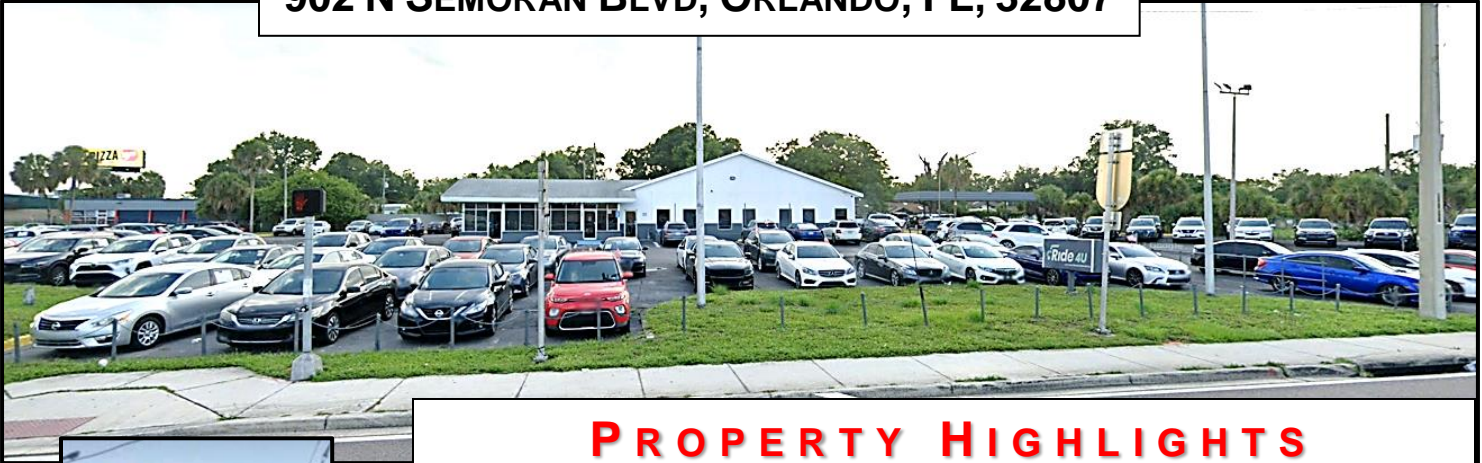


FOR SALE OR LEASE



AUTOMOTIVE SALES PROPERTY 902 N SEMORAN BLVD, ORLANDO, FL, 32807



PROPERTY HIGHLIGHTS

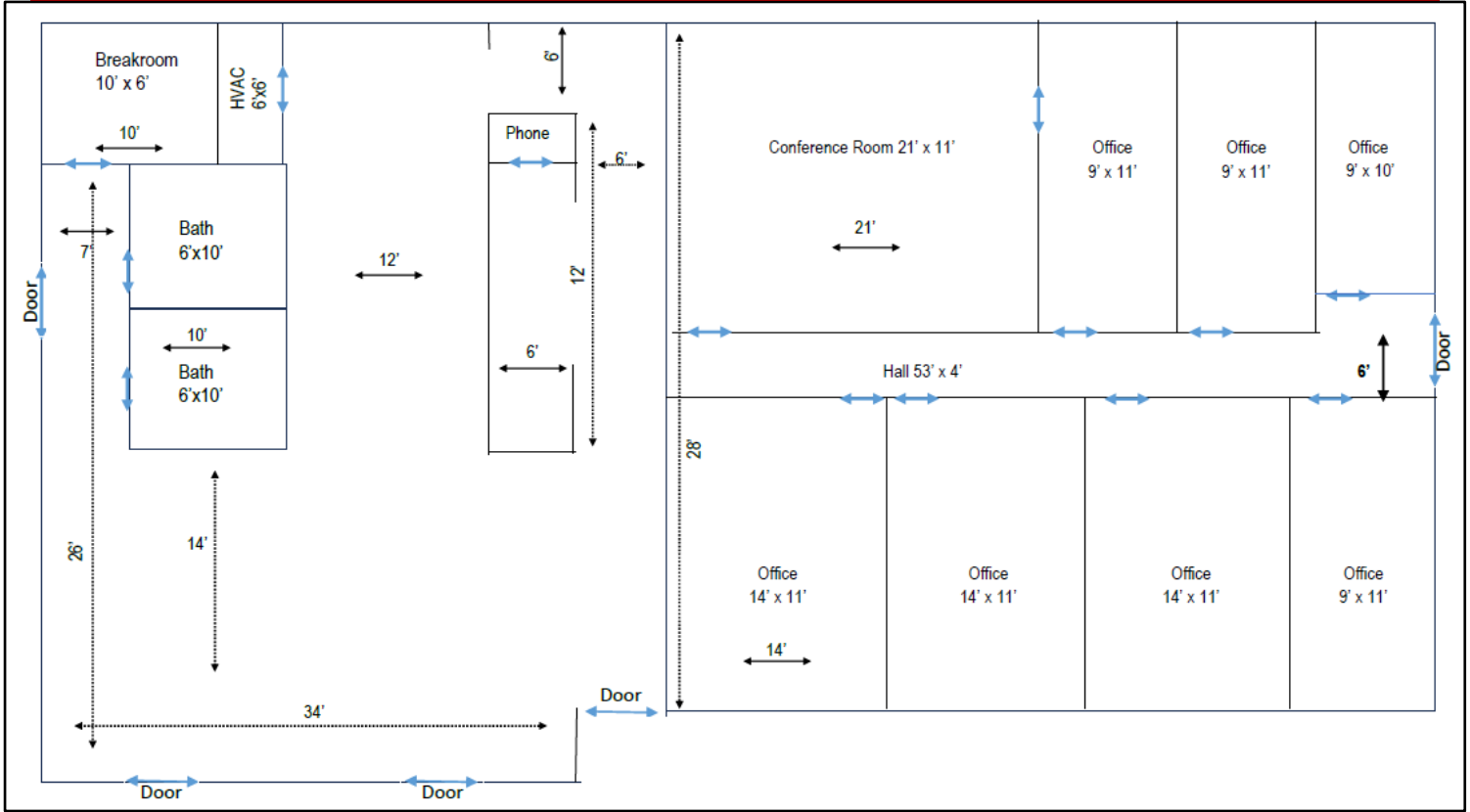
- Auto Sales Office: 2,928 SF +/- Land Size: 1.99 ac
- Customer Area: 1,400 SF +/- Sales Office Area: 7 Private Offices, 1 x Conference Room 1,500 SF +/-
- SR 436 Average Daily Traffic Count: **44,328 vpd**
- Muni: Orange County Zoning: C-2 FLU: Comm
- Frontage SR 436: 228 Linear Foot
- Close to: Intersection of SR 436 & SR 50/Colonial Dr, SR 408/East West Expressway, SR 417 (part of the Orlando's beltway), I-4, Baldwin Park, Downtown Orlando, Fashion Square Mall Redev
- Other possible uses: Self Storage, C-Store Food/Gas, Car wash, Truck and/or Equip Rental & Leasing with outdoor storage, Outdoor Storage of Equip, Products & Merchandise, Health Spa & Fitness Center, Auto Repair & Body, RV & Commercial Vehicle Sales & Service, Motorcycle Dealer, Car Rental, Boat Dealer & Supplies ++
- For Lease: \$15,000 per month NN, + sls tax
- Purchase Price: \$3,500,000

Scott Garrett
BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker
Cell: 407-733-8159
Fax: 321-549-6269
Scott@BossCRE.com
www.BossCRE.com

FOR SALE OR LEASE



FLOORPLAN, SALES OFFICE, 2,929 SF



CONTACT

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 Scott@BossCRE.com
 www.BossCRE.com

TRAFFIC COUNTS

SR 436	68,185		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	13,371	94,765	238,823
Households:	5,972	39,975	100,853
Avg Income:	\$63,165	\$69,314	\$68,068

Boss Commercial Real Estate, LLC
 Licensed Real Estate Brokers

2211 Saxon Dr
 New Smyrna Beach, FL, 32169

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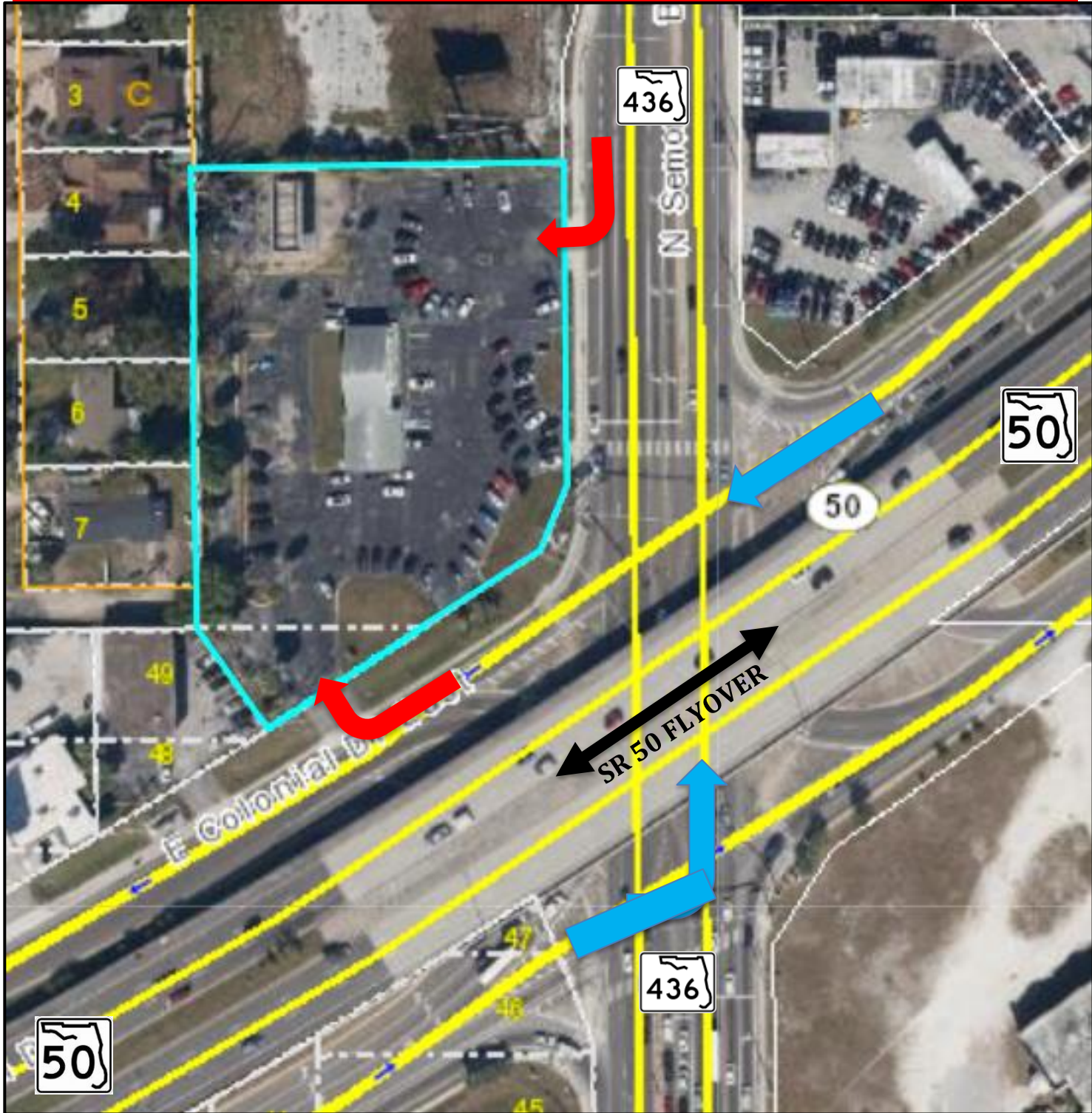
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AERIAL, INTERSECTION SR 436 AND SR 50 (FLYOVER)

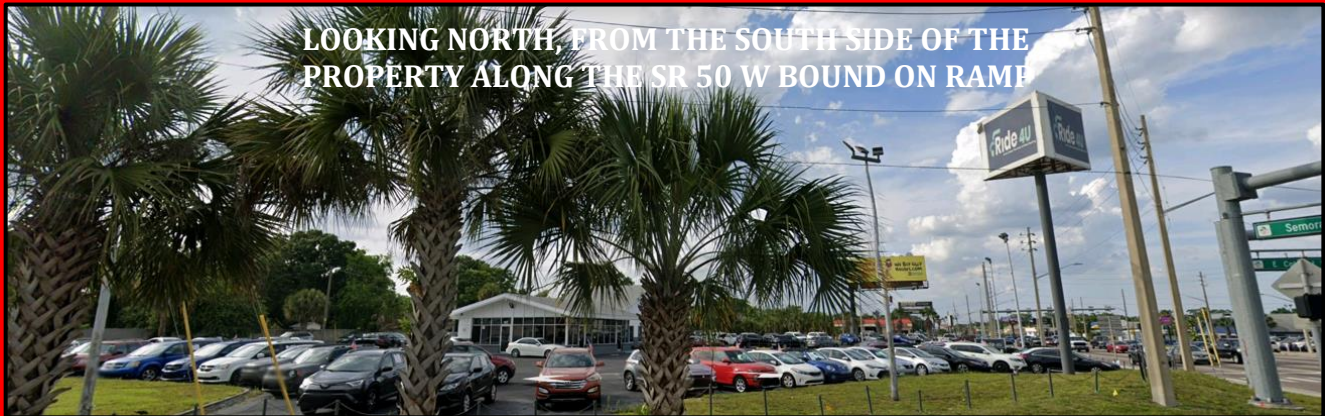


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MAP, OVERVIEW INTERSECTION SR 436 AND SR 50 (FLYOVER)



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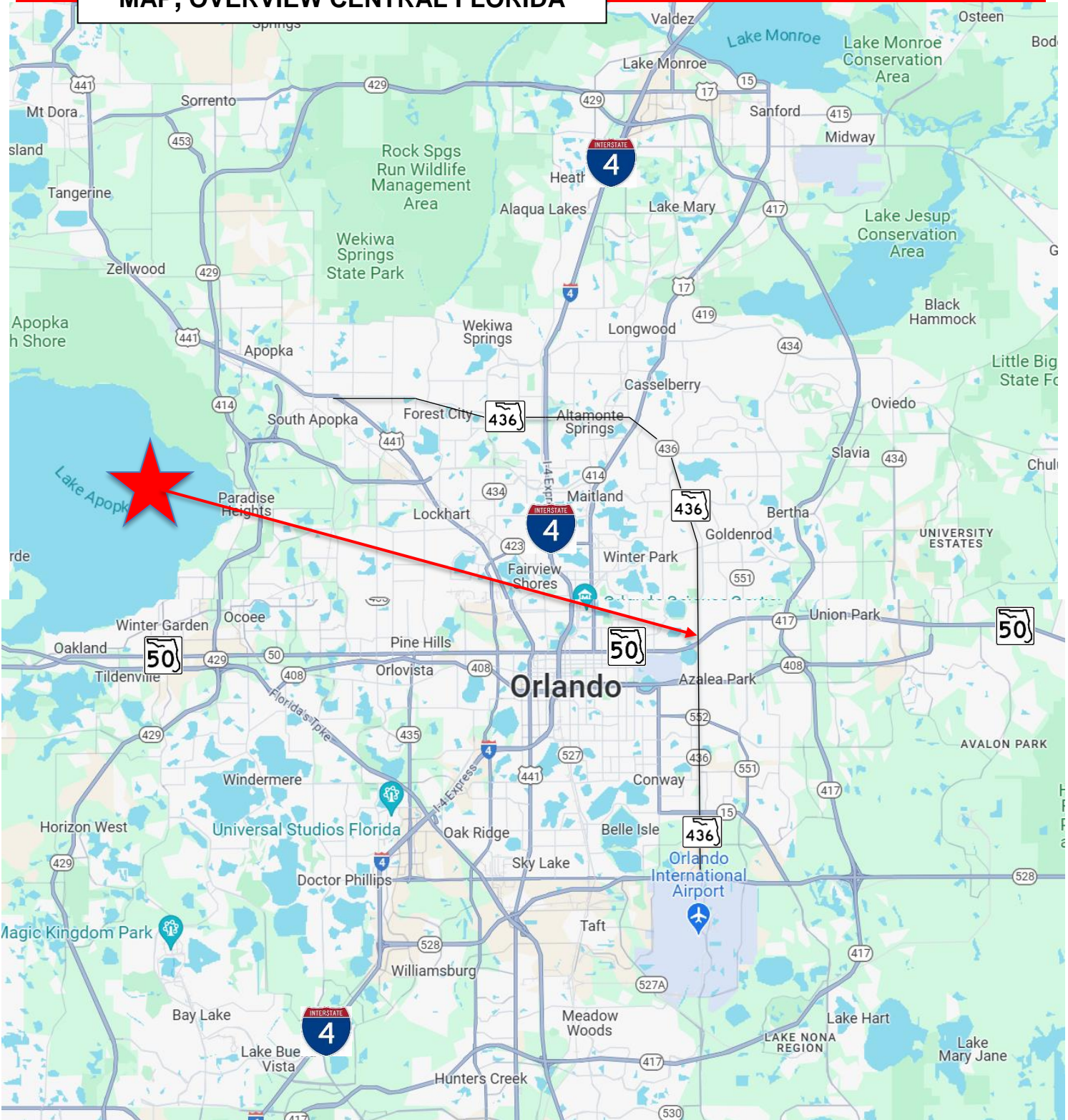
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MAP, OVERVIEW CENTRAL FLORIDA



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FOR SALE OR LEASE



AERIAL OVERVIEW VICINITY PROPERTY

902 N Semoran



Area Highlights

- Baldwin Park:** Upscale Mixed Use Development, 4,400 resi units, 310,000 SF Comm, 250,000 SF office
- Fashion Square Mall Redevelopment:** 1,400 + resi units, 598,000 SF of commercial, Phase I development
- Main Downtown Orlando**
Orange County Court House, Orange County Government Offices, Orlando City Hall, Multi Office & Mid/High Rise Apartment Buildings
- I-4 West, Sports Venues, Creative Village ++**
Orlando Magic, Orlando City Soccer MLS, Camping World Stadium (Citrus Bowl), \$1B Creative Village



Retail Auto Sales Office
Interior looking N at the SEC



Retail Auto Sales Office
Interior looking S at the NEC



Retail Auto Sales Office
Interior looking W at the SEC

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