SHOPPES AT CHICKASAW

2708 S CHICKASAW TRL, ORLANDO, FL 32829

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EXCLUSIVELY LISTED BY:

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Marcus & Millichap

TC RETAIL GROUP

OFFERING SUMMARY

OFFERING SUMMARY

Marcus & Millichap's TC Retail Group is pleased to present a **one-of-a-kind opportunity** to acquire a **multi-tenant retail center** positioned **directly at the signalized intersection of South Chickasaw Trail and Curry Ford Road**, together **with an adjacent 4.23-acre parcel zoned P-D (Planned Development)**. Located at 2708 S Chickasaw Trail in East Orlando, the offering includes a **13,776-square-foot retail center** on approximately 2.05 acres and a **combined site area of approximately 6.28 acres.** The center is currently 81.74% occupied, **providing immediate value-add** potential through the lease-up of the remaining vacant suites, while the additional land offers flexibility for future development, expansion, or long-term appreciation.

Current net rents average approximately $14.85 per square foot, significantly **below overall market rents of $31.22** per square foot according to CoStar. This **substantial rent differential creates meaningful long-term upside** as leases renew, spaces are repositioned, and vacant suites are leased at higher rental rates. Several **tenants also have 3% to 4% annual rent increases**, supporting continued revenue growth. The surrounding retail **submarket maintains a low vacancy rate of just 2.3%** according to CoStar, further supporting tenant demand and the potential for successful lease-up.

The property **benefits from approximately 42,700 vehicles per day** at the intersection of South Chickasaw Trail and Curry Ford Road, providing **strong visibility, convenient access, and consistent exposure** to surrounding residents and commuters. The site is located near established residential communities, Valencia College, UCF, and numerous national retailers and service providers, **reinforcing the strength of the surrounding East Orlando trade area.**

PRICING SUMMARY

TOTAL OFFERING

Price	$4,705,000
Lot Size	6.28 AC

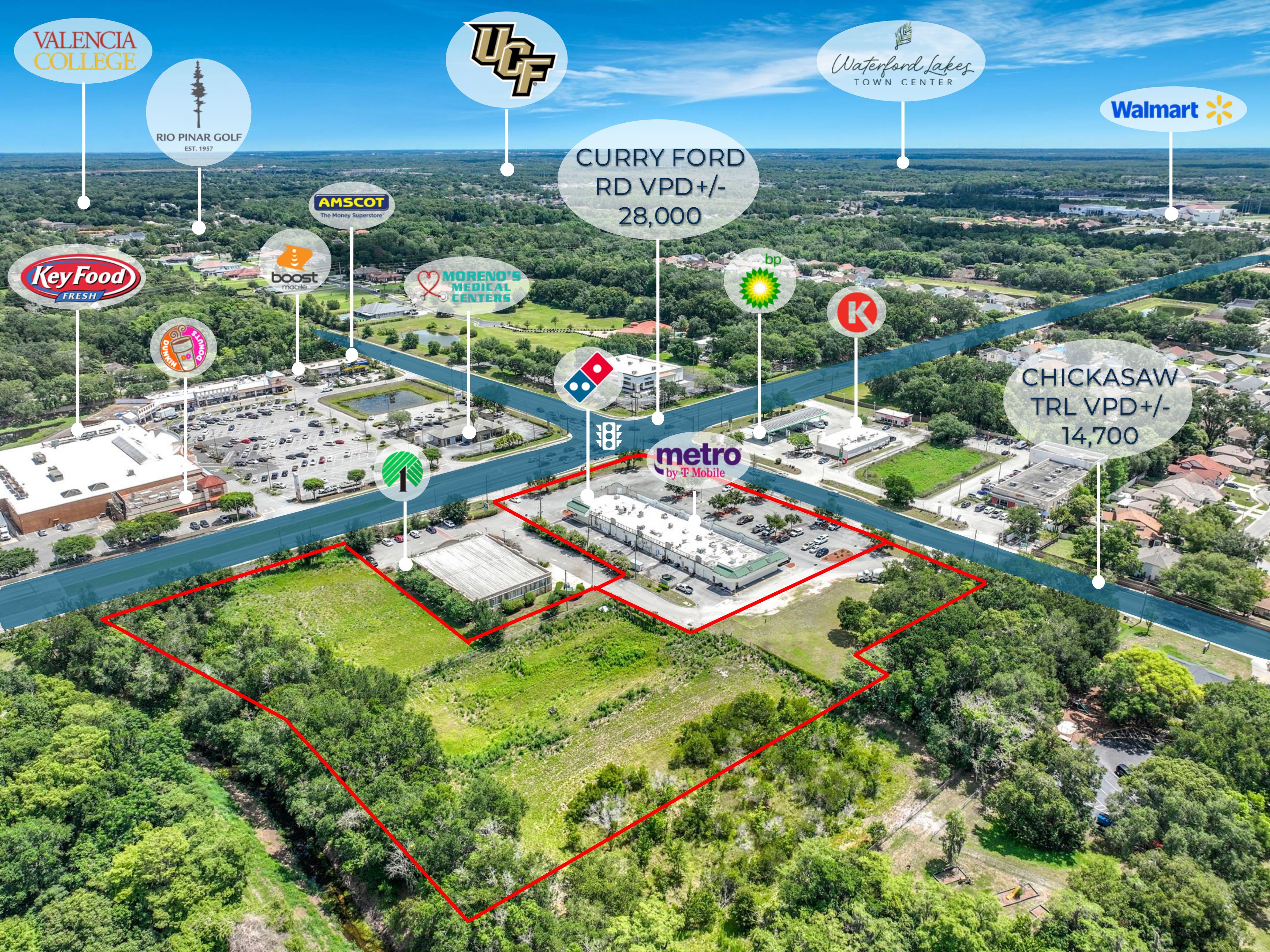
RETAIL CENTER VALUE

Price	$3,710,000
Year 2 Capitalization Rate	7.78%
Price Per SF	$269.31
Gross Leasable Area	13,776 SF
Lot Size	2.05 AC
Number of Suites	10
Type of Ownership	Fee Simple

ADJACENT LAND VALUE

Price	$995,000
Use	Commercial
Zoning	P-D
Lot Size	4.23 AC
Price Per AC	$235,225
Parcel ID	12-23-30-1225-01-000
Property Description	CHICKASAW COMMERCIAL SUBDIVISION 88/9 LOT 1

LOCATION OVERVIEW


VALENCIA COLLEGE
RIO PINAR GOLF
EST. 1957
Waterford Lakes
TOWN CENTER
Walmart
CURRY FORD RD VPD+/- 28,000
AMSCOT
The Money Superstore
Key Food
FRESH
boost mobile
MORENO'S MEDICAL CENTERS
bp
CHICKASAW TRL VPD+/- 14,700
metro by T-Mobile


SeaWorld
EPIC UNIVERSE
UNIVERSAL
LA FITNESS
LOWE'S
TAKE 5
Wawa
Burlington
CVS
Steak n Shake
FAIRWINDS CREDIT UNION
AdventHealth
DOWNTOWN ORLANDO
ORLANDO HEALTH
CURRY FORD RD VPD+/- 28,000
metro by T-Mobile
CHICKASAW TRL VPD+/- 14,700

REGIONAL MAP

Marcus & Millichap


ORLANDO SUNLIGHT ASIAN STORE
ORLANDO SUNLIGHT ASIAN STORE & YUMMY BOBA
OPEN

ENVIOS
WINGS
POLICE

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- Significant Value-Add Through Lease-Up: The retail center is currently 81.74% occupied, providing immediate upside through the lease-up of two vacant suites at projected market rental rates.
- Attractive Pro Forma Cap Rate: The property offers a projected 7.78% pro forma cap rate, supported by the lease-up of the vacant suites and continued growth of the in-place rental income.
- Additional 4.23-Acre Commercial Parcel Included: The offering includes a substantial 4.23-acre parcel directly behind the retail center, providing an investor with additional development, expansion, or long-term land appreciation potential.
- Significant Below-Market Rent Opportunity: Current net rents average approx. $14.85 PSF, compared to overall market rents of $31.22 PSF according to CoStar, providing additional immediate upside from several current MTM leases.
- Tight Retail Market Fundamentals: The property benefits from a highly occupied retail submarket with a current vacancy rate of just 2.3% according to CoStar, supporting the potential for continued tenant demand, successful lease-up, and future rent growth.
- 6.28-Acre Combined Offering: Together, the existing retail center and adjacent land comprise approximately 6.28 acres, offering a rare combination of in-place income and future development flexibility within the established East Orlando market.
- Built-In Rent Growth Across the Tenant Roster: Several tenants are subject to 3% to 4% annual rent increases, providing contractual revenue growth and an additional hedge against inflation throughout the investment period.
- High-Traffic East Orlando Location: Positioned on the signalized intersection of South Chickasaw Trail and Curry Ford Road, the property benefits from combined traffic counts of approximately 42,700 vehicles per day, providing strong visibility, convenient access, and consistent exposure to surrounding residents and commuters.
- Dense East Orlando Retail Surroundings: The property is located near prominent retailers and service providers including Walmart, Key Food, Dollar Tree, Domino’s, Circle K, BP, and multiple financial and medical businesses, reinforcing the strength of the surrounding trade area.
- Strong Surrounding Demographics: The property benefits from an average household income of approximately $89,618 within a five-mile radius, supporting continued demand for neighborhood retail, dining, and service-oriented businesses.

TENANT PROFILE

Metro by T-Mobile, formerly known as MetroPCS, is a leading prepaid wireless provider owned by T-Mobile US. The brand offers affordable, no-contract wireless plans, smartphones, and mobile services backed by T-Mobile's nationwide 5G network. With approximately **5,987 locations across 48 states and territories,** Metro by T-Mobile maintains a strong national retail presence and serves as a recognizable destination for value-focused wireless customers.

Metro by T-Mobile appeals to a broad customer base by offering flexible plan options, competitive pricing, and access to reliable nationwide coverage without the requirements of a traditional long-term contract. The brand's prepaid model continues to attract cost-conscious consumers, families, and small business users seeking dependable mobile service with straightforward pricing. Its affiliation with one of the largest wireless carriers in the country further strengthens its credibility and consumer recognition.

As demand for wireless connectivity, smartphones, and mobile data services continues to grow, Metro by T-Mobile remains well-positioned within the retail marketplace. The company's accessible pricing structure, established brand awareness, and high-frequency customer traffic make it a strong traffic-driving tenant within neighborhood and community retail centers. Its presence helps support consistent visitation and complements surrounding service-oriented and convenience-based retailers.

TENANT: Hello Unlimited (Retail chain of Metro by T-Mobile)
LEASE TYPE: NNN
RENEWAL TERM(S): None
GUARANTOR: Personal
LEASE EXPIRATION: 10/31/2026

TENANT PROFILE

Domino's Pizza is a leading global quick-service restaurant brand specializing in pizza delivery and carryout. Founded in 1960, the company offers a broad menu of pizzas, chicken, pasta, sandwiches, breads, desserts, and other complementary items through its convenient in-store and digital ordering platforms. Domino's operates a global network of more than **22,100 locations across over 90 markets**, making it the **largest pizza company in the world** and one of the most recognizable restaurant brands internationally.

Domino's serves a broad customer base through its combination of affordable menu options, convenient ordering, and established delivery and carryout services. The company has remained at the forefront of restaurant technology through its website, mobile application, order-tracking tools, and other digital innovations designed to provide customers with an efficient and accessible ordering experience. Its extensive franchise network and strong consumer recognition have helped establish Domino's as a frequent destination for families, individuals, businesses, and group dining occasions.

As demand for convenient dining, delivery, and carryout options continues, Domino's remains well-positioned within the quick-service restaurant industry. The company generated more than $20.1 billion in global retail sales during 2025, supported by its established franchise system and widespread international presence. Domino's recognizable brand, broad customer appeal, and high-frequency ordering model make it a strong traffic-generating tenant within neighborhood and community retail centers. Its presence supports consistent customer visitation and complements surrounding service-oriented, convenience-based, and food-related retailers.

TENANT: Domino's Pizza
LEASE TYPE: NNN
RENEWAL TERM(S): None
LEASE EXPIRATION: 06/30/2028

FINANCIAL DETAIL

TENANT SUMMARY

Tenant Name	Suite	SQ FT	% of GLA	Lease Start	Lease End	Annual Rent Per SF	Total Rent Per Month	Total Rent Per Year	Next Rent Increase	Lease Type
Sunlight Produce	927-1	2,542	18.5%	11/1/16	10/31/26	$17.96	$3,805	$45,665	N/A	NNN
Dominos A1 Pizza	927-2	1,138	8.3%	11/13/23	6/30/28	$23.35	$2,215	$26,577	Jul-2027	NNN
Metro by T-Mobile	927-3	1,228	8.9%	11/1/21	10/31/26	$19.47	$1,993	$23,910	Nov-2026	NNN
Elevated Smoke Shop	927-4	1,228	8.9%	2/1/24	1/31/28	$19.70	$2,016	$24,187	Feb-2027	NNN
La Casa Del Pandebono	927-5	1,228	8.9%	8/1/22	7/31/27	$23.93	$2,449	$29,391	Aug-2027	NNN
Vacant Proforma	927-6	1,228	8.9%			$0.00	$0	$0	Jul-2027	NNN
Latino Grocery	927-7	1,228	8.9%	5/1/25	4/30/27	$18.83	$1,927	$23,120	May-2027	NNN
Greg's Place	927-8	1,228	8.9%	7/1/24	6/30/29	$21.16	$2,165	$25,984	Jul-2027	NNN
Vacant Proforma	927-9	1,288	9.3%			$0.00	$0	$0	Jul-2027	NNN
ASA Moda	927-10	1,440	10.5%	5/1/19	MTM	$18.88	$2,266	$27,191	N/A	NNN
Total		13,776				$20.07	$18,835	$226,024		

Occupied Tenants: 8	Unoccupied Tenants: 2	Occupied GLA: 81.70%	Unoccupied GLA: 18.30%

*As of August 2026

TENANT SUMMARY

Tenant Name	Renewal Options and Option Year Rental Information
Sunlight Produce	No Options to Renew. Tenant to repair/replace HVAC.
Dominos A1 Pizza	3% Annual rent Increase. Tenant to repair/replace HVAC. No renewal Options.
Metro by T-Mobile	3% Annual rent increases. No options to renew. Tenant to replace/repair Hvac. Personal Guarantee. Assumes renewal at 3%.
Elevated Smoke Shop	4% Annual rent increases. One (2) year option to renew. Personal Guarantee.
La Casa Del Pandebono	4% Annual rent increases. One (3) year option to renew.
Vacant Proforma	Year 2 Proforma: $22NNN.
Latino Grocery	4% Annual rent Increases. Two (2) Year options to renew.
Greg's Place	4% Annual Rent Increases. One (5) Year option to renew.
Vacant Proforma	Year 2 Proforma: $22NNN.
ASA Moda	4% Annual rent Increases. Lease expired April 30, 2023. MTM.

OPERATING DATA

Income	Year 1	Per SF	Year 2 Proforma	Per SF
Scheduled Base Rental Income	227,430	20.20	288,454	20.94
Expense Reimbursement Income				
CAM	46,856	3.40	57,326	4.16
Insurance	14,633	1.06	17,903	1.30
Real Estate Taxes	30,215	2.19	49,269	3.58
Management Fees	10,236	0.74	17,120	1.24
Total Reimbursement Income	$101,940	$7.40	$141,618	$10.28
Effective Gross Revenue	$329,370	$23.91	$430,072	$32.22
Operating Expenses	**Year 1**	**Per SF**	**Year 2 Proforma**	**Per SF**
Common Area Maintenance				
Utilities	4,323	0.31	4,323	0.31
Trash Removal	22,996	1.67	22,996	1.67
Repairs & Maintenance	14,363	1.04	14,363	1.04
Landscaping	13,500	0.98	13,500	0.98
Professional Fees	2,145	0.16	2,145	0.16
Insurance	17,902	1.30	17,902	1.30
Real Estate Taxes	36,970	2.68	49,268	3.58
Management Fee	12,528	0.91	17,120	1.24
Total Expenses	$124,728	$9.05	$141,618	$10.28
Expenses as % of EGR	37.9%		32.9%	
Net Operating Income	**$204,642**	**$14.85**	**$288,454**	**$20.94**
Cash Flow	$204,642		$288,454	
Debt Service	($186,448)		($186,448)	
Net Cash Flow After Debt Service	($18,194)		$102,006	
Principal Reduction	$42,926		$45,573	
Total Return	$61,120	4.71%	$147,579	11.37%

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Year Built	1984
Gross Leasable Area	13,776 SF
Lot Size	2.05 AC
Number of Suites	10
Type of Ownership	Fee Simple

THE OFFERING

Price	$3,710,000
Proforma Capitalization Rate	7.78%
Price Per SF	$269.31
Occupancy	81.74%

RETURNS	Year 1	Year 2 Proforma
CAP Rate	5.52%	7.78%
Cash-On-Cash	1.40%	7.86%

FINANCING

Market Loan	1st Loan
Interest Rate	6.00%
Amortization Period	25 Years
Annual Loan Constant	7.73%
Loan Term	10 Years
LTV	65%
Loan Amount	$2,411,500
Down Payment	$1,298,500

ABOUT ORLANDO

Orlando is a dynamic and rapidly growing Central Florida metro that serves as one of the region's primary economic and employment hubs. The city benefits from a diverse and resilient economy anchored by tourism, healthcare, aerospace and defense, technology, logistics, and higher education. Orlando's ability to attract both national employers and new residents continues to drive sustained population growth, job creation, and long-term commercial demand.

Strategically located at the crossroads of major transportation corridors including I-4, Florida's Turnpike, SR-408, and SR-528, Orlando offers exceptional regional and statewide connectivity. The city is home to Orlando International Airport (MCO), one of the busiest airports in the country, providing direct access to domestic and international markets. This infrastructure supports a broad range of employment centers and reinforces Orlando's position as a key business destination within Florida.

Orlando is experiencing significant residential and commercial expansion, with ongoing development of mixed-use projects, medical facilities, distribution centers, and retail corridors. Continued population inflows and expanding rooftops are fueling demand for neighborhood retail, service-oriented uses, and essential commercial services across the metro area.

Ongoing public and private investment in infrastructure, transportation, and urban development further enhances Orlando's long-term outlook. These initiatives, combined with strong economic fundamentals and diversified demand drivers, position Orlando as a highly attractive market for investors seeking stability, liquidity, and continued upside in Central Florida.

ORLANDO DEMOGRAPHICS

POPULATION

In 2025, the population in the Orlando area is 791,161. The population has changed by 24.31% since 2010. It is estimated that the population will be 822,425 five years from now, which represents a change of 4% from the current year. The current population is 49.6% male and 50.4% female. The median age of the population is 37, compared with the U.S. average, which is 40. The population density in this area is 2,521 people per square mile.

HOUSEHOLD

There are currently 311,747 households in the Orlando area. This number has increased by 27.29% since 2010. It is estimated that five years from now it will increase 4% to 324,350. The average household size is 2.5 people.

EMPLOYMENT

In 2025, 473,246 people in the Orlando area were employed. The 2010 Census revealed that 62.6% of employees are in white-collar occupations , and 16.5% are in blue-collar occupations. In 2025, unemployment was 3%. In 2010, the average time traveled to work was 28 minutes.

EDUCATION

39.8% of Orlando residents have earned a graduate degree compared with the national average of only 13.7%. The number of this areas residents with an associate degree was higher than the national average at 10.8% vs. 8.8%, respectively.

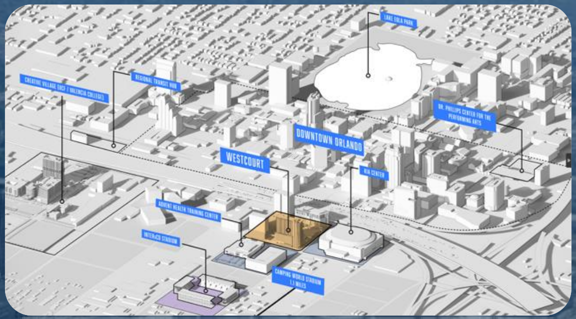
The percentage of residents who completed some college is higher than the national average for the nation at 27.7% compared to 19.6%.

Population	3 Miles	5 Miles	10 Miles
2030 Projection	124,185	247,902	822,425
2025 Estimate	120,464	240,740	791,161

Households	3 Miles	5 Miles	10 Miles
2030 Projection	47,832	97,595	324,350
2025 Estimate	46,387	94,778	311,747

Income	3 Miles	5 Miles	10 Miles
2025 Est. Average	$85,948	$89,618	$102,959

AREA DEVELOPMENT OVERVIEW



ADAVENT HEALTH EAST EXPANSION

4 Miles | Healthcare | Planned / Pre-Construction

AdventHealth is advancing a significant expansion of its East Orlando hospital campus at 7727 Lake Underhill Road. Plans have included a new multi-story patient tower and additional supporting improvements, with permits filed for two tower cranes anticipated to support construction through early 2027. The continued investment is intended to expand healthcare capacity as East Orlando's population and demand for medical services grow. This project is expected to generate additional employment, patient traffic, and demand for nearby retail, restaurant, pharmacy, and service-oriented businesses.

LAKE UNDERHILL RD IMPROVEMENTS

3-5 Miles | Transportation / Infrastructure | Planned

Orange County plans to **widen Lake Underhill Road** from Goldenrod Road to Rouse Road from two lanes to four lanes. The project is divided into three segments and is planned to include bike lanes, sidewalks, roadway lighting, landscaped medians, and other infrastructure improvements. The corridor directly connects several of East Orlando's established residential communities with AdventHealth East Orlando, SR 408, and surrounding commercial areas. Once completed, the improvements should strengthen east-west connectivity and improve access throughout the Chickasaw Trail trade area.

FALCON TRACE SENIOR HOUSING

4-5 Miles | Residential/ Senior Housing | Proposed

Falcon Trace is a proposed affordable senior housing community on an approximately 10-acre site along Goldenrod Road near AdventHealth East Orlando. The development proposal calls for approximately 120 residential units within three-story buildings, with a mix of one-, two-, and three-bedroom apartments. Planned amenities include a fitness center, computer center, swimming pool, and community spaces. If advanced, the project would add new residential density near the subject property and support continued demand for convenient neighborhood retail, medical, restaurant, and daily-needs services.

MARKET IMPACT

The surrounding East Orlando area continues to benefit from healthcare investment, planned residential growth, and major transportation improvements. The proposed expansion of AdventHealth East Orlando is expected to create additional employment and patient traffic, while Falcon Trace would introduce new senior housing near the hospital and established commercial corridors. Planned improvements to Lake Underhill Road will further enhance connectivity between Chickasaw Trail, Goldenrod Road, Econlockhatchee Trail, SR 408, and surrounding residential communities. Positioned along South Chickasaw Trail, the subject property is well located to benefit from increased daytime population, improved regional access, and continued demand for retail, medical, restaurant, and service-oriented uses.

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Marcus & Millichap

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