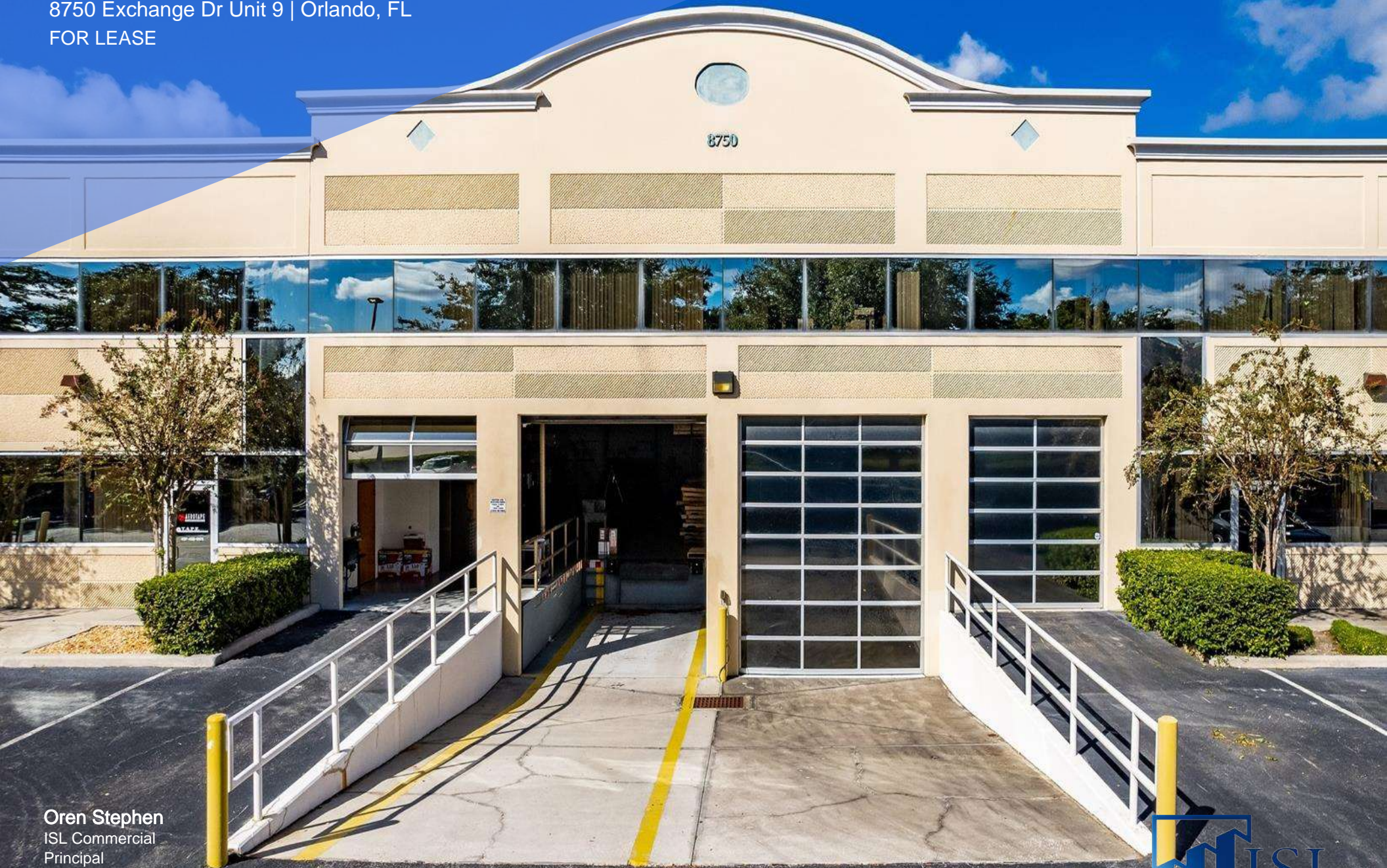


IPANEMA III SERVICE CENTER

8750 Exchange Dr Unit 9 | Orlando, FL
FOR LEASE



Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



THE SPACE

Location

8750 Exchange Dr Unit 9
Orlando, FL 32809

HIGHLIGHTS

- Operating Expenses are \$5.71
- Dock High Door
- Brand New Vinyl Plank Office Floors
- Office Mezzanine does not take up a lot of warehouse space
- New Paint
- Drive in Loading

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
769	66,430	207,062

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$57,280	\$77,251	\$92,620

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
270	22,668	75,268

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	4,448
LAND SF	4,448
YEAR BUILT	2006
YEAR RENOVATED	2021
CEILING HEIGHT	22'
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	1
OFFICE SF	550 sf/floor

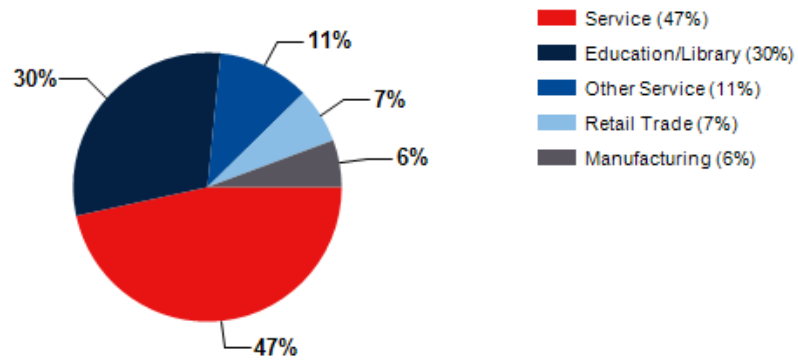
MECHANICAL

HVAC	Central
FIRE SPRINKLERS	Wet

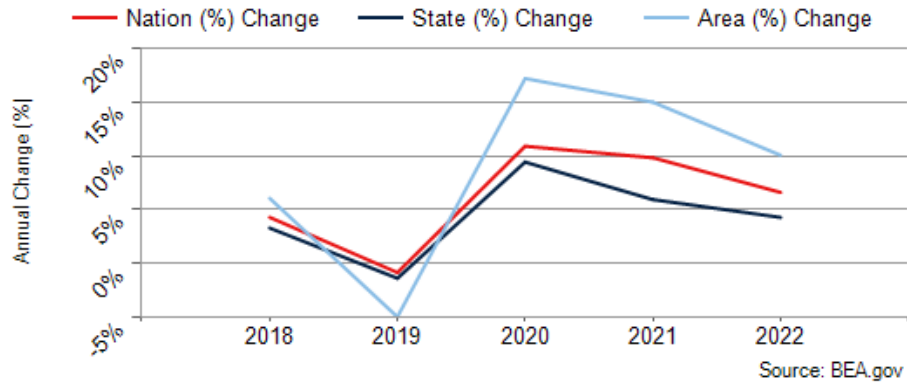
CONSTRUCTION

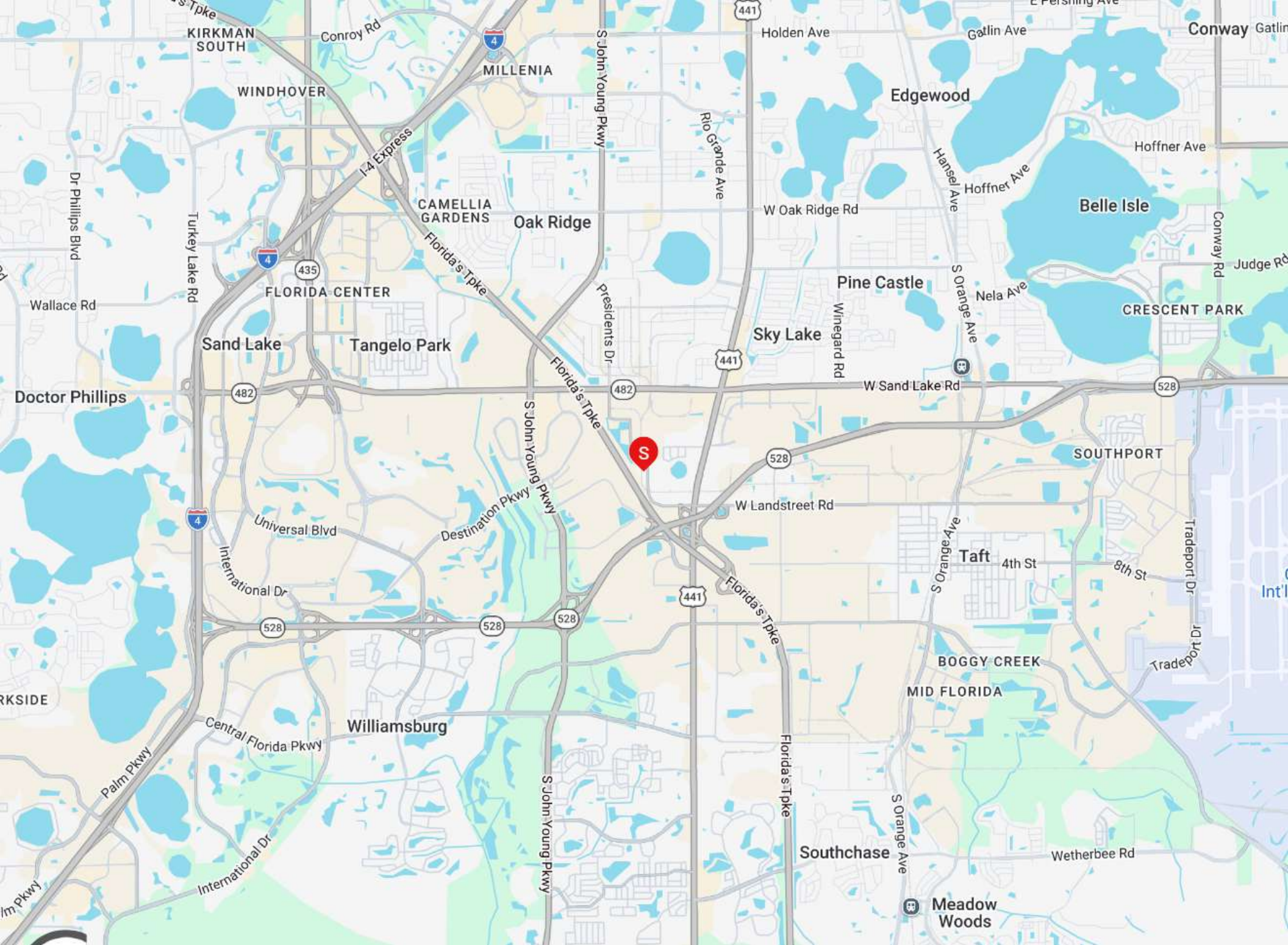
FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Cinder block
PARKING SURFACE	Asphalt
ROOF	Flat

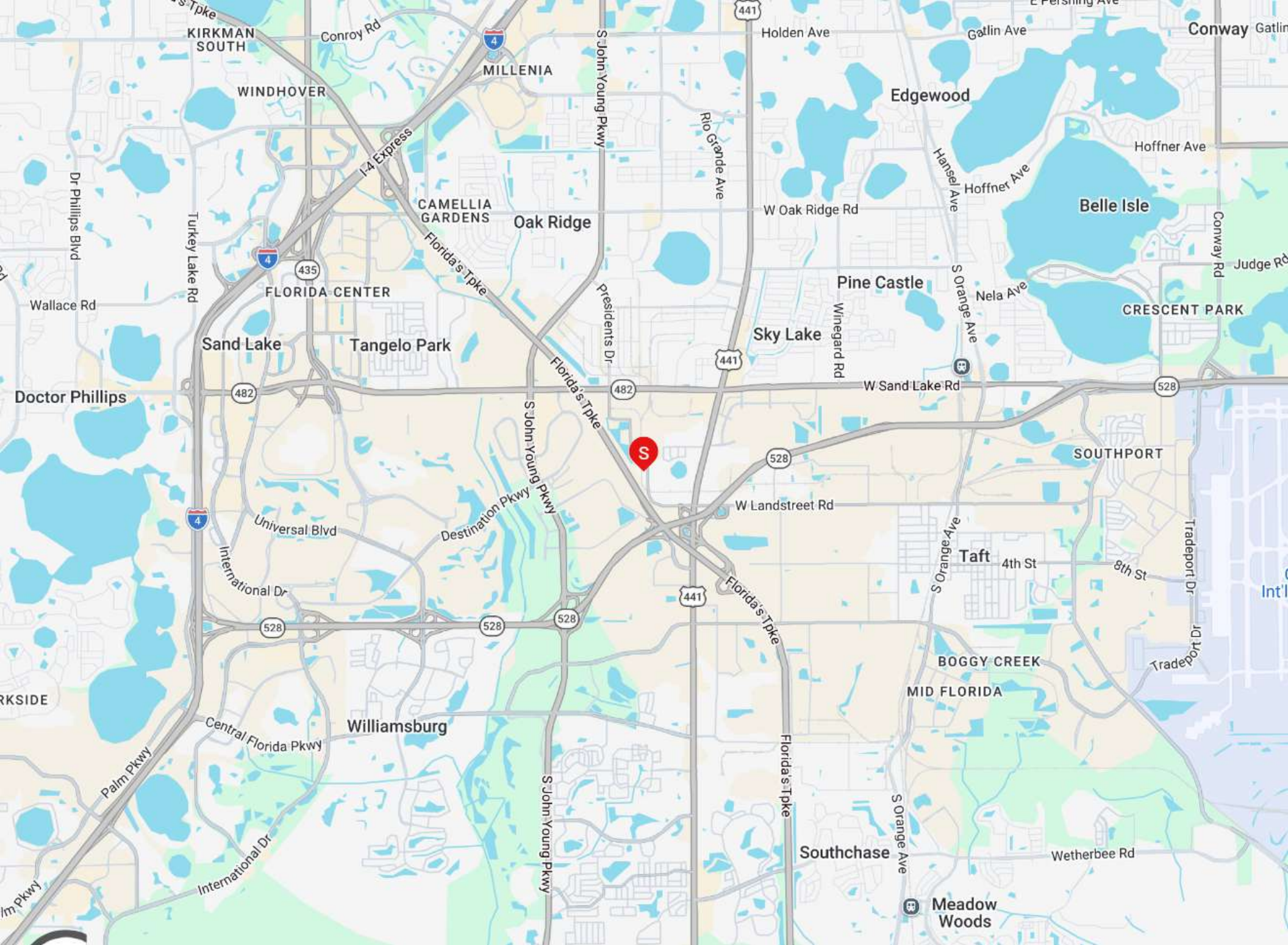
Major Industries by Employee Count

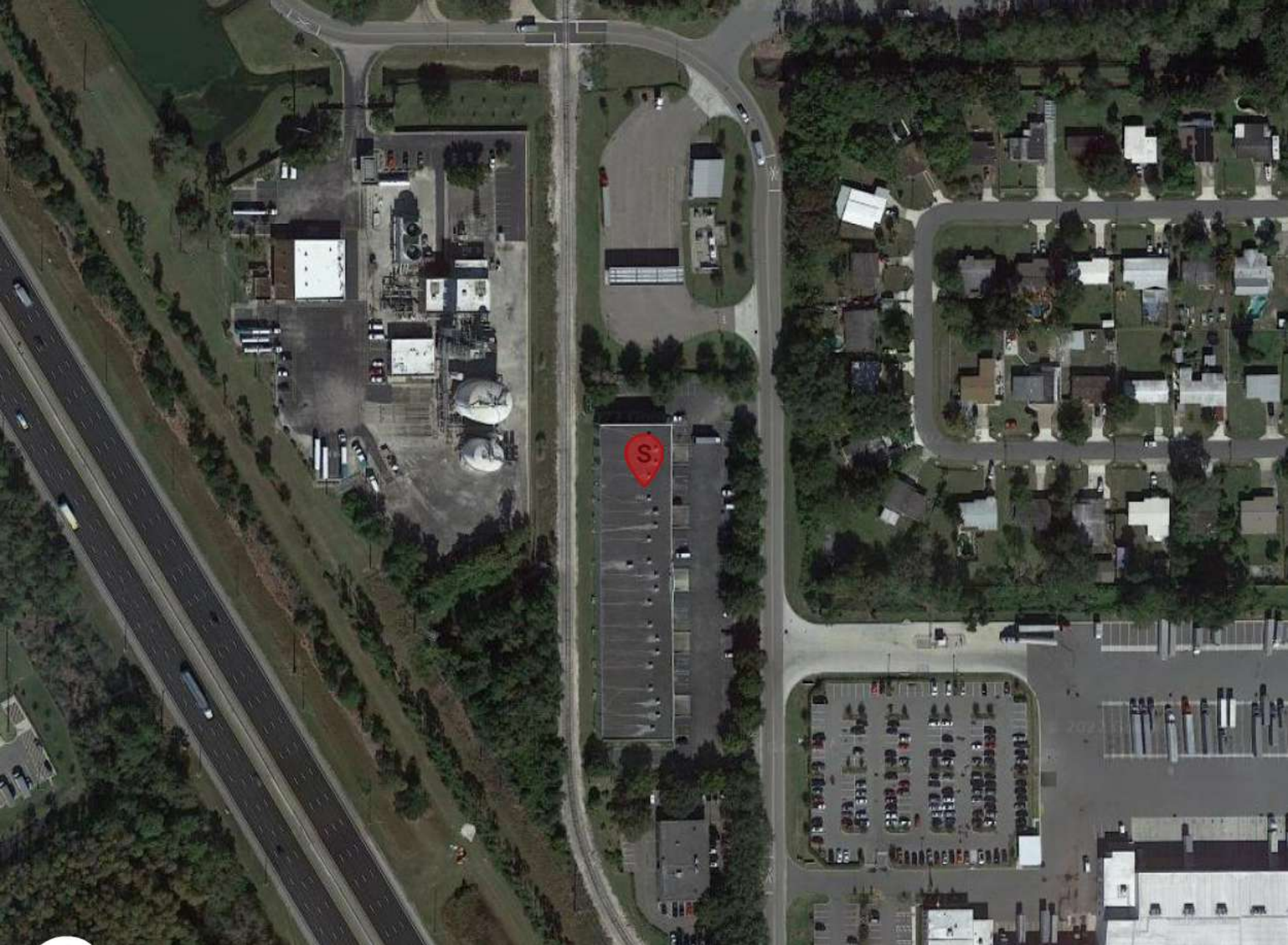


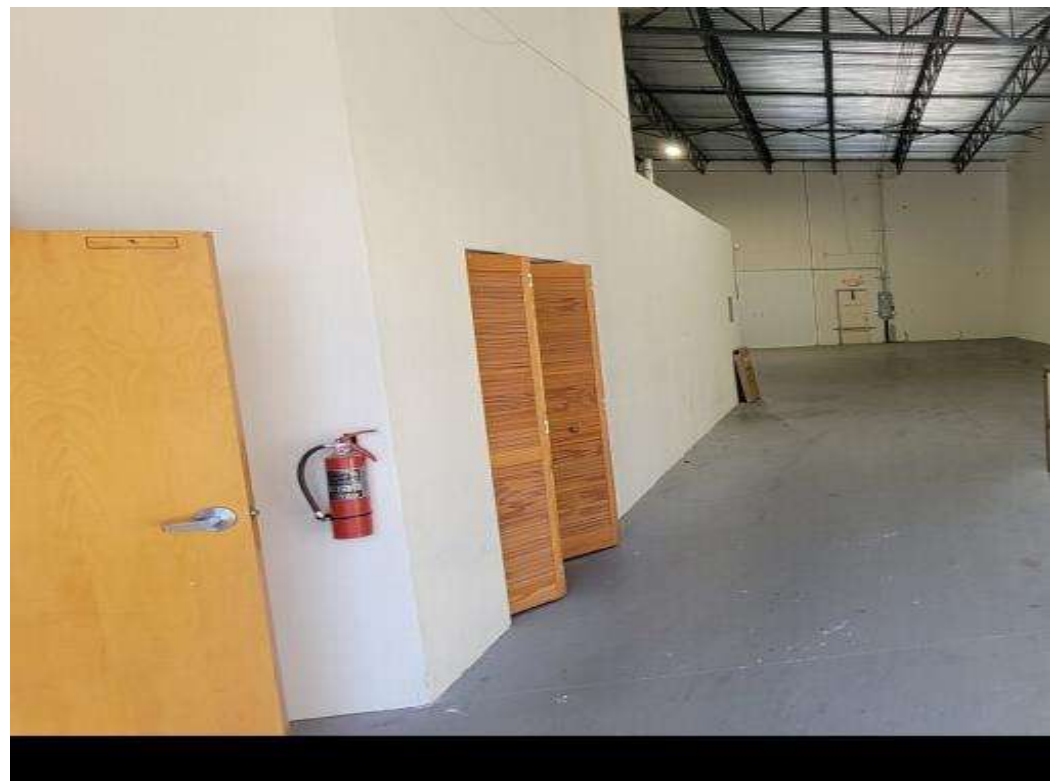
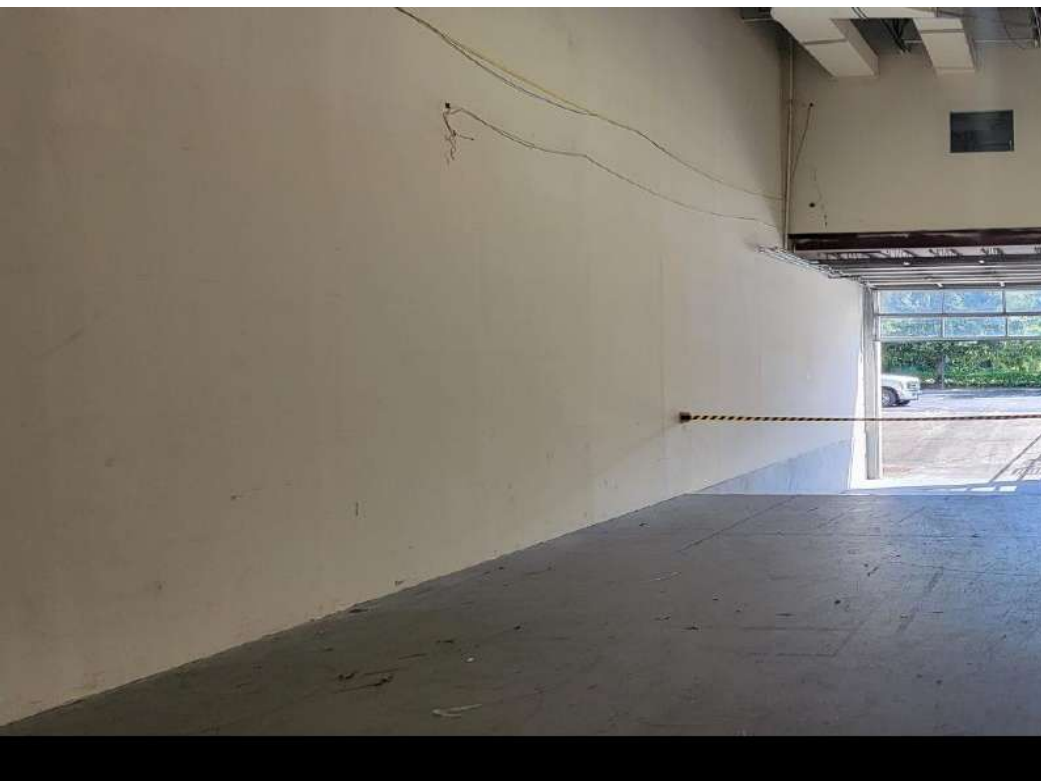
Orange County GDP Trend





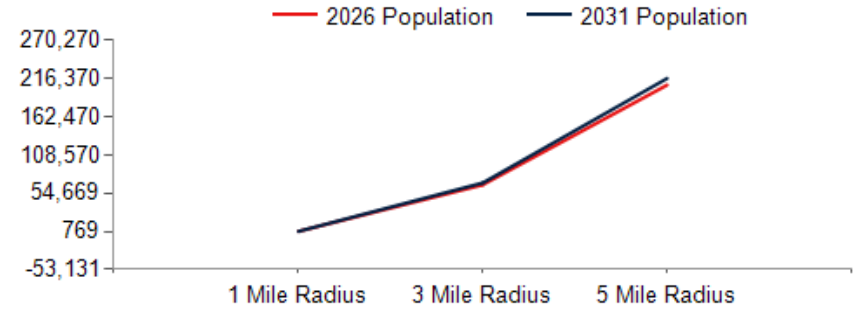




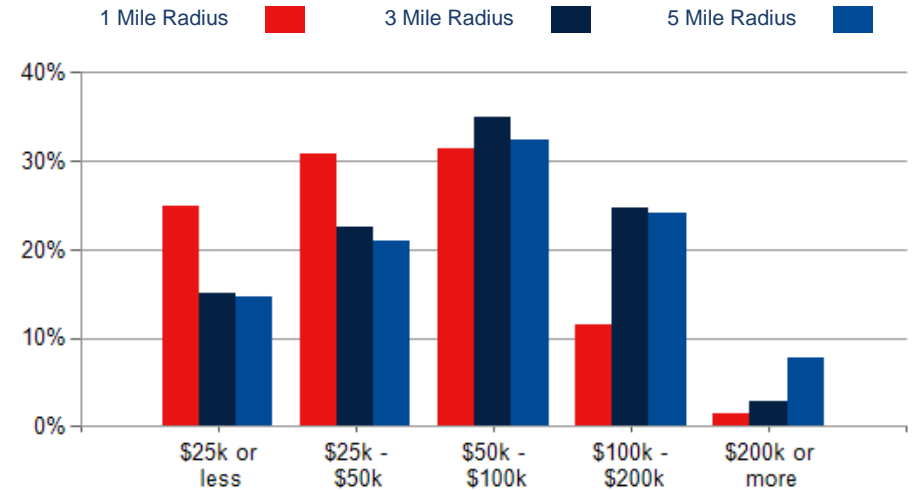


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	444	45,702	139,013
2010 Population	894	53,714	163,461
2026 Population	769	66,430	207,062
2031 Population	771	69,081	216,370
2026 African American	137	15,600	46,435
2026 American Indian	9	690	1,365
2026 Asian	22	3,022	12,272
2026 Hispanic	453	35,762	90,047
2026 Other Race	195	14,860	35,236
2026 White	209	16,834	64,928
2026 Multiracial	196	15,258	46,420
2026-2031: Population: Growth Rate	0.25%	3.95%	4.40%

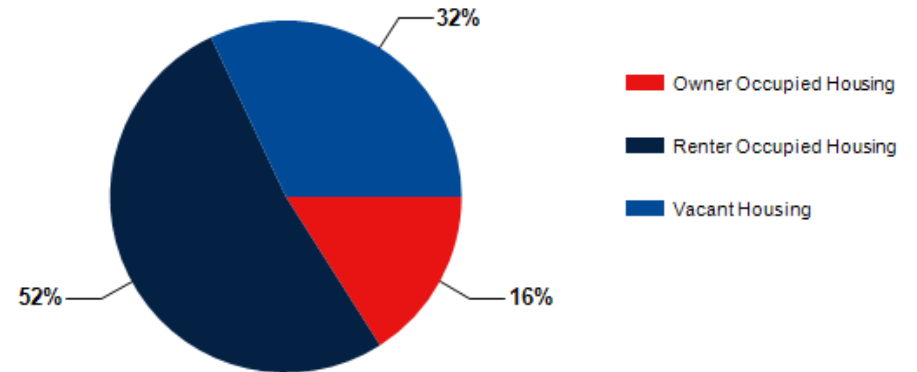
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	48	1,881	6,158
\$15,000-\$24,999	19	1,533	4,861
\$25,000-\$34,999	21	2,033	6,723
\$35,000-\$49,999	62	3,074	9,088
\$50,000-\$74,999	44	4,630	13,874
\$75,000-\$99,999	41	3,304	10,536
\$100,000-\$149,999	22	4,229	13,463
\$150,000-\$199,999	9	1,356	4,668
\$200,000 or greater	4	627	5,895
Median HH Income	\$46,748	\$64,005	\$68,500
Average HH Income	\$57,280	\$77,251	\$92,620



2026 Household Income



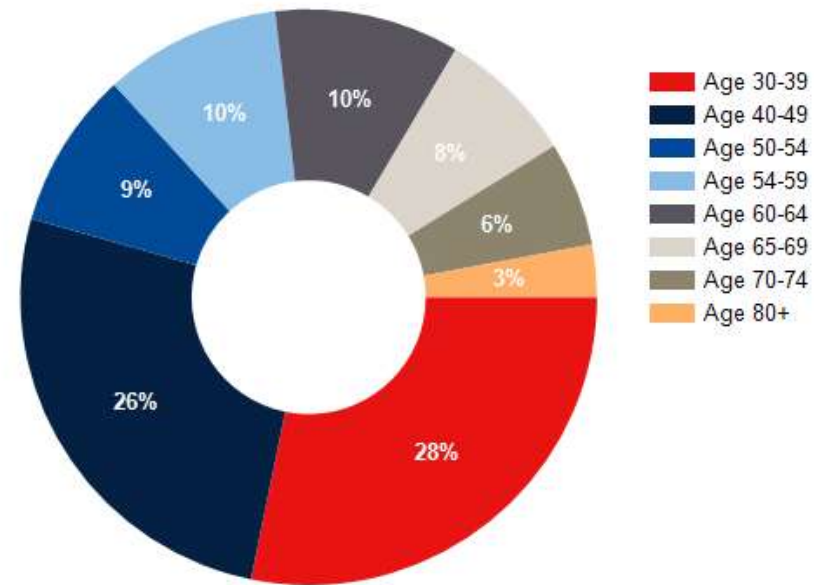
2026 Own vs. Rent - 1 Mile Radius



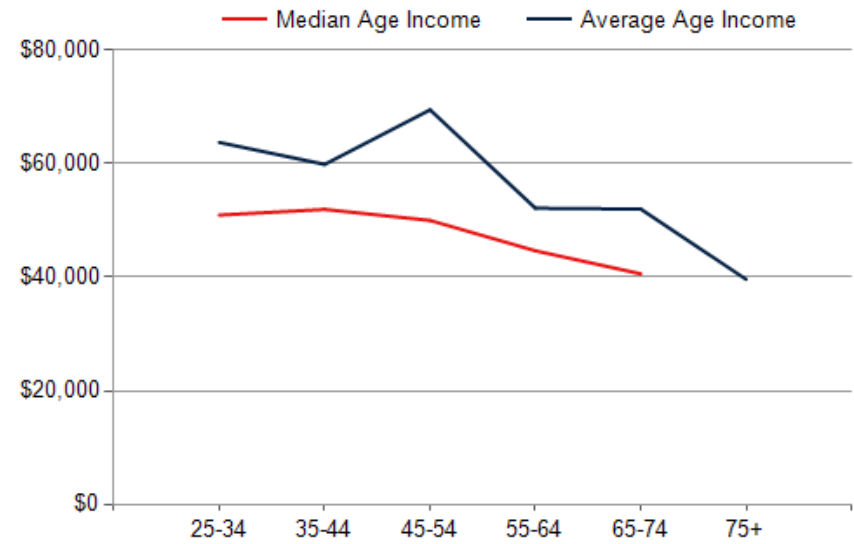
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	60	5,480	18,056
2026 Population Age 35-39	65	4,904	16,191
2026 Population Age 40-44	67	4,692	15,057
2026 Population Age 45-49	49	4,468	13,722
2026 Population Age 50-54	39	4,032	12,718
2026 Population Age 55-59	44	3,673	11,609
2026 Population Age 60-64	46	3,389	10,948
2026 Population Age 65-69	34	2,789	9,332
2026 Population Age 70-74	26	2,133	7,121
2026 Population Age 75-79	13	1,521	4,950
2026 Population Age 80-84	7	873	2,915
2026 Population Age 85+	6	719	2,534
2026 Population Age 18+	607	51,680	164,857
2026 Median Age	36	35	36
2031 Median Age	37	36	37

Population By Age

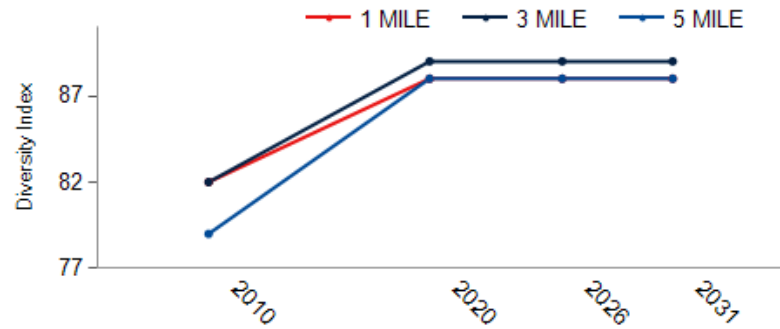


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,943	\$71,094	\$69,791
Average Household Income 25-34	\$63,745	\$79,324	\$86,871
Median Household Income 35-44	\$51,935	\$71,118	\$76,933
Average Household Income 35-44	\$59,874	\$85,335	\$102,389
Median Household Income 45-54	\$50,000	\$70,085	\$79,260
Average Household Income 45-54	\$69,481	\$83,040	\$105,070
Median Household Income 55-64	\$44,655	\$63,327	\$75,539
Average Household Income 55-64	\$52,151	\$80,365	\$103,672
Median Household Income 65-74	\$40,584	\$49,010	\$55,293
Average Household Income 65-74	\$51,994	\$68,119	\$84,057
Average Household Income 75+	\$39,603	\$55,926	\$66,191

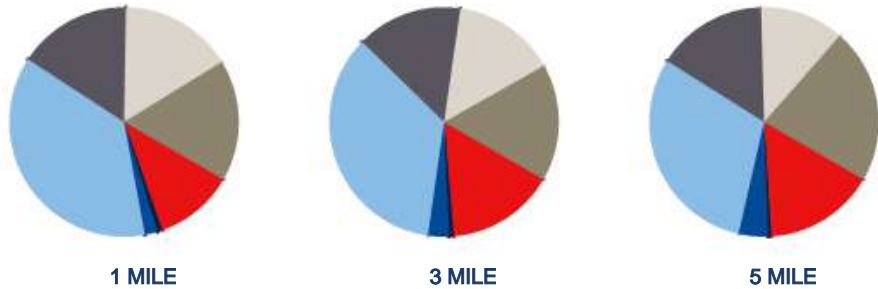


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	89	89
Diversity Index (current year)	88	89	88
Diversity Index (2020)	88	89	88
Diversity Index (2010)	83	82	79

POPULATION DIVERSITY



POPULATION BY RACE

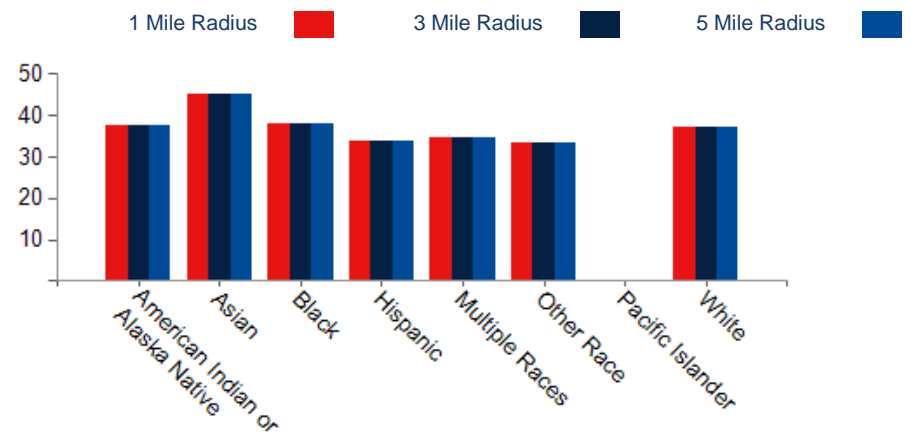


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	34	36
Median Asian Age	45	43	40
Median Black Age	38	33	33
Median Hispanic Age	34	34	34
Median Multiple Races Age	34	35	36
Median Other Race Age	33	34	34
Median Pacific Islander Age	0	32	36
Median White Age	37	37	40

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	11%	15%	16%
American Indian	1%	1%	0%
Asian	2%	3%	4%
Hispanic	37%	35%	30%
Multiracial	16%	15%	16%
Other Race	16%	15%	12%
White	17%	16%	22%

2026 MEDIAN AGE BY RACE





Oren Stephen
Principal

Agent

Oren Stephen
Principal

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Ipanema III Service Center

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The information contained herein is not a substitute for a thorough due diligence investigation. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

Oren Stephen

ISL Commercial

Principal

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