

# US PETROL & MEXAS TACOS

**SALE-LEASEBACK**

8788 Vineland Ave  
Orlando, Florida 32821

**Only  
1 mile to  
Walt Disney  
World**

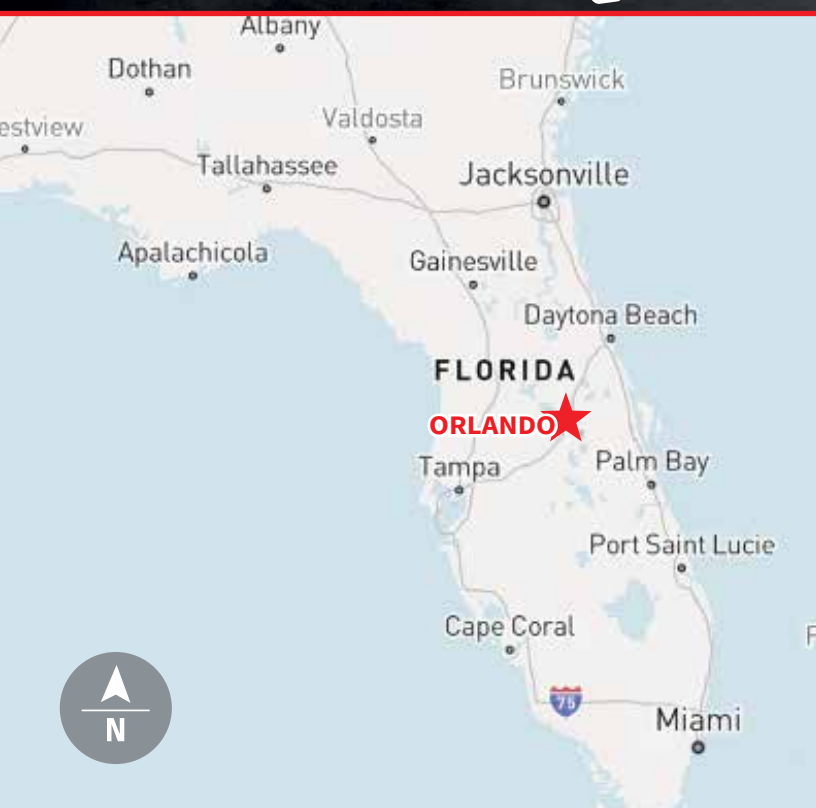


**PRICE: \$7,692,500**

**CAP RATE: 6.50%**



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## PROPERTY SUMMARY

<b>BUILDING SQUARE FOOTAGE</b>	4,800 s.f.
<b>SITE ACREAGE</b>	1.29 AC
<b>YEAR BUILT/RENOVATED</b>	2008 / 2017
<b>TRAFFIC COUNT</b>	I-4: 211,000 VPD SR 535: 58,500 VPD Vineland Avenue: 20,200 VPD

**INVESTMENT SALES ADVISORY**

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## Investment Highlights



The US Petrol & Mexas Tacos is a sale leaseback that benefits from 250 +/- feet of road frontage on Vineland Avenue. Vineland Avenue provides advantageous connection to the Orlando Vineland Premium Outlets (nearly 800,000 monthly visits in June 2022), access to I-4 (211,000 VPD), and prime location near Walt Disney World – located only a mile away. The Orlando area benefits from nearly 76 million visitors annually.



The Subject Property is located across the street (less than 250 feet) from three Marriott flag hotels – Courtyard, Springhill Suites, and Fairfield Inn & Suites. The combined monthly visits for June 2022 exceeded 80,000. The station furnishes access for fuel and Mexican cuisine with tenant Mexas Tacos to those staying at the Marriott properties.



The gas station has a long-running history of successful operations at this location. It is the only station located on Vineland Avenue and is also situated on the “heading to Outlets” side of the roadway.



High barriers to entry due to minimal green space with frontage in the nearby vicinity – this would make it difficult to develop a competing gas station in the adjacent area. 100% bonus depreciation is set to conclude at EOY 2022 for gas and convenience placed in service after 2017 making it less opportune for new fuel station development.

