

PIZZA HUT & BUFFALO WILD WINGS

7004 & 7060 International Drive | Orlando, Florida 32819



VIEW OPPORTUNITY

PROPERTY SUMMARY

(AVAILABLE TOGETHER OR SEPARATELY)

TENANT	Pizza Hut	Buffalo Wild Wings
BUILDING SF	3,012 +/-	5,187 +/-
ACREAGE	0.72	0.73
YEAR BUILT	1978	1999
TERM REMAINING	10 Years	10 Years
PURCHASE PRICE	\$4,450,000	\$3,015,000
CAP RATE	5.10%	5.30%



TOURIST CORRIDOR

SPECIALISTS/DEAL TEAM LEADS

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Investment Highlights



Both Properties boast long-term operating history and are undergoing renovations.



New 10-year NNN lease extensions with favorable rent increases and no LL responsibilities.



Buffalo Wild Wings is corporately guaranteed, Pizza Hut is backed by large strong, local-focused franchisee.



The adjacent Properties combine for 260 feet of frontage along International Drive (25,000 VPD).



Over 6,100 hotel rooms surround the Properties within a half-mile radius and over 60,000 within 3-mile radius.



8.12% projected population growth within 3 miles, earning a \$110K average household income.



High barrier to entry limiting competing businesses.