



801 S GOLDENROD RD
ORLANDO, FL. 34221

NNN Ground Lease
Investment Opportunity
Offering Memorandum

MLR™



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EXCLUSIVELY LISTED BY



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DBPR 3354351 NMLS 1784218

Mortgage inc NMLS 2028516

SALE PRICE

\$1,200,000

CAP RATE

5.04%

INVESTMENT SUMMARY

NOI:	\$60,500.04
Average NOI 2026 -2044:	\$60,500.04
Average CAP Rate:	4.3%
Price / SF :	\$171.23
Rent / SF:	\$8.63
Building Size:	7,008 SF
Land Acreage:	1.02 Acres
Year Built:	2009

LEASE SUMMARY

Lease Type:	Absolute NNN Lease
Taxes / CAM / Insurance:	Tenant Responsible
Roof / Structure:	Tenant Responsible
Original Lease Term:	20 Years
Term Remaining:	3+ Years Remaining
Commencement Date:	2009
Term Expiration:	2044
Options:	(4) Five Year Options
Increases:	Yes, Refer to Lease Abstract Page
Guarantor:	AutoZone, Inc. (Corporate)

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease Structure - Zero Landlord Responsibilities
- AutoZone NYSE AZO, S&P: BBB the leading U.S. retailer and distributor of automotive replacement parts, operates 6,627 stores in the U.S. and a total of 7,657 stores across North and south America as of Aug 30, 2025. Fiscal year ending august 30 2025, AutoZone reported net sales of \$18.94 billion, net income of \$2.5 billion, and total assets of \$19.36 billion.
- Orlando’s commercial land values are expected to outperform peer metros due to unmatched demographic and economic momentum.
- Long Term Tenant Occupancy | AutoZone has Occupied the Subject Property for 17 Years
- High-traffic corridor with 208’ frontage on Goldenrod Road
- 20 year initial term + 4 x 5 year options
- AutoZone’s business model thrives in both strong and weak economic cycles
- Subject Property is Located 8.7 Mile Orlando International Airport
- 41,000 Vehicles per day

801 S Goldenrod Rd. Orlando, FL 32822

Lease Terms					
Tenant	Building Sq. Ft Land Sq. Ft.	Lease Start	Lease End	Options	Increase Rate
AutoZone, Inc.	7,008 44,317	2009	2029 + 20 year	4 x 5 years	10%

Stage	Start Year	Month	Annually	CAP Rate
Years 1 – 10	2009		\$4,166.67 \$50,000.04	4.17%
Years 11 - 15	2019		\$4,583.33 \$54,999.96	4.58%
Years 16 - 20	2024		\$5,041.67 \$60,500.04	5.04%
Option 1	2029		\$5,545.83 \$66,550.00	5.55%
Option 2	2034		\$6,100.42 \$73,205.00	6.10%
Option 3	2039		\$6,710.46 \$80,525.00	6.71%
Option 4	2044		\$7,381.50 \$88,578.05	7.38%

FINANCIAL SUMMARY	
Asking price	\$1,500,000
NOI:	\$60,500 to \$88,578
Ground Lease Type	Absolute NNN Lease
Average CAP Rate 2026 to 2044	4.93%

LONG TERM STRATEGY

- Hold for appreciation — land value in Orlando continues to rise with population and infrastructure growth.
- Sell at option renewal — cap rate compression often occurs when a tenant exercises options.
- Redevelopment potential — ground leases preserve land ownership for future highest-and-best-use.
- A long-term, corporate-guaranteed AutoZone ground lease in one of the fastest-growing metros in the U.S., offering stable income, minimal responsibilities, and strong land appreciation potential.

	Base NOI	\$ 60,500.04						
CAP Rate ↓ / Growth →		0.0%	2.0%	5.0%	7.5%	10.0%	12.5%	15.0%
3.5%		\$1,728,572.57	\$1,763,144.02	\$1,815,001.20	\$1,858,215.51	\$1,901,429.83	\$1,944,644.14	\$1,987,858.46
4.0%		\$1,512,501.00	\$1,542,751.02	\$1,588,126.05	\$1,625,938.58	\$1,663,751.10	\$1,701,563.63	\$1,739,376.15
4.5%		\$1,344,445.33	\$1,371,334.24	\$1,411,667.60	\$1,445,278.73	\$1,478,889.87	\$1,512,501.00	\$1,546,112.13
5.0%		\$1,210,000.80	\$1,234,200.82	\$1,270,500.84	\$1,300,750.86	\$1,331,000.88	\$1,361,250.90	\$1,391,500.92
5.5%		\$1,100,000.73	\$1,122,000.74	\$1,155,000.76	\$1,182,500.78	\$1,210,000.80	\$1,237,500.82	\$1,265,000.84
6.0%		\$1,008,334.00	\$1,028,500.68	\$1,058,750.70	\$1,083,959.05	\$1,109,167.40	\$1,134,375.75	\$1,159,584.10
6.5%		\$930,769.85	\$949,385.24	\$977,308.34	\$1,000,577.58	\$1,023,846.83	\$1,047,116.08	\$1,070,385.32
7.0%		\$864,286.29	\$881,572.01	\$907,500.60	\$929,107.76	\$950,714.91	\$972,322.07	\$993,929.23

PROPERTY OVERVIEW



AUTOZONE

801 S Goldenrod Rd. Orlando, FL 32822

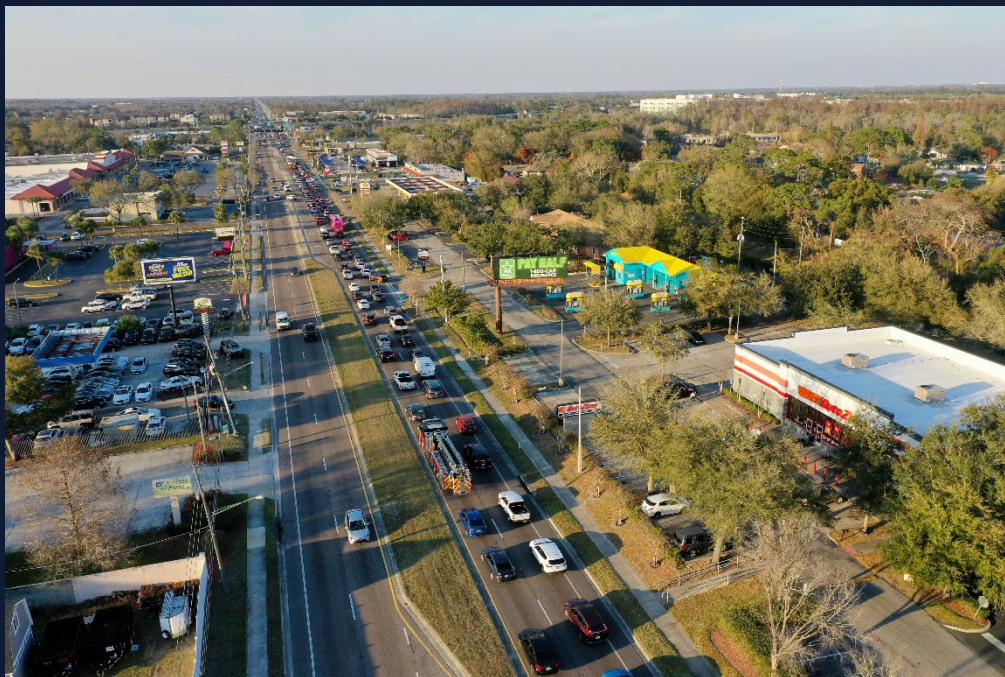
ADDITIONAL PHOTOS



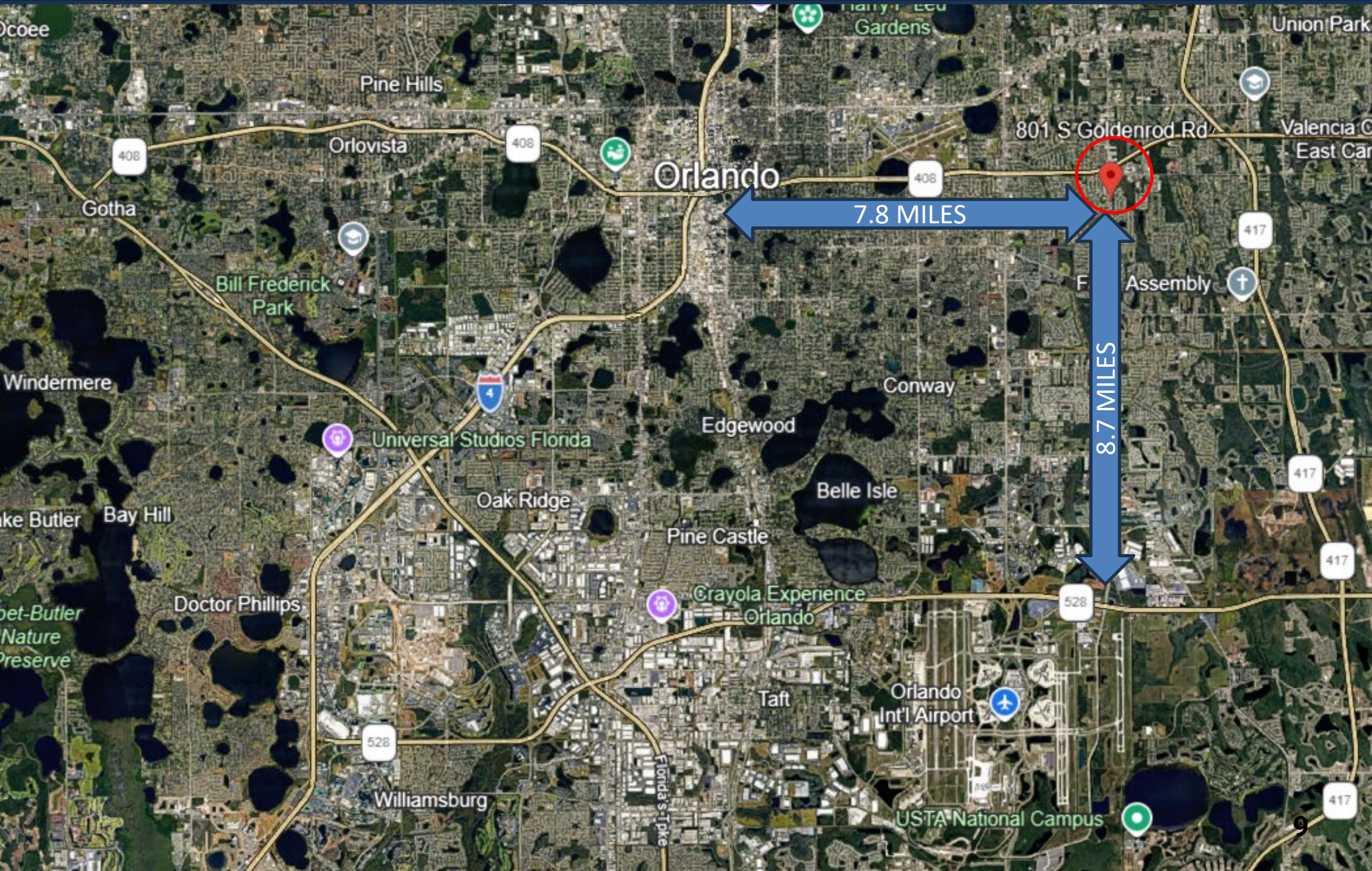
AUTOZONE

801 S Goldenrod Rd. Orlando, FL 32822

ADDITIONAL PHOTOS



LOCATION





OVERVIEW

Company:	AutoZone, Inc.
Founded:	1979
Total Revenue:	\$18.9 Billion (FY 2025)
Net Income:	\$2.5 Billion (FY 2025)
Headquarters:	Memphis, TN
Website:	

TENANT HIGHLIGHTS

- Publicly traded retailer (NYSE: AZO; S&P 500 component) specializing in automotive parts and accessories
- Founded in 1979 (originally "Auto Shack"); long-established national brand
- Extensive global footprint with 7,657 locations across the U.S., Puerto Rico, U.S. Virgin Islands, Mexico, and Brazil

TENANT OVERVIEW

AutoZone, Inc. is one of the largest automotive aftermarket parts and accessories retailers in North America, operating more than 7,000 stores across the United States, Mexico, and Brazil. Founded in 1979 and headquartered in Memphis, Tennessee, the company serves both do-it-yourself consumers and professional repair shops, providing essential replacement parts, maintenance products, and automotive accessories supported by an extensive distribution network and strong private-label brands. AutoZone generates approximately \$18+ billion in annual revenue and has demonstrated consistent profitability and strong cash flow, supported by the recurring and necessity-based nature of automotive repair and maintenance. The automotive aftermarket sector is generally viewed as defensive and resilient, driven by an aging vehicle fleet and consumers maintaining vehicles longer, which supports ongoing demand regardless of economic cycles. As a publicly traded company listed on the New York Stock Exchange under the ticker AZO, AutoZone is widely recognized as a strong national operator with significant scale, brand recognition, and a long operating history, making it a highly desirable tenant within net-lease investment properties.

ORLANDO AUTOMOTIVE MARKET OVERVIEW



ORLANDO, FL

Orlando's industrial market shows strong, stable demand for automotive-related commercial space, with industrial vacancy compressing and leasing activity holding above pre-2020 levels. The Florida auto sector remains robust with \$66.97B in gross state product. Key sectors include high-demand auto repair/service (growing at 6.7% annually) and specialized, maturing, and in-demand, industrial, and distribution spaces.

Commercial Market Overview (Orlando)

Industrial Momentum: Orlando's industrial market is stable, with high absorption rates (630,812 sq ft in Q4 2025) and consistent leasing, making it a competitive market compared to coastal areas.

Location Quality: Focus remains on high-functionality industrial space, with demand shifting towards sophisticated, well-located, and in-demand, industrial and, in-demand, in-demand, in-demand, in-demand, and in-demand, for automotive-related logistics.

Automotive Industry & Parts (Florida & Orlando)

Industry Size & Growth: The Automobile Engine & Parts Manufacturing industry in Florida is growing at an annual rate of 2.4%, reaching a projected \$164.6M market size by 2026. **Auto Repair & Maintenance:** A key driver in the region, this sector is growing at a 6.7% annual rate, driven by high vehicle complexity and increased demand for service.

Parts Wholesaling: Auto Parts Wholesaling in Florida has seen a consistent growth of 2.1% annually from 2020 to 2025.

Rental/Tourism Demand: Due to high tourism, Orlando has a significant need for automotive fleet services, impacting repair and rental, in-demand, in-demand, in-demand, in-demand, in-demand, and, and in-demand, in-demand, and in-demand, and in-demand, maintenance services.

WHERE STRATEGY MEETS OPORTUNITY

MLRTM

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This Offering Memorandum provides selected information regarding the property located at 801 S Goldenrod Rd, Orlando, FL 32822 (the “Property”). The material is intended solely to assist prospective purchasers in evaluating the Property and does not claim to include all information a buyer may require. All content is confidential and provided exclusively for review in connection with a potential acquisition. No portion of this Memorandum may be reproduced, distributed, or shared without written authorization from the Owner or MaxLife Realty LLC.

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The Owner reserves the right, at its sole discretion, to reject any and all offers, terminate discussions, or modify the marketing process at any time prior to the execution of a binding Purchase and Sale Agreement. If you elect not to pursue the acquisition of the Property, or if discussions are discontinued for any reason, you agree to promptly delete and/or destroy all materials related to this Offering Memorandum.

A prospective purchaser’s rights with respect to the Property shall be limited to those expressly stated in a fully executed Purchase and Sale Agreement. No other obligations, representations, or warranties—whether written, verbal, or implied—shall apply.

This Offering Memorandum should not be interpreted as a representation of the current or future condition of the Property, nor should it be relied upon as evidence that no changes have occurred since the date of preparation.

Net Lease Advisory: Lease terminology varies widely across the commercial real estate industry. Terms such as “NNN,” “Absolute NNN,” “Bondable,” or similar descriptors are not legally standardized and may differ in meaning from one transaction to another. Buyers must review the actual lease documents in detail and consult legal counsel to fully understand the landlord’s and tenant’s respective responsibilities, regardless of how the lease is labeled or described.