



Real Estate Company

For Sale: Strickland Brothers Oil  
Tavares, FL  
\$2,579,333 CAP 6%



**610 E. Burleigh Blvd. • Tavares, FL**

### Investment Highlights:

- Location: 610 E Burleigh Blvd Tavares, FL (Orlando,MSA)
- Price: \$2,579,333
- NOI: \$154,760
- CAP: 6%

### Property Highlights:

- Parcel ID; 21-19-26-0010-000-00100
- Lot Size: 1.25 AC
- Building Size: 1,730
- 58,500 AADT
- Year Built: 2023
- Construction: Masonry

### Tenant Information:

- Tenant: Strickland Brothers
- Lease Expiration: 9/30/2038
- Options: 3 (5yr)
- Escalations: 10% Every 5yrs
- Landlord Responsibilities: None (Absolute NNN)
- Tenant Responsibilities: Interior, Exterior, Taxes & Insurance

	1 Mile	3 Miles	5 Miles
<b>2023 Est. Pop.</b>	6,173	30,775	77,791
<b>2023 Households</b>	2,655	13,623	33,749
<b>Med HH Inc.</b>	494,073	\$71,887	\$74,669

**Traffic Count: 58,500 AADT**

For More Information Contact  
T. Zachary High  
Licensed FL Real Estate Broker  
Zach@ElkPenn.com

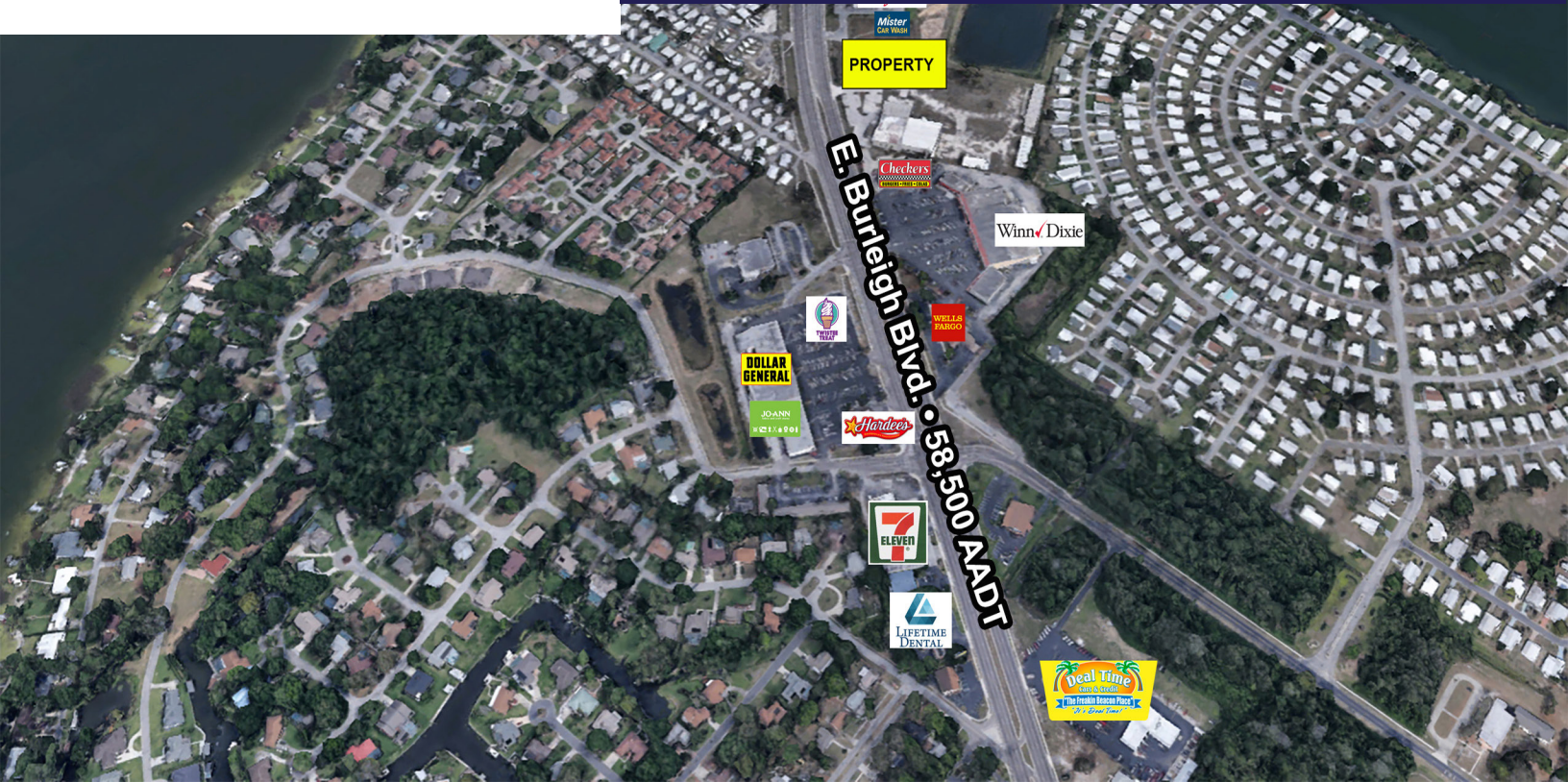


321-866-8121  
www.ElkPenn.com  
861 W Morse Blvd., Suite 250  
Winter Park, Florida 32790



Real Estate Company

For Sale: Strickland Brothers Oil  
Tavares, FL  
\$2,579,333 CAP 6%



THIS IS A MARKETING COMMUNICATION

© 2024 ElkPenn. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

For More Information Contact  
T. Zachary High  
Licensed FL Real Estate Broker  
Zach@ElkPenn.com

321-866-8121  
www.ElkPenn.com  
861 W Morse Blvd., Suite 250  
Winter Park, Florida 32790