

# High Traffic Retail Property

5300 SILVER STAR RD, ORLANDO, FL 32808

## Location Overview

This opportunity is in a prime location on Silver Star Road. Situated in a high-traffic area, the property is easily accessible by US Highway 50 (E. Colonial Drive) and John Young Parkway. The the location is surrounded by a mix of national and local retailers, creating a dynamic environment for retail ventures. With its strategic positioning and northeast of downtown Orlando with access to many points of interest, this property presents an exciting opportunity for retail success in the thriving Orlando



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

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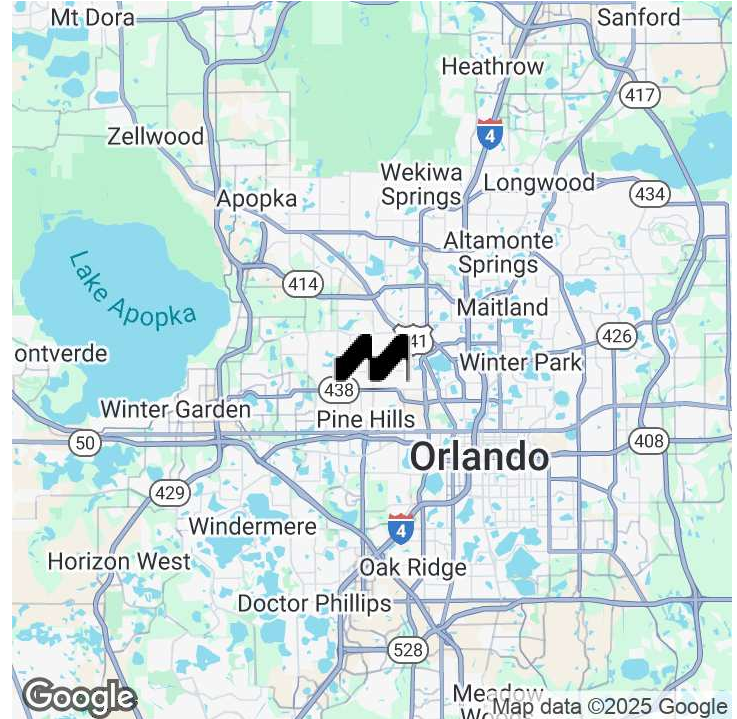
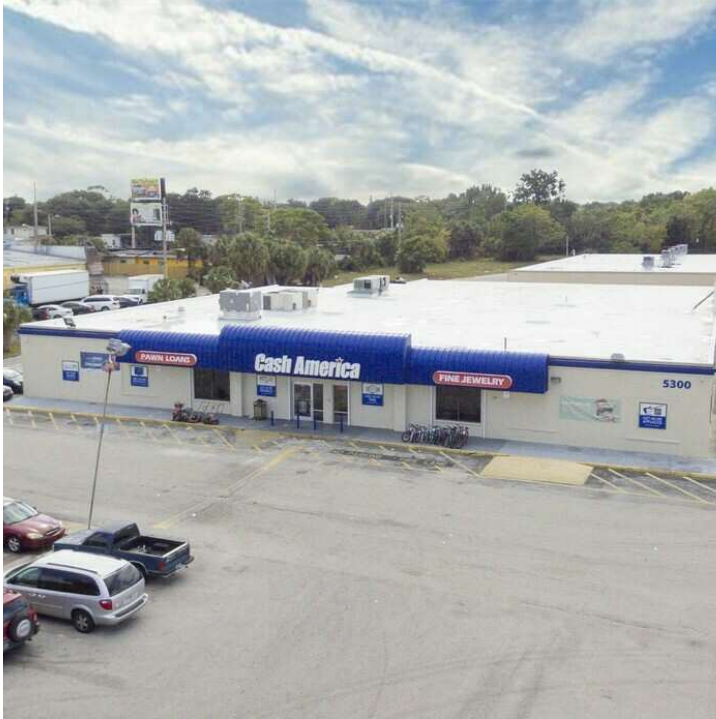
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## EXECUTIVE SUMMARY

5300 SILVER STAR RD, ORLANDO, FL 32808

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### OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	10,771 SF
Available SF:	8,000 - 10,771 SF
Lot Size:	0.25 Acres
Number of Units:	1
Price / SF:	\$162.47
Year Built:	1969
Zoning:	P-D
Market:	Orlando
Submarket:	Pine Hills
Traffic Count:	37,000

### PROPERTY OVERVIEW

This building features a large retail area, private office space, employee area and ample open storage space for your business's needs. Walk into a large retail area lit by oversized windows and a sizable reception/checkout counter. Behind the retail space is a manager's office and a lot of space to customize how you see fit.

### PROPERTY HIGHLIGHTS

- Easy access from the highways
- Corner Lot with Visibility
- Ample parking
- 37,000 vehicles daily
- Large retail area with customizable open space

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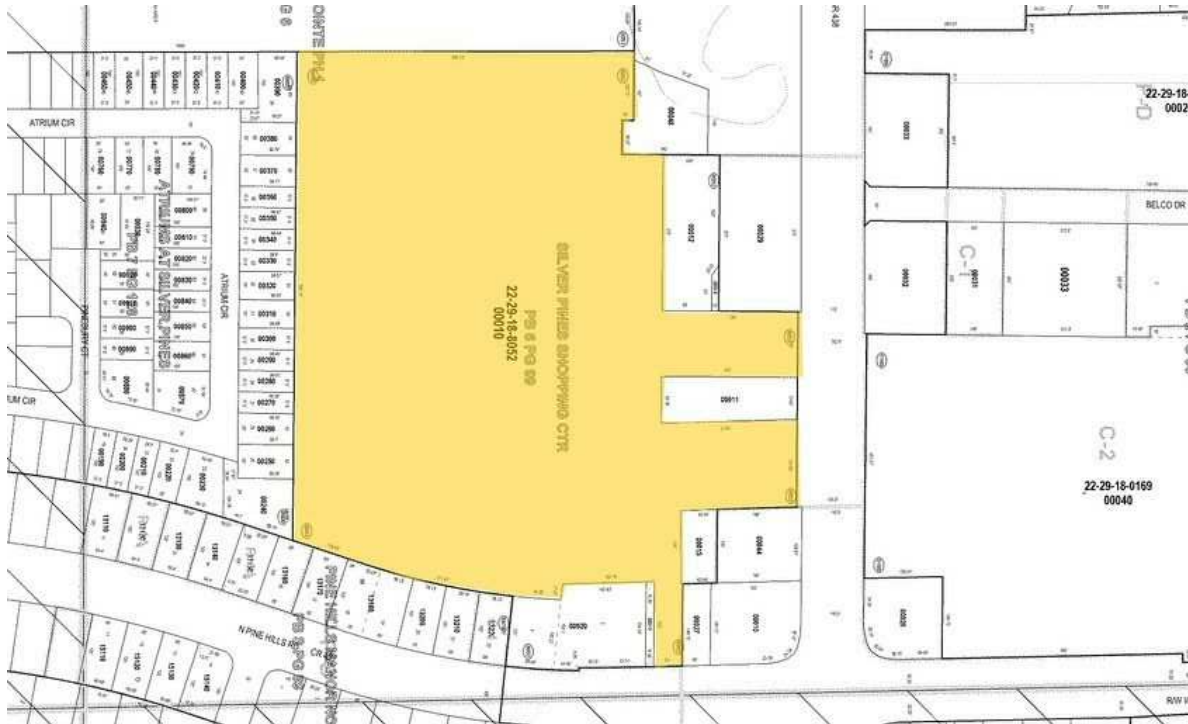
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## LEASE SPACES

5300 SILVER STAR RD, ORLANDO, FL 32808

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	8,000 - 10,771 SF	Lease Rate:	\$17.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
High Traffic Retail Property For Lease	Available	8,000 - 10,771 SF	Modified Gross	\$17.00 SF/yr	-

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## ADDITIONAL PHOTOS

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## LOAN EXAMPLE

5300 SILVER STAR RD, ORLANDO, FL 32808

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Jeffery Katz, Vice President

Email Address: jeff.katz@liveoak.bank

Phone Number: 904-521-8037

### SBA 7(a) vs. SBA 504 Comparison

SBA 7(a)	
Loan Amount:	\$1,968,288
Loan Term (years):	25 yrs
Loan Amortization (years):	25 yrs
Interest Rate:*	6.25%
* Quarterly Floating Rate	
Monthly Payment:	\$12,984
Breakdown of Project Costs	
	<u>Total Cost</u> <u>Out of Pocket</u>
Property Costs	\$1,750,000      \$0
Contingency/Professional Costs	\$0      \$0
Non-Property Costs	\$150,000      \$0
SBA 7(a) Guaranty Fee	\$52,788      \$0
Third Party Related Costs	<u>\$15,500</u> <u>\$0</u>
<b>Total Project Costs</b>	<b>\$1,968,288</b> <b>\$0</b>
<b>Out of Pocket Cost as % of Total Project</b>	
0.0%	

SBA 504	
1st DOT:	\$899,978
CDC 2nd DOT:	\$719,982
Loan Term / Amortization (LOB 1st):	25 yrs / 25 yrs
Loan Term / Amortization (CDC 2nd):	25 yrs / 25 yrs
Interest Rate (LOB 1st Mtg):*	7.50%
Interest Rate (CDC 2nd Mtg):	6.43%
* Locked For 3 Years	
Combined Monthly Payment:	\$11,481
Breakdown of Project Costs	
	<u>Total Cost</u> <u>Out of Pocket</u>
Property Costs	\$1,750,000      \$175,000
Contingency/Professional Costs	\$0      \$0
Non-Property Costs	\$150,000      \$150,000
Debt Service Fees	\$21,214      \$2,121
Bank Loan Fee	\$13,241      \$1,324
Third Party Related Costs	<u>\$15,500</u> <u>\$1,550</u>
<b>Total Project Costs</b>	<b>\$1,949,956      \$329,996</b>
<b>Out of Pocket Cost as % of Total Project</b>	
	<b>16.9%</b>

#### SBA 7(a) Loan Specifics:

Finance Up To 100% of Total Project Costs  
Limited Prepayment Penalty - only 3 years  
Most Loans Close In 45 Days  
MUCH Simpler Process - 1 Lender vs. 2

#### SBA 504 Loan Specifics:

Finance Up To 90% of Total Project Costs  
Prepayment Penalties Apply - 10 years  
Most Loans Close In 75-90 Days  
Two Loan Closings With 2 Lenders

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend.  
All credit decisions are subject to credit qualification

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## RETAILER MAP

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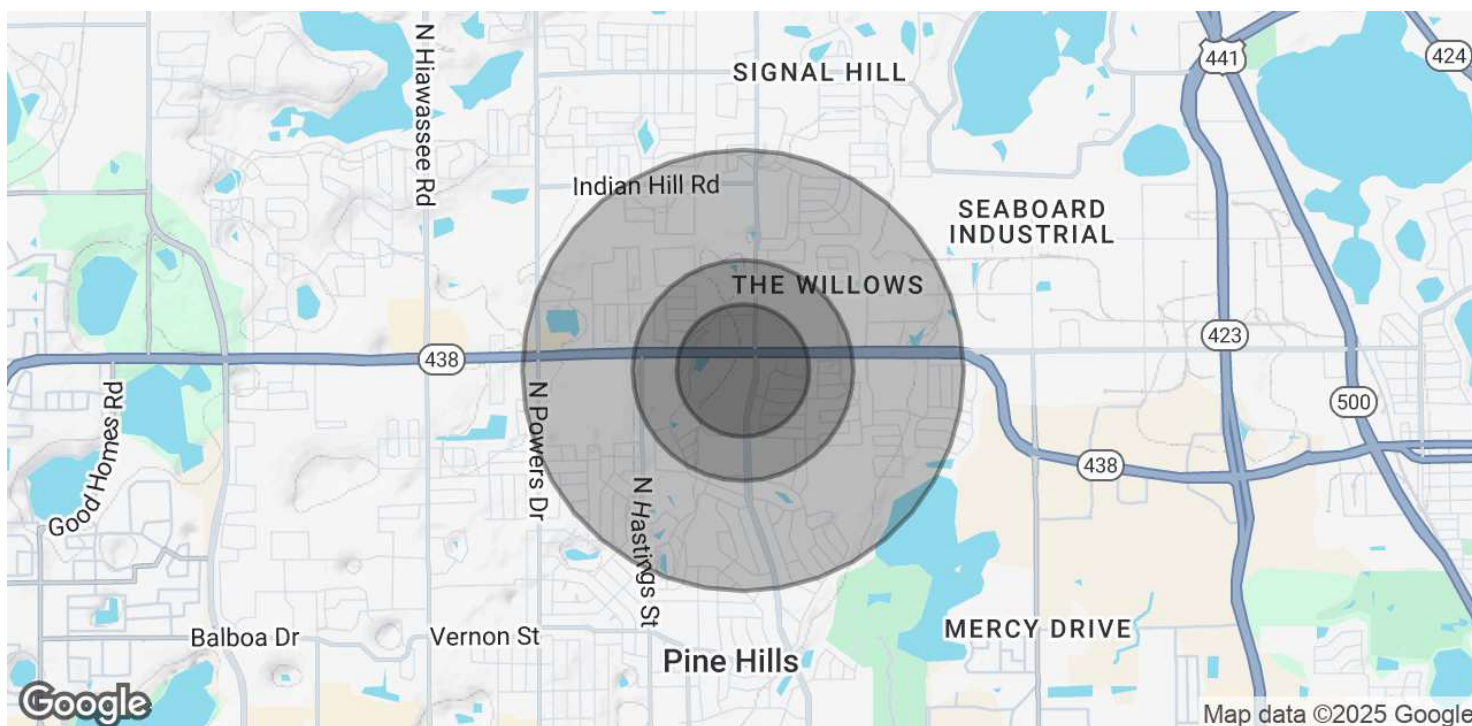
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,495	5,198	20,460
Average Age	37	37	37
Average Age (Male)	35	35	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	489	1,682	6,729
# of Persons per HH	3.1	3.1	3
Average HH Income	\$53,677	\$53,372	\$57,615
Average House Value	\$212,164	\$226,226	\$250,896

Demographics data derived from AlphaMap

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