



LOCATED IN THE HEART OF THE VILLAGES
RECENTLY OPENED IN APRIL 2024



CVS Pharmacy

5027 Sumter County Road 466A, Wildwood, FL 34785
(Orlando-Kissimmee, FL MSA)



Investment Contacts

Thomas Carr

Associate Vice President
T +1 404 812 5101
thomas.carr4@cbre.com

Will Pike

Vice Chairman
T +1 404 923 1381
will.pike@cbre.com

Brian Pfohl

Vice Chairman
T +1 404 504 7893
brian.pfohl@cbre.com

Leah Lindell

Investment Sales Manager
T +1 404 812 5136
leah.lindell@cbre.com

Kaitlyn Wolf

Investment Sales Analyst
T +1 404 812 5299
kaitlyn.wolf@cbre.com

Mark Drazek

CBRE FL Licensee
T +1 407 839 3123
mark.drazek@cbre.com

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Representative Photo



1

Executive Summary



Executive Summary

The CBRE Net Lease Property Group is pleased to offer for sale the 14,856-square-foot CVS Pharmacy located on 2.10 acres in Wildwood, Florida—part of the Orlando-Kissimmee, FL MSA (Population: 2.8M+). Newly constructed, CVS' 20-year NNN lease commenced in April 2024 and features a corporate guaranty from CVS Health Corporation (NYSE: CVS; S&P: BBB). Additionally, the six, 5-year renewal options boast a 10% rent increase at the onset of each extension.

Located 45 miles northwest of Orlando's central business district, the property lies within the heart of The Villages—a master-planned community that serves as the largest single-site residential real estate development in the United States; spanning three counties, over 35,000 acres and 57 square miles. The site is positioned with excellent access and visibility on a hard corner at the signalized intersection of Sumter County Road 466A (17,300 VPD) and Powell Road (10,600 VPD), just a mile from U.S.-301 (28,000 VPD) which provides direct access to Ocala (31 miles north) and Tampa (77 miles southwest). CVS will serve as one of two retail outparcels to the 106,700-square-foot Home Depot (currently under construction), and is across Sumter County Road 466A from Arby's and Dollar Tree. The site is also immediately adjacent to the Winn-Dixie anchored Pinellas Plaza (95,694 SF), which is further occupied by Walgreens, T-Mobile, The UPS Store, Subway, Hair Cuttery, Wells Fargo and Bank of America, among others.




CVS is proximate to the 1.8 MSF Trailwinds Village (±1 mile east) and the 400,000 SF Brownwood Paddock Square (1.6 miles south) mixed-use developments. Together, these developments feature a 400-unit apartment complex, 151-room hotel, movie theater, 59 acres of medical usage and a diverse tenant mix, including Lowe's Home Improvement, Publix, ALDI, Tommy Bahama, Evelyn & Arthur, Tempur-Pedic, Starbucks, Dunkin Donuts, Verizon, AT&T, Spectrum, Wendy's, Taco Bell, Burger King, McAllister's Deli, Five Guys Burgers & Fries, Jersey Mike's, Another Broken Egg Café, First Watch, and Great Clips among many others.

The site is positioned within Wildwood's growing retail and commercial corridor with 4.3 MSF of retail, 1.1 MSF of office, 1.6 MSF of industrial and 4,084 multifamily units within a 5-mile radius. Additional retailers in the surrounding area include Badcock Home Furniture & More, Advance Auto Parts, Family Dollar, Culver's, Tropical Smoothie Café, Hardee's, Domino's Pizza, Metro by T-Mobile, 7-Eleven, Circle K, a Chevrolet dealership and Chase Bank to name a few. Besides its close proximity to The Villages, CVS is near additional traffic drivers including Home2Suites by Hilton (0.5 miles northeast; 96 rooms), Millennium Park (0.7 miles south), Wildwood Elementary School (1.6 miles southwest; 845 students), Wildwood Middle School (1.3 miles southwest; 842 students) Lake Okahumpka Park (3.1 miles south) and Comfort Inn & Suites (3.2 miles southwest; 62 rooms), among others.

CVS further benefits from dynamic demographics with a population of 37,276 and an average annual household income of \$99,290 within a 3-mile radius. Additionally, there are over 2,050 households within a mile of CVS, placing a significant built-in customer base within walking distance.



Actual Location

| | | |
|--|---|---|
|  NOI \$594,069 |  CAP RATE 5.25% |  PRICE \$11,315,600 |
|--|---|---|



Actual Location

Property Overview



Investment Overview

| | |
|------------------------|---|
| Address: | 5027 Sumter County Road 466A, Wildwood, Florida 34785 |
| Guarantor: | CVS Health Corporation (NYSE: CVS; S&P: BBB) |
| Tenant: | Holiday CVS, L.L.C. |
| Building Size: | 14,856 Square Feet |
| Parcel Size: | 2.10 Acres |
| Year Built: | 2024 |
| Parking Spaces: | 60 Spaces |

Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|--------------------|-----------|----------|----------|
| Population: | 4,494 | 37,276 | 81,675 |
| Households: | 2,052 | 19,716 | 70,040 |
| AHI: | \$102,831 | \$99,290 | \$98,713 |

Traffic Counts

| | |
|---------------------------------|------------|
| Sumter County Road 466A: | 17,300 VPD |
| Powell Road: | 10,600 VPD |
| US-301: | 28,000 VPD |



Within 5-Miles

| | | | |
|---|---|---|---|
|  |  |  |  |
| 4.3 MSF <i>Retail</i> | 1.1 MSF <i>Office</i> | 1.6 MSF <i>Industrial</i> | 4,084 <i>Multifamily Units</i> |

Investment Highlights



Largest Pharmacy Healthcare Provider

CVS Health Corporation (NYSE: CVS; S&P: BBB) is a leading diversified health solutions company, boasting integrated offerings across the entire spectrum of pharmacy care. The company has more than 9,000 retail pharmacy locations with 1,000+ walk-in medical clinics. Ranked #6 on the 2023 Fortune 500 list, CVS Health reported \$357.8 billion in total revenues, \$249.7 billion in total assets, and \$76.6 billion in net worth as of December 31, 2023. The tenant under the lease—Holiday CVS, L.L.C.—is a wholly owned subsidiary of CVS Health Corporation.



Brand-New NNN Lease with Corporate Guaranty

CVS' brand-new NNN lease features 20 years of primary term and a corporate guaranty from CVS Health Corporation (NYSE: CVS; S&P: BBB). Additionally, the six, 5-year renewal options boast a 10% rent increase at the onset of each extension.



New Construction

CVS recently completed construction and opened on April 14, 2024.



Located in the Heart of The Villages

Located 45 miles northwest of Orlando's central business district, the property lies within the heart of The Villages—a master-planned community that serves as the largest single-site residential real estate development in the United States; spanning three counties, over 35,000 acres and 57 square miles.



Excellent Access & Visibility

The site is positioned with excellent access and visibility on a hard corner at the signalized intersection of Sumter County Road 466A (17,300 VPD) and Powell Road (10,600 VPD), just a mile from U.S.-301 (28,000 VPD) which provides direct access to Ocala (31 miles north) and Tampa (77 miles southwest).



Strategic Site Location | Adjacent to Pinellas Plaza

CVS will serve as one of two retail outparcels to the 106,700-square-foot Home Depot (currently under construction), and is across Sumter County Road 466A from Arby's and Dollar Tree. The site is also immediately adjacent to the Winn-Dixie anchored Pinellas Plaza (95,694 SF), which is further occupied by Walgreens, T-Mobile, The UPS Store, Subway, Hair Cuttery, Wells Fargo and Bank of America, among others.



Premier Retail & Commercial Corridor

The site is positioned within Wildwood's growing retail and commercial corridor with 4.3 MSF of retail, 1.1 MSF of office, 1.6 MSF of industrial and 4,084 multifamily units within a 5-mile radius. Additional retailers in the surrounding area include Badcock Home Furniture & More, Advance Auto Parts, Family Dollar, Culver's, Tropical Smoothie Café, Hardee's, Domino's Pizza, Metro by T-Mobile, 7-Eleven, Circle K, a Chevrolet dealership and Chase Bank to name a few.



Surrounded by Major Mixed-Use Developments

CVS is proximate to the 1.8 MSF Trailwinds Village (±1 mile east) and the 400,000 SF Brownwood Paddock Square (1.6 miles south) mixed-use developments. Together, these developments feature a 400-unit apartment complex, 151-room hotel, movie theater, 59 acres of medical usage and a diverse tenant mix, including Lowe's Home Improvement, Publix, ALDI, Tommy Bahama, Evelyn & Arthur, Tempur-Pedic, Starbucks, Dunkin Donuts, Verizon, AT&T, Spectrum, Wendy's, Taco Bell, Burger King, McAllister's Deli, Five Guys Burgers & Fries, Jersey Mike's, Another Broken Egg Café, First Watch, and Great Clips among many others.



Proximate to Traffic Drivers

Besides its close proximity to The Villages, CVS is near additional traffic drivers including Home2Suites by Hilton (0.5 miles northeast; 96 rooms), Millennium Park (0.7 miles south), Wildwood Elementary School (1.6 miles southwest; 845 students), Wildwood Middle School (1.3 miles southwest; 842 students) Lake Okahumpka Park (3.1 miles south) and Comfort Inn & Suites (3.2 miles southwest; 62 rooms), among others.



Dynamic Demographics

CVS benefits from dynamic demographics with a population of 37,276 and an average annual household income of \$99,290 within a 3-mile radius.



Built-In Customer Base

There are over 2,050 households within a mile of CVS, placing a significant built-in customer base within walking distance.



Orlando-Kissimmee, FL MSA Advantage

Central Florida—famous for its tropical climate, relaxed lifestyle and Walt Disney World Resort—is becoming increasingly popular with high-powered corporate executives. The market offers a young, well-educated workforce, world class universities, and a cost of living well below the national average. The Orlando-Kissimmee-Sanford MSA (Population: 2.8 million) is made up of metro Orlando and includes Orange, Seminole, Osceola and Lake counties. Orlando's population has grown 60 percent since 2000, which is nearly three times the national average. High-tech employment has more than doubled since 1980, with a majority of total manufacturing growth in the region stemming from high-tech industry leaders such as Sanford-Burnham Institute, Lockheed Martin, Siemens Telecom Network, and Dixon Ticonderoga. World Headquarters for AAA Auto Club, Hilton Hotels Corporation and Tupperware International lead the list of companies that helped establish Central Florida as one of the nation's top 50 metropolitan areas in industry and commerce.

Interior Photos





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Aerials & Site Plan



SOUTHERN TOUCH PAINT & COATINGS

IN HIS STEPS DANCE COMPANY

BRIAN TERRY VINYL

SRM CONCRETE

HOLBROOK ASPHALT CO.

OUTOKUMPU

PRIMUS PIPE & TUBE

OakWood SMOKEHOUSE & GRILL

SUMTER TIRE & AUTO

ROOFING THE VILLAGES

WILDWOOD STATION

SUMTER P.R.E.P. ACADEMY (99 STUDENTS)

FAMILY DOLLAR

WILDWOOD TERRACE APARTMENTS (40 UNITS)

Lenhart LENHART ELECTRIC

SSI SUMTER SANITATION

GLOBAL

ALL A/C STORAGE

WILDWOOD COMMONS APARTMENTS (49 UNITS)

PAWS 'N' SUDS EMBELLISHED BEAUTY & BOUTIQUE

THE HOME DEPOT CURRENTLY UNDER CONSTRUCTION

CYPRESS COMMONS APARTMENTS (72 UNITS)

MCAULEY MEDICAL KILCREASE CONSTRUCTION

DZ BLOCK

CFB CLYMER FARNER RAHLEY C&S REPROGRAPHICS & COPY

ASG SOLUTIONS

GREAT LAKES WAREHOUSE

MAPEL CORPORATION

ups T SQ1 SUBWAY Beltone Winn-Dixie ROBERTO'S HAIR CUTTERY DARRELL'S DINER

CITIZENS FIRST BANK MIDFLORIDA Florida's community credit union

ACTION GATOR TIRE SMALL AUTO SERVICE CENTERS

SUNDANCE TRAILS APARTMENTS (336 UNITS)

AMERICAN HOUSE SENIOR LIVING COMMUNITIES

DOLLAR TREE

CVS pharmacy

FUTURE RETAIL

INSPIRITAS OF WILDWOOD ASSISTED LIVING FACILITY

Arbys

7 ELEVEN

WELLS FARGO BANK OF AMERICA

FLORIDERM DERMATOLOGISTS

CHASE CIRCLE K

SUMTER COUNTY ROAD 462 EAST : 10,600 VPD

462

7 ELEVEN

WELLS FARGO BANK OF AMERICA

FLORIDERM DERMATOLOGISTS

CHASE CIRCLE K

THE LARGEST SINGLE-SITE RESIDENTIAL REAL ESTATE DEVELOPMENT IN THE UNITED STATES MASTER-PLANNED COMMUNITY 35,000+ ACRES

MARCO'S PIZZA SUNRISE ASIAN RESTAURANT Great Clips IT'S GONNA BE GREAT CLUB PILATES Publix

LOWE'S

the WILDS APARTMENTS (400 UNITS)

HOME 2 SUITES BY HILTON (96 ROOMS)

ExtraSpace Storage

TRAILWINDS VILLAGE (165+ ACRES; 7.19 MSF MIXED-USE DEVELOPMENT)

ABC FINE WINE & SPIRITS

Sweetwater CAR WASH

Calver's tropical CAFE magoos

BEAUMONT (FROM \$303,990)

HOME 2 SUITES BY HILTON (96 ROOMS)

ABC FINE WINE & SPIRITS

verizon Suncoast Credit Union CHI CHI'S NAIL & SPA

THE VILLAGES HEALTH CARE CENTER

PALMETTO EXECUTIVE GOLF COURSES

CITIZENS FIRST BANK

CIRCLE K

BURGER KING

FIRST WATCH TRAILWINDS DENTAL CARE SPECTRUM STORE

ALDI

Starbucks

Railroad

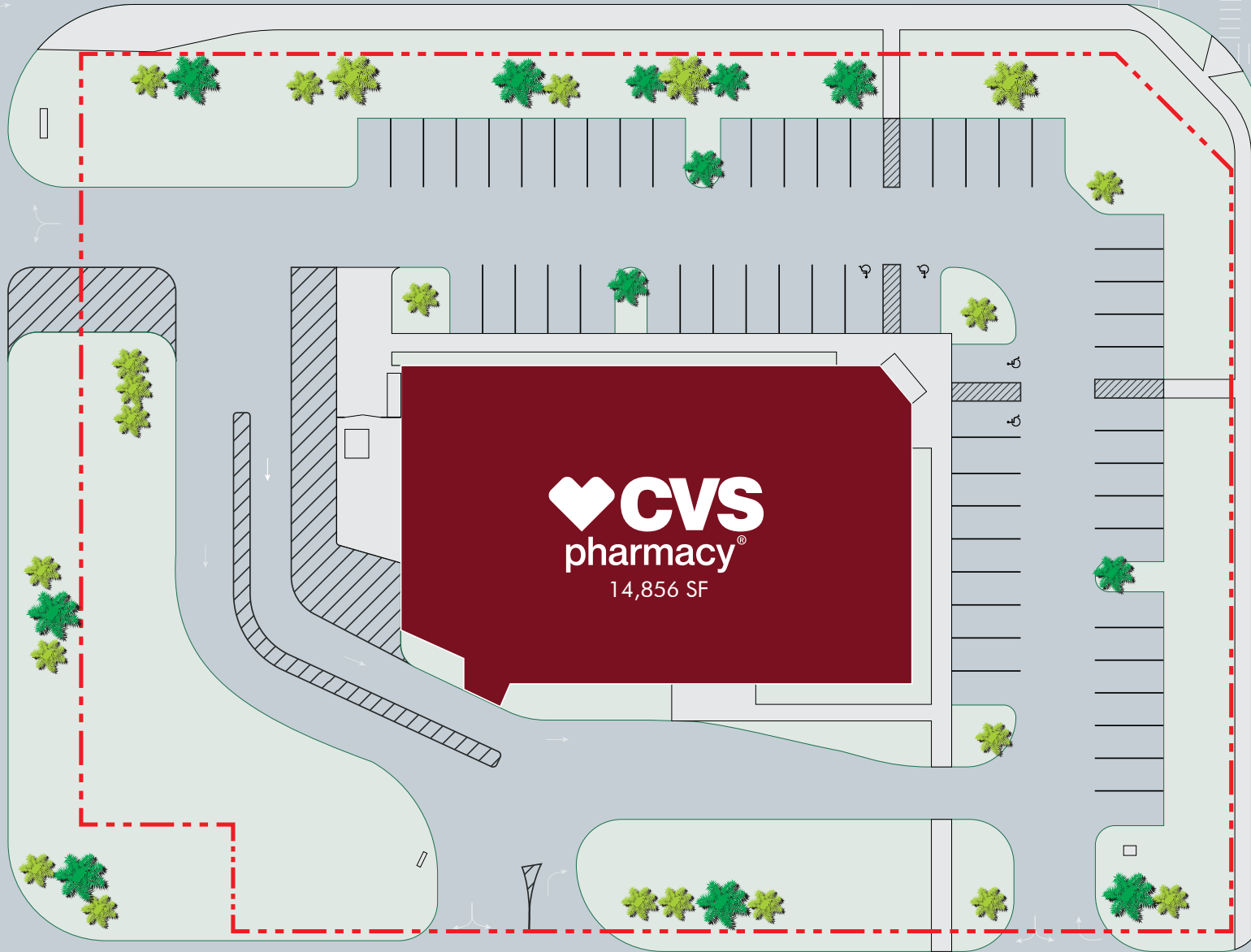
SUMTER COUNTY ROAD 466A : 17,300 VPD



SUMTER COUNTY RD 466A



FUTURE ACCESS RD



POWELL RD

FUTURE ACCESS RD

The background of the slide is a repeating pattern of light blue line-art icons on a white background. The icons include a bandage with a cross, a stethoscope, a syringe, a pill bottle, a heart, a microscope, and various other medical symbols. A dark blue horizontal band runs across the middle of the slide, containing the number '3' and the text 'Lease Abstract'.

3

Lease Abstract

Lease Abstract



| | |
|---------------------------|--|
| Guarantor: | CVS Health Corporation (NYSE: CVS; S&P: BBB) |
| Tenant: | Holiday CVS, L.L.C. |
| Lease Term: | 20 Years |
| Rent Commencement: | April 14, 2024 |
| Lease Expiration: | January 31, 2045 |
| Term Remaining: | 20 Years |
| Lease Type: | NNN Lease |

| | |
|-------------------------------------|--|
| Initial Term Rent: | \$594,069 |
| Initial Term Rent Increases: | Flat Through Initial Term |
| Renewal Options: | Six, 5-Year Options |
| Option Rent: | Option 1: \$653,476 Option 2: \$718,823 Option 3: \$790,706 Option 4: \$869,776 Option 5: \$956,754 Option 6: \$1,052,429 |
| Option Rent Increases: | 10% Rent Increase in Each Option |

| | |
|-----------------------------------|--|
| Taxes: | Tenant shall pay directly to all taxing authorities the Taxes with respect to each tax fiscal year of the Term. |
| Repairs & Maintenance: | Tenant shall, at its sole cost, maintain (including painting and cleaning), repair, and replace, as necessary, all of the improvements within the Premises, including, without limitation, the roof; non-structural interior and exterior portions of the Building (including, without limitation, the fixtures and equipment therein); HVAC; broken glass; the structural interior and exterior portions of the Building (including, without limitation: the roof and roof supports, footings, foundations, structural supports, columns, exterior walls, bearing walls, retaining walls floor slab, and loading docks), and all plumbing, pipes, tubes, conduits and other utility lines (whether inside the Building or leading to and from the Building). |
| Insurance: | <p>Tenant shall, at its sole expense, maintain the following types of insurance: (i) Causes of Loss-Special Form (“All-Risk”) insurance for the Building for at least 90% of its reasonable replacement value (including flood and earthquake insurance, if necessary); and (ii) commercial general liability insurance coverage, written on an occurrence basis, in combined policy limits of not less than \$2,000,000 per occurrence for bodily injury and for property damage arising out of the Premises. Tenant may self-insure any of all of the coverage required to be maintained by Tenant, provided that the net worth of Tenant or Tenant’s parent company shall be at least \$100,000,000.</p> <p>Tenant shall also maintain the insurance required to be maintained by Landlord and/or with respect to the Premises under the Declaration. Per the Declaration, each Owner shall maintain or cause to be maintained: (i) commercial general liability insurance with broad form coverage insuring against claims on account of bodily injury or death, personal and advertising injury, property damage or destruction, and contractual liability with limits of not less than \$2,000,000 per occurrence and \$5,000,000 in the aggregate; (ii) if the use of a Parcel includes the sale of alcoholic beverages, including coverage for employer’s liability, host liquor liability, liquor liability and so-called “dram shop” liability coverage with a limit of not less than \$3,000,000 per occurrence; and (iii) “all-risk” property insurance or its equivalent in an amount equal to 100% of the replacement cost of all Buildings and Improvements on its respective Parcel.</p> |
| Common Area Maintenance: | <p>Per the Declaration, Owner of the Home Depot parcel shall be responsible for the operation, maintenance, repair and replacement of the following Non-Segregable Maintenance Items: (a) The Permanent Drives, including, without limitation, maintaining, repairing and replacing paving, keeping the Permanent Drives illuminated, keeping the Permanent Drives properly drained, free of rubbish and other obstructions, maintaining signs, markers, painted lines and other means and methods of pedestrian and vehicular traffic control; (b) The Lift Station; (c) The Retention Pond; Stormwater Retention System; and (d) The Center Monument Sign structures. Owner of the Outparcel shall pay to Home Depot Owner the sum of \$12,500 per year as such Party’s contribution to the Maintenance Expenses, plus applicable sales tax, commencing on the first January 1st occurring after the Effective Date of the Declaration. Each Party’s Maintenance Fee shall be due and payable on January 1st of each year and shall be increased by 5% on the third anniversary of the first January 1st occurring after the Effective Date and each third anniversary thereafter.</p> <p>During the Term, Tenant shall comply with the terms of the Declaration and shall be responsible for all costs and assessments imposed upon the Premises pursuant to the Declaration. Tenant, at Tenant’s sole cost and expense, shall also be responsible for the timely satisfaction of all the maintenance requirements set forth in the Declaration with respect to the Premises.</p> |



4

Tenant Overview



Tenant Overview

CVS Health Corporation | Guarantor

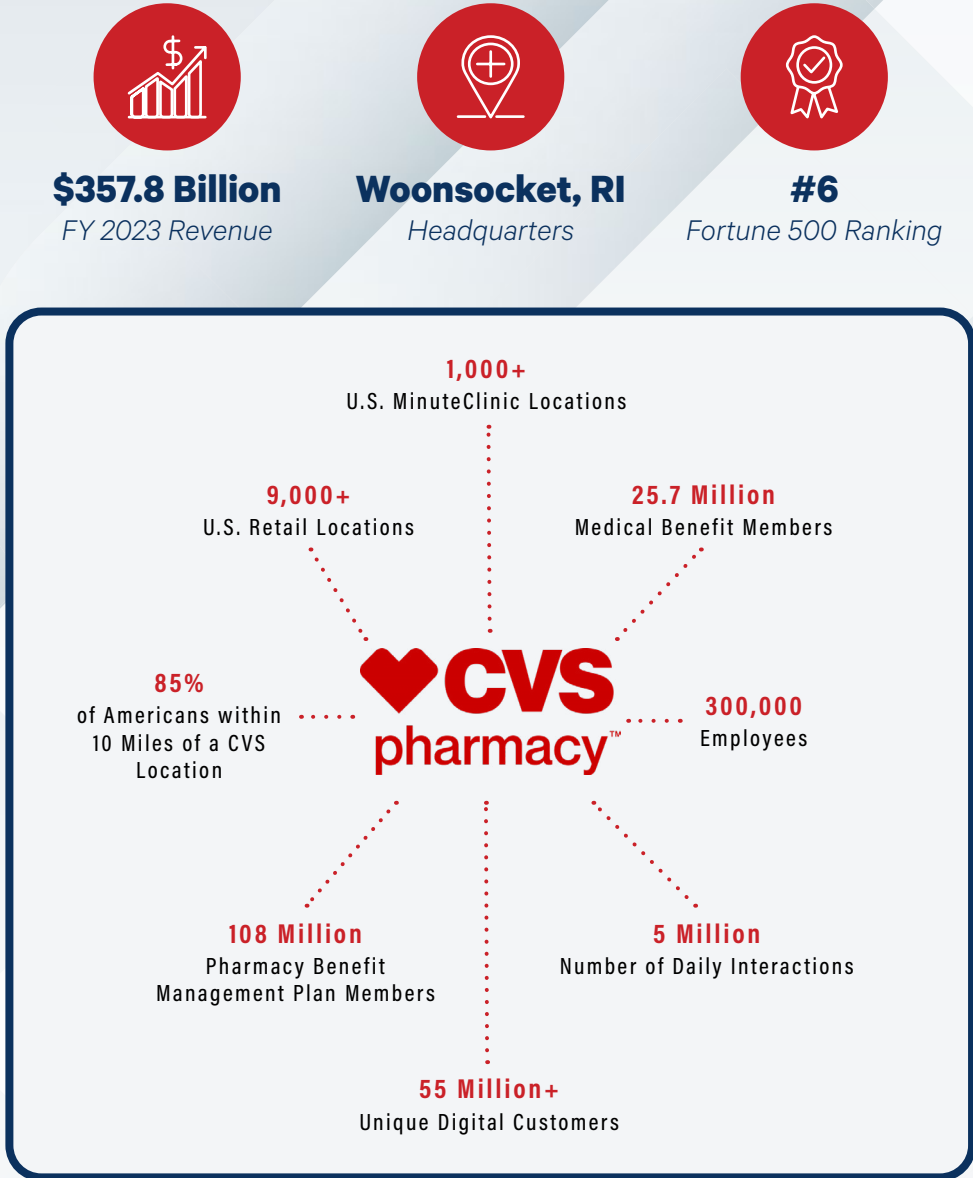
CVS Health Corporation (NYSE: CVS; S&P: BBB) is a leading diversified health solutions company boasting integrated offerings across the entire spectrum of pharmacy care. The company has more than 9,000 retail pharmacy locations with 1,000+ walk-in medical clinics. Ranked #6 on the 2023 Fortune 500 list, CVS Health reported \$357.8 billion in total revenues, \$249.7 billion in total assets, and \$76.6 billion in net worth as of December 31, 2023.

The CVS Health Corporation umbrella has four segments: Health Care Benefits, Health Services, Pharmacy & Consumer Wellness and Corporate/Other. The Pharmacy & Consumer Wellness segment dispenses prescriptions in its retail pharmacies and through its infusion operations, provides ancillary pharmacy services including pharmacy patient care programs, diagnostic testing and vaccination administration, and sells a wide assortment of health and wellness products and general merchandise. During the year ended December 31, 2023, the Pharmacy & Consumer Wellness segment filled 1.6 billion prescriptions on a 30-day equivalent basis and dispensed approximately 26.7% of total retail pharmacy prescriptions in the U.S.

CVS added approximately 1,670 pharmacies in December 2015 through the acquisition of the pharmacies of Target Corporation. The stores within Target sell only prescription drugs and over-the-counter drugs (required to remain behind the pharmacy counter). On November 28, 2018, CVS Health acquired Aetna Inc. to enhance the consumer health care experience for a combination of cash and CVS Health stock. Including the assumption of Aetna’s debt, the total value of the transaction was approximately \$78 billion.

Holiday CVS, L.L.C. | Tenant

The tenant under the lease—Holiday CVS, L.L.C.—is a wholly owned subsidiary of CVS Health Corporation.



\$357.8 Billion
FY 2023 Revenue



Woonsocket, RI
Headquarters



#6
Fortune 500 Ranking



5

Area Overview



Area Overview

The Villages®

Referred to as 'Florida's Friendliest Hometown', The Villages is a large retirement community in central Florida. It has a population of over 145,000 people and is known for its golf courses, recreational activities, and amenities geared towards retirees. The community is spread across three counties, Sumter, Lake and Marion, and features numerous town squares, restaurants, and shopping centers. The Villages is also known for its focus on active living, with residents participating in various sports and fitness activities, as well as social clubs and events. It has been recognized as one of the fastest-growing metropolitan areas in the country and is a popular destination for retirees from all over the world.



145,000+
Population



71,000+
Households



57 Sq. Miles
Area Covered



3
Counties



50+
Championship &
Executive Golf Courses



3,000+
Social Clubs & Lifestyle
Groups



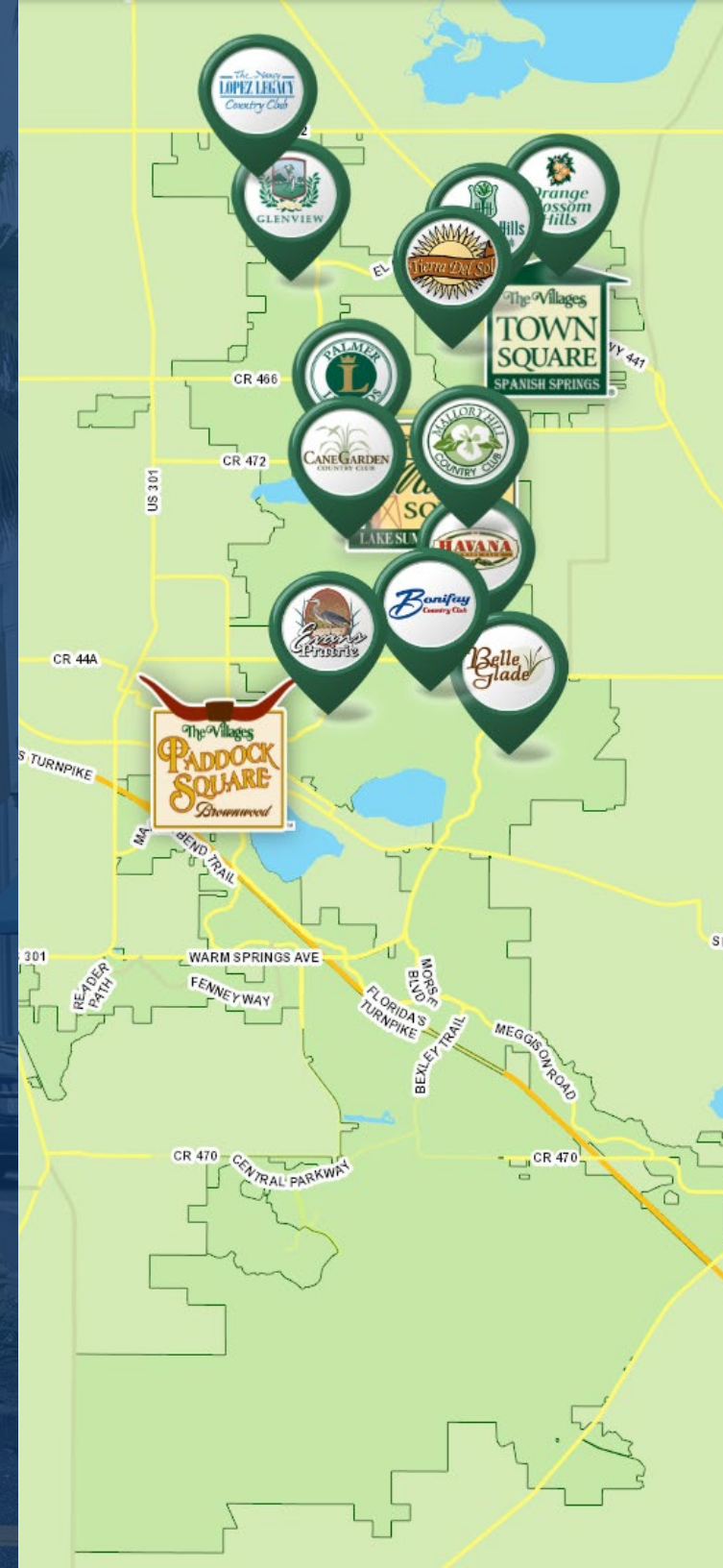
307-Bed
Acute Care Hospital



230+
Pickleball Courts

Source: <https://www.thevillages.com>

CVS Pharmacy | Wildwood, FL



The Villages Areas

Lake Sumter Landing

Spanish Springs

Brownwood

Buffalo Ridge

Colony Plaza

Grand Traverse

Lake Deaton

Mulberry Grove

Pinellas Plaza

Plaza Grande

Rolling Acres

Southern Trace

Magnolia Plaza

The background of the slide is a repeating pattern of light blue line-art icons on a white background. The icons include a bandage with a cross, a syringe, a heart, a stethoscope, a pill, a microscope, and various geometric shapes representing medical equipment. A dark blue horizontal band runs across the middle of the slide, containing the number '6' and the title 'MSA Overview'.

6

MSA Overview

Orlando-Kissimmee, FL | MSA Overview

Central Florida—famous for its tropical climate, relaxed lifestyle and Walt Disney World Resort—is becoming increasingly popular with high-powered corporate executives. The market offers a young, well-educated workforce, world class universities, and a cost of living well below the national average. The Orlando-Kissimmee-Sanford MSA (Population: 2.83 Million) is made up of metro Orlando and includes Orange, Seminole, Osceola and Lake counties.



2.8M+

2023 MSA Population



#2

Metro in the Country for Job Growth

- U.S. Census (2022)



1000+

People Per Week Added to the Population



1.4M+

Workers in the Labor Pool

- Florida Dept. of Economic Opportunity (May 2023)

Source: <https://business.orlando.org>

Orlando MSA | Impressive Demographics



2.83M+
Total MSA Population



37.9
Median Age



1.4M+
Labor Pool



23.7%
Population with Bachelor's Degree



12.6%
Population with Master's/
Professional/Doctorate Degree



\$1.7B
Yearly Consumer Expenditure on Education



\$98,451
Average Household Income



3.2%
Residential Unemployment Rate



61.9%
Owner-Occupied Units

Source: CBRE Location Intelligence (2023)

Orlando MSA | Diverse Economy

- 

Advanced Manufacturing
- 

Aerospace & Defense
- 

Innovative Technologies
- 

Life Sciences & Healthcare
- 

Logistics & Distribution

2,000+
Payrolled Business Locations

40K+
Qualified Tech Workers
in Orlando

2,200+
Software Developers Graduated
in Orlando as of 2021

6 of the 50
Largest U.S. Hospitals
within a 2-hour drive

9.5M+
Population within a 2-Hour Drive

50K+
Jobs in Manufacturing
Industries

UCF
is the #1 Aerospace &
Defense Workforce Supplier

Top City
for STEM Job Growth

116,000
Employed in the Life Sciences &
Healthcare Sector

1,540
Companies have Located their Logistics
& Distribution Centers in Orlando

5,700+
Annual Graduates in
Related Programs

\$6B+
Annual Simulation-
Related Contracts

3.0%
Annual Labor Force Growth
Rate from 2021-2022

2
Large Health Systems Providing
Birth to Death Care

\$12B+
Transportation Infrastructure
Investments

Source: <https://business.orlando.org>

Fortune 500



DARDEN.

#402
Darden Restaurants

Orlando | The Largest Travel & Tourism City in the United States
The city earned over \$31 billion last year from tourism, representing 20% of the city's total gross domestic product, the Cities Economic Impact Report by the WTTC said.

Orlando MSA | Higher Education



UNIVERSITY OF CENTRAL FLORIDA

Total Enrollment
68,442

Top 20
Most Innovative Schools
— U.S. News & World Report (2023)

Degree Programs
240+



Rollins

#1
Liberal Arts College in Florida
— Niche (2023)

Total Enrollment
2,584+

#1
Regional University in the South
— U.S. News & World Report (2023)

The Orlando region offers more than 35 colleges, universities, technical schools and private institutions as well as continuing education programs.



FULL SAIL UNIVERSITY

700K+
Graduates Worldwide

21,000+
Total Enrollment

Top Music Business
Schools according to Billboard Magazine (2022)



Lake Sumter State College

Oldest
Community College in Central Florida

Total Enrollment
4,342+

3
Campuses & Online



Orlando MSA | Transportation



ROAD

Orlando Region Mobility & Connectivity

Located at the Crossroads of Florida's Highway Network
 I-4, Highway 17, Highway 92 & Highway 441
 \$10B+ in Transportation Investment Projects Underway in the Region
 \$3.5B Miami-Orlando Brightline Train Expansion
 \$1.7M Lynx Route Additions



PORT

3 Major Ports Within 2 Hours

Port Canaveral Provides access to 50+ Destinations across its 6 Cruise Terminals
 Port Tampa Bay is Florida's Largest & Most Cargo Diverse Port and Handles 33M Tons of Cargo Annually
 Port of Fort Pierce is one of Florida's 14 Deepwater Ports and is a Hub for Mega-Yacht Repair and Retrofit Operations (MRO).



AIR

Home to 7 International Airports

Orlando International Airport & Orlando Sanford International Airport offer 150+ Non-Stop Destinations
 Orlando International Airport is #3 for Origin & Destination Traffic in the U.S.
 Orlando International Airport is ranked #9 Airport in the Nation



RAIL

Intermodal Hub

Florida Central Railroad (FCEN) Operates 68 Miles of Track
 Directly Serves Industries in Downtown Orlando, Apopka, Zellwood, Mt. Dora, Tavares, Eustis, Umatilla, Ocoee and Winter Garden

Source: <https://business.orlando.org>

Central Florida Research Park



1,027 Acre Campus



125+ Companies



58+ Buildings



10,000+ Employees





DRIVING DISTANCES

| | | | |
|------------------|-----------|----------------|-----------|
| Tampa, FL | 85 Miles | Atlanta, GA | 438 Miles |
| Jacksonville, FL | 141 Miles | Birmingham, AL | 523 Miles |
| Miami, FL | 234 Miles | Charlotte, NC | 523 Miles |
| Savannah, GA | 279 Miles | Nashville, TN | 687 Miles |
| Charleston, SC | 379 Miles | Louisville, KY | 717 Miles |
| | | St. Louis, MO | 861 Miles |

Orlando MSA | Theme Park Capital of the World

Home to Disney World, Universal Orlando Resort, SeaWorld Orlando and many other attractions, the city of Orlando, Florida, was named the largest U.S. travel and tourism city destination for 2022 by the World Travel & Tourism Council. Orlando was also the only major city destination to not only have strong spending by domestic travelers but international travelers as well. In 2022, its international visitor spending surpassed its 2019 numbers by almost 20%.



Walt Disney World Resort

- Roughly 58M Visitors Annually
- 18-22% of Visitors are International Tourists
- Average Time Spent at the Resort is 4-5 Days



Universal Orlando Resort

- Features 32 Total Rides & Attractions
- Over 9,000 Hotel Rooms On Site
- Over 22M Visitors Annually



SeaWorld Orlando

- 20.2M Visitors in Fiscal Year 2021
- Home to the Tallest & Fastest Roller Coaster in Orlando
- Voted Orlando's #1 Theme Park in Orlando - *USAToday's 10 Best (2021-23)*



LEGOLAND Florida Resort

- 150-Acre Interactive Theme Park
- Features Over 50 Rides & 3 On-Site Hotels
- Generates an Estimated \$1.5M in Tourist Tax Revenue

Source: <https://www.theledger.com>

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

DISCLAIMER

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Investment Contacts

Thomas Carr

Associate Vice President
T +1 404 812 5101
thomas.carr4@cbre.com

Will Pike

Vice Chairman
T +1 404 923 1381
will.pike@cbre.com

Brian Pfohl

Vice Chairman
T +1 404 504 7893
brian.pfohl@cbre.com

Leah Lindell

Investment Sales Manager
T +1 404 812 5136
leah.lindell@cbre.com

Kaitlyn Wolf

Investment Sales Analyst
T +1 404 812 5299
kaitlyn.wolf@cbre.com

Mark Drazek

CBRE FL Licensee
T +1 407 839 3123
mark.drazek@cbre.com