



FreshStop

The Stop That Keeps You Going.

6201 EDGEWATER DRIVE

Orlando, FL

OFFERED FOR SALE
\$3,333,000 | 7.50% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Fresh Stop in Orlando, FL. This recently renovated, 4,560 SF asset has been leased to FreshStop for an initial 20 year term with three (3) five (5) year extension periods.



LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$250,000
Initial Term	6-10	\$275,000
Initial Term	11-15	\$302,500
Initial Term	16-20	\$332,750
1st Option Term	21-25	\$366,025
2nd Option Term	26-30	\$402,628
3rd Option Term	31-35	\$442,890

NOI	\$250,000
CAP	7.50%
PRICE	\$3,333,000

ASSET SNAPSHOT

Tenant Name	Fresh Stop
Address	6201 Edgewater Drive, Orlando, FL 32810
Building Size (GLA)	4,560 SF
Land Size	0.92 Acres
Year Built/Renovated	1988 / 2025
Signator/Guarantor	Fresh Stop Orlando, LLC
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE (Close Of Escrow)
Remaining Term	20 Years
ROFR	No
Rental Increases	10% Every 5 years and in Extensions
Current Annual Rent	\$250,000



268,529 PEOPLE
IN 5 MILE RADIUS

\$104,406 AHHI
IN 5 MILE RADIUS

18,700 VPD
ON EDGEWATER DR

**ATTRACTIVE LEASE FUNDAMENTALS**

20 Year Lease with 10% bumps every 5 years and in extension periods | Abs. NNN lease providing zero landlord responsibilities | Passive investment

**ORLANDO, FL MSA**

The Orlando, FL MSA was named the fastest growing MSA in the US from 2023-2024 with an annual growth of 2.7% adding more than 76,000 new residents | After this recent and continual growth, the MSA is now in the top 20 of most populated MSA's in the US with over 2.9 Million residents

**EXPERIENCED C-STORE OPERATOR**

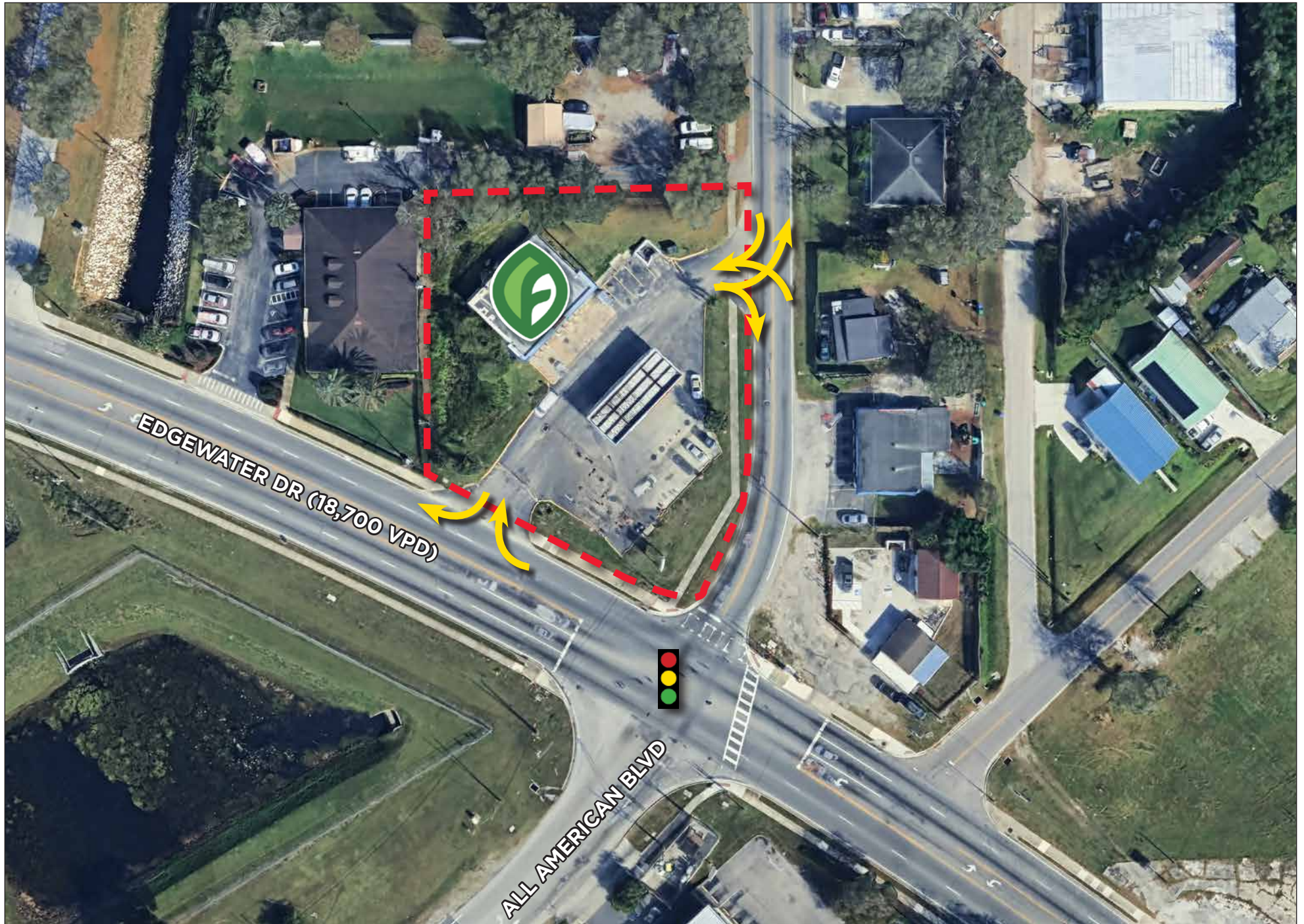
FreshStop Gas Stations have more than 31 locations | These stores are corporate guarantees as well as backed by a strong personal guarantee

**ACCESS OFF OF HARD CORNER**

This C-Store is located off of busy Edgewater Drive (18.7K VPD) | FreshStop benefits from their strong location at a lighted intersection | With multiple points of ingress and egress off of Edgewater Drive and All American Blvd there is a ease of access for potential customers

**DENSE RETAIL NODE**

Site is positioned in a dense retail node | More than 971K SF of retail is located within a 1-mile radius of the Freshstop | Nearby National Retailers Include: The North Gate Plaza Shopping Mall, The Forest Edge Plaza Shopping Center, Walmart Neighborhood Market, and more





TALLAHASSEE

 212 MILES
 3:50 DRIVE

JACKSONVILLE

 119 MILES
 2:05 DRIVE

Orlando, FL MSA

Orlando, Florida, is a vibrant city located in central Florida, known for its world-renowned theme parks, entertainment, and cultural attractions. Nicknamed “The Theme Park Capital of the World,” Orlando is home to major destinations like Walt Disney World, Universal Studios, and SeaWorld, drawing millions of visitors annually.

Beyond its amusement parks, Orlando offers a thriving downtown area with diverse dining, shopping, and nightlife options. The city is surrounded by picturesque lakes and parks, providing opportunities for outdoor activities such as kayaking, hiking, and wildlife observation.

Orlando boasts a subtropical climate, with warm winters and hot, humid summers, making it a year-round destination. It is also a hub for business and technology, with a growing economy fueled by tourism, healthcare, and aerospace industries.

The city is culturally rich, featuring institutions like the Orlando Museum of Art and the Dr. Phillips Center for the Performing Arts. Sports enthusiasts can enjoy professional basketball with the Orlando Magic or soccer with Orlando City SC.

1 MILES
11,364
 PEOPLE

\$59,529
 AHHI

5,435
 TOTAL
 EMPLOYEES

3 MILES
92,287
 PEOPLE

\$94,437
 AHHI

58,826
 TOTAL
 EMPLOYEES

5 MILES
268,529
 PEOPLE

\$104,406
 AHHI

186,361
 TOTAL
 EMPLOYEES

TAMPA

 77 MILES
 1:35 DRIVE

FORT MYERS

 138 MILES
 3:25 DRIVE

ORLANDO




TENANT SUMMARY

Fresh Stop is a privately owned company with 31 stores dedicated to bringing freshness and simplicity to their community. They are a values-driven organization composed of individuals who love to work, play, and laugh hard. Their core values include being team-oriented, committed to quality, passionate, and customer-focused.

At Fresh Stop, they are driven by a clear purpose: to provide their friends and neighbors with the freshness and convenience they need to make their busy days a little easier. They strive to create a positive impact on every customer by offering high-quality products and delivering exceptional service.



FRESH STOP QUICK FACTS

Founded:	2024
Ownership:	Private
# of Locations:	31+
Headquarters:	Greenville, SC
Guaranty:	Corporate



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Exclusively Offered By



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