



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

**NOODLES & CO. /  
DICK'S SPORTING GOODS**

724 Herndon Avenue  
Orlando, Florida 32803

**NNN INVESTMENT**

**BB&T BANK OUTPARCEL  
ALSO AVAILABLE**

**DICKS SPORTING GOODS**

**NOODLES & CO.**

**BB&T BANK**

**Investment Sale**

- + Building Size: 53,325 RSF
- + Year Built: 2014 - 2015
- + Price: \$8,900,000.00
- + CAP Rate: 6.23%
- + Zoning: AC-3

**Highlights**

- Two Single Tenant Net Leases
- DKS operates more than 720 locations nationwide
- DKS reported record quarterly sales and earnings for Q2 2020
- DKS has proven itself as "Amazon Resistant" with a 194% increase in eCommerce over the prior year
- High barrier-to-entry in-fill Orlando location
- Recently constructed, high-quality buildings
- Low Landlord responsibilities



Radius	Population	HH Income	Median Age
1-Mile	6,886	3,328	34.2
3-Mile	115,738	54,575	37.4
5-Mile	307,328	134,766	37.6

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# SITE LOCATION IN FLORIDA

