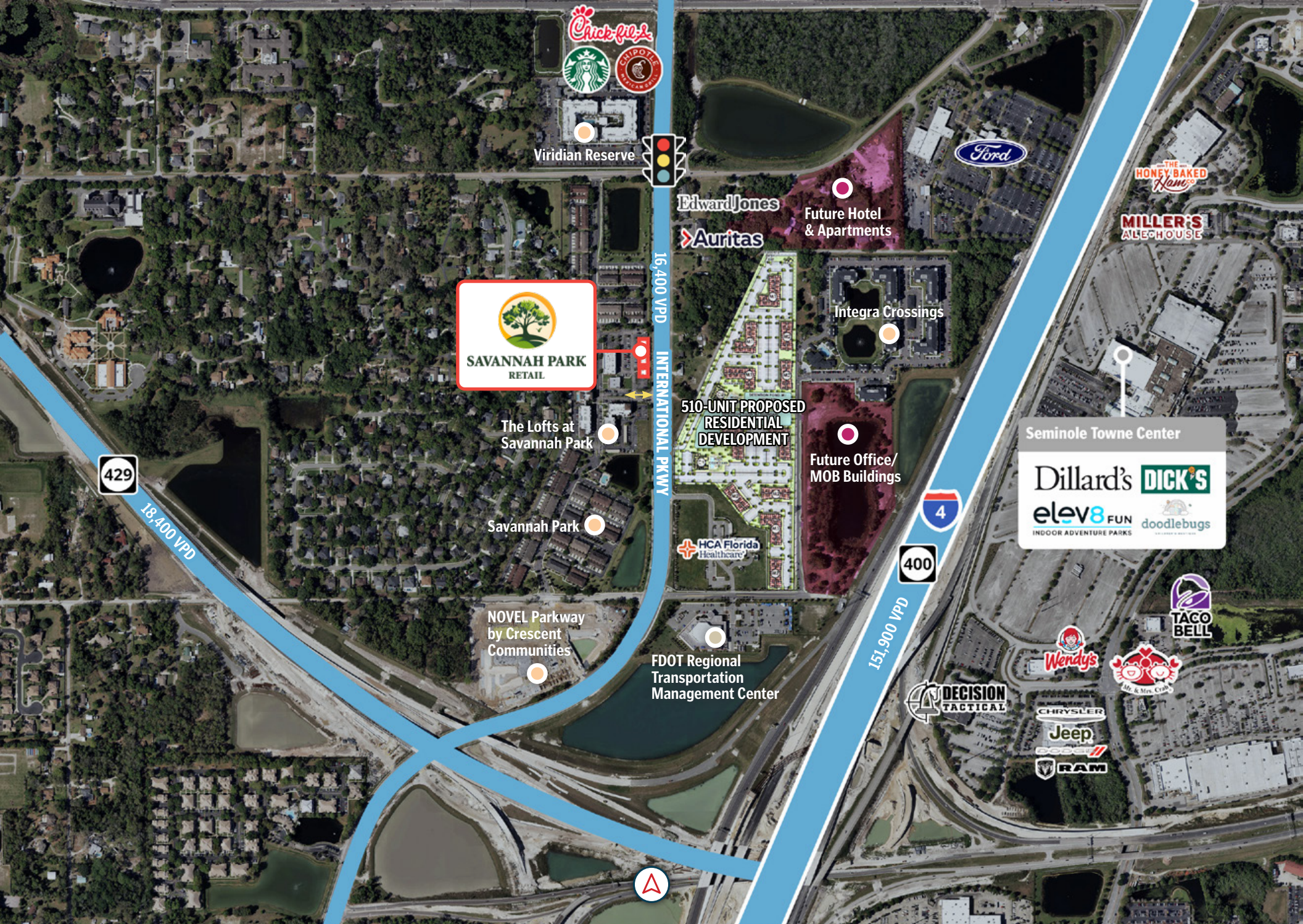


PD - Planned Development

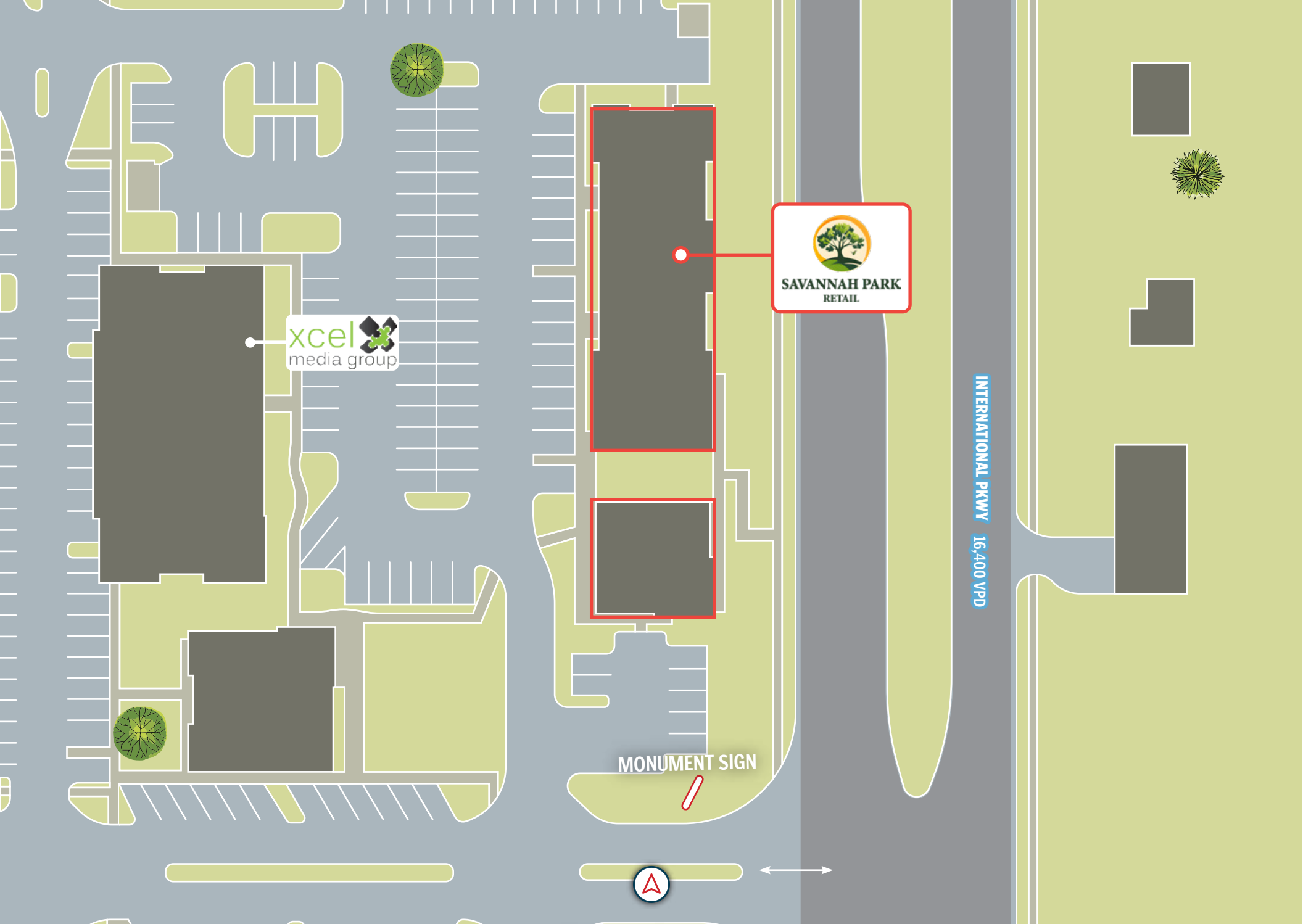
LOCATION MAP



2025 Estimated Population	
1 Mile	8,306
3 Miles	53,699
5 Miles	115,698
2025 Average Household Income	
1 Mile	\$127,596
3 Miles	\$135,905
5 Miles	\$126,932
2025 Estimated Total Employees	
1 Mile	7,962
3 Miles	39,404
5 Miles	77,592







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,306	53,699	115,698
2030 Projected Population	9,212	57,580	121,243
2025 Median Age	39.2	39.5	39.7
Households & Growth			
2025 Estimated Households	3,519	21,636	46,323
2030 Projected Households	3,972	23,563	49,303
Income			
2025 Estimated Average Household Income	\$127,596	\$135,905	\$126,932
2025 Estimated Median Household Income	\$105,138	\$106,815	\$92,580
Businesses & Employees			
2025 Estimated Total Businesses	5,894	29,965	61,689
2025 Estimated Total Employees	8,306	53,699	115,698



SANFORD, FLORIDA

Sanford, Florida, in Seminole county, is 10 miles south of Deltona, Florida and 20 miles north of Orlando, Florida. The city is located along the shoreline of Lake Monroe at the head of the St. Johns River in Central Florida. It features numerous marinas and provides boats and commercial vessels access to the Atlantic Ocean. Sanford has a 2025 population of 68,255 people.

Sanford is located in Central Florida in Seminole County, one of the fastest growing counties in the nation. Nicknamed “Celery City” for its agricultural interest in the early 1900’s. Sanford is bounded in the East by Orlando-Sanford International Airport, in the North by Lake Monroe, in the West by Interstate 4, and in the South by Seminole State College and the City of Lake Mary.

Sanford is a significant cultural and business hub for the Central Florida region. With its showcase waterfront, extensive transportation network, distinctive cultural corridor and historic downtown, Sanford is a vibrant and safe City in which people choose to live, work, raise a family, attend school, shop, play, and retire.

The city’s major attractions are Central Florida Zoological Park, Sanford Museum, Museum of Seminole County History, Jazzed in Sanford, Historic Sanford Memorial Stadium, Cinema in the Park, River Walk, Palms Island Resort and Marina, Big Tree County Park, Colonial Town Park, Historic Downtown Sanford, Jeanine Taylor Folk Art, and The Helen Stairs Theatre.



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. 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 seventh busiest airport in the United States and the 18th 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.



The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



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 48 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

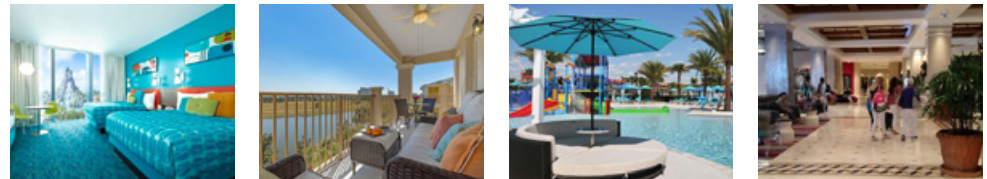
Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
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 334,854 Orlando Population as of 2024

<p>AVERAGE HOUSEHOLD INCOME</p> <p>\$100,135</p>	<p>MEDIAN CITY OF ORLANDO AGE</p> <p>35.1</p>	<p>MEDIAN HOME COST</p> <p>\$407,440</p>	<p>MEDIAN RENTAL COST</p> <p>\$1,815</p>
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OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion
GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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