



FOR SALE: \$1,390,000

707 S Orange Blossom Trl Orlando FL 32805

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AREA OVERVIEW

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Premium Properties Commercial Division

INVESTMENT
SUMMARY

Premium Properties Commercial Division is proud to present this prime retail investment opportunity featuring a high-traffic, general commercial-zoned (C-1) corner lot on S Orange Blossom Trail (OBT) and Carter St. This offering consists of eight parcels, totaling over one acre, strategically positioned in front of the FL-408 Toll Highway entrance.

.Strong Lease Market: Average lease rates in the area range from \$27–\$34 per SF. Flexible Investment Strategy: Ideal for income-producing investors, developers, or owner-users looking to capitalize on the booming Orlando commercial market.

OFFERING SUMMARY

ADDRESS	707 S Orange Blossom Trl Orlando FL 32805
COUNTY	Orange
MARKET	Orlando
SUBMARKET	Orlando MSA
BUILDING SF	1,296 SF
LAND ACRES	1.04
LAND SF	45,353 SF
YEAR BUILT	1966
YEAR RENOVATED	1980
OWNERSHIP TYPE	Fee Simple





PROPERTY FEATURES

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	1,296
LAND SF	45,353
LAND ACRES	1.04
YEAR BUILT	1966
YEAR RENOVATED	1980
# OF PARCELS	8
ZONING TYPE	AC-1/T/PH
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CORNER LOCATION	Yes
TRAFFIC COUNTS	44,184
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

MECHANICAL

HVAC	Central
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CONSTRUCTION

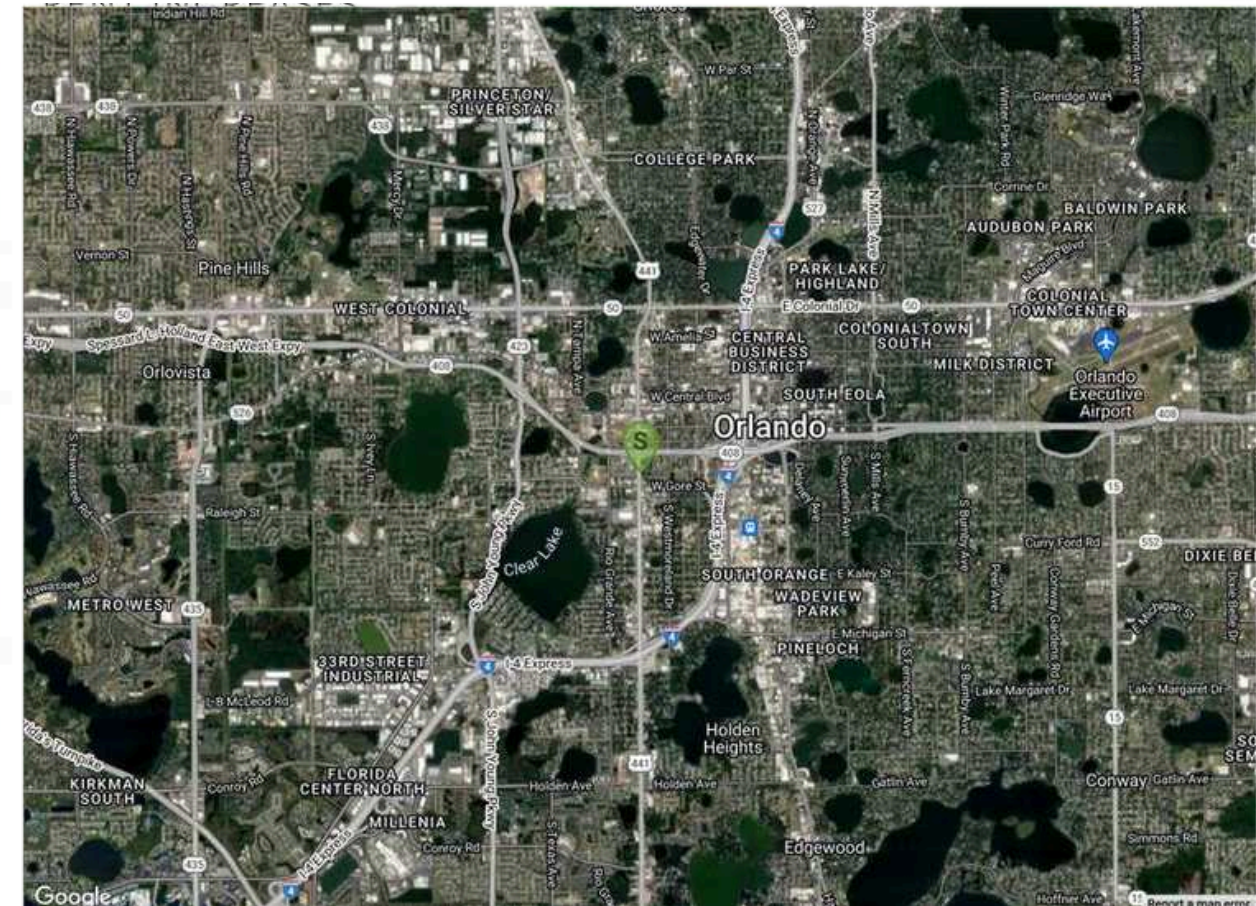
FOUNDATION	Concrete
ROOF	Truss-Joist



FINANCIAL SUMMARY

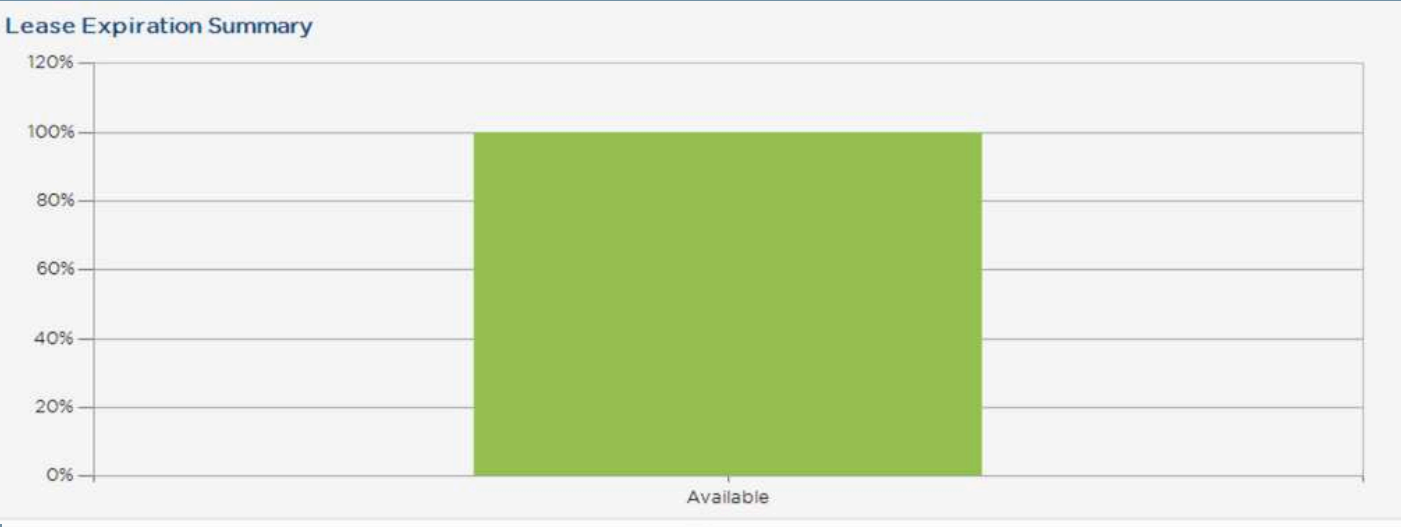
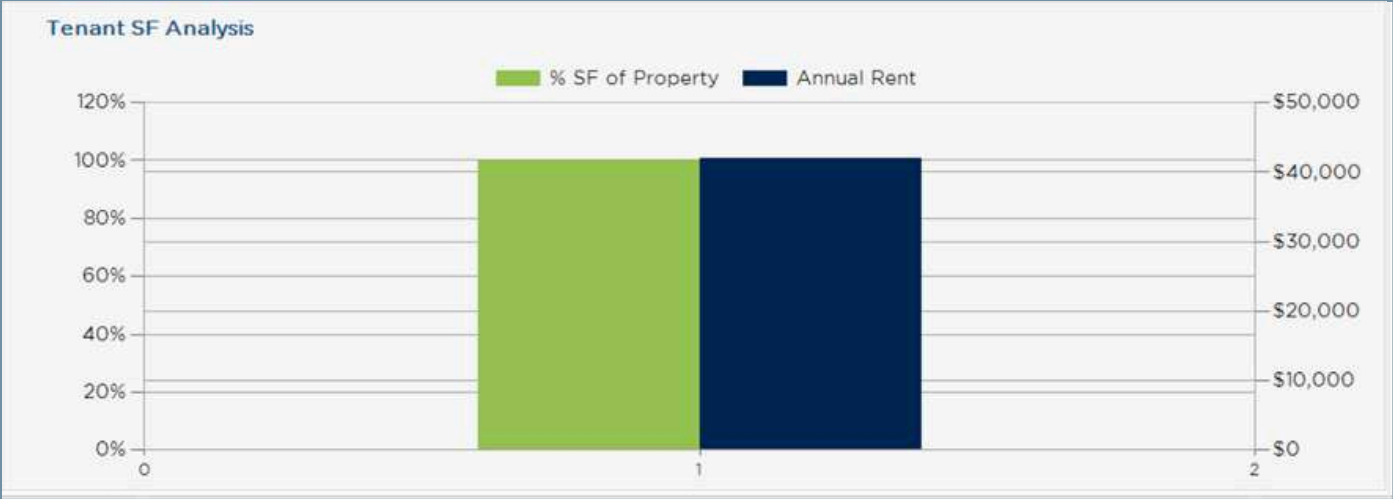
OFFERING PRICE	\$1,390,000
PRICE PSF	\$1,072.53
CASH ON CASH (CURRENT)	-8.01%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	11,290	112,514	333,323
2022 Median HH Income	\$30,047	\$57,481	\$56,493
2022 Average HH Income	\$46,510	\$91,021	\$84,962



FINANCIAL METRICS

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									
Annual Debt Service	\$ 55,650	\$ 55,650	\$ 55,650	\$ 55,650	\$ 55,650	\$ 55,650	\$ 55,650	\$ 55,650	\$ 55,650
Cash Flow	(\$ 55,650)	(\$ 55,650)	(\$ 55,650)	(\$ 55,650)	(\$ 55,650)	(\$ 55,650)	(\$ 55,650)	(\$ 55,650)	(\$ 55,650)



RENT ROLL

			Lease Term		Rental Rates							
Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
High Blaze Smoke 'n Vape	1,296	100.00%	05/01/22	04/30/25	CURRENT	\$3,500	\$2.70	\$42,000	\$32.41		NNN	Tenants responsible of Property Taxes, Insurance and Maintenance.
					05/01/2023	\$3,605	\$2.78	\$43,260	\$33.36			
					OPTION(S)							
					05/01/2024	\$3,713	\$2.87	\$44,558	\$34.44			
Totals:	1,296					\$3,500		\$42,000				



Orlando | Orange County | FL

Orlando is one of the most-visited cities in the world primarily due to tourism, major events, and convention traffic; in 2018, the city drew more than 75 million visitors. The two largest and most internationally renowned tourist attractions in the Orlando area are the Walt Disney World Resort, opened by the Walt Disney Company in 1971, and located about 21 miles southwest of downtown Orlando in Bay Lake, and the Universal Orlando Resort, opened in 1990 as a major expansion of Universal Studios Florida and the only theme park inside Orlando city limits. As Orlando's premiere tourist and commercial neighborhood — encompassing some 1,500 acres southward from the Walt Disney World Resort ChampionsGate® welcomes visitors just off its I-4 exit with stately rows of towering palm trees behind the beautifully-designed double gates. Great Restaurants one can dine in or take out after spending a day at the parks. Ice Cream, Frozen yogurt treats, Bars and More! Champions Village is the development's retail center, is anchored by Lakeland, Florida based Publix Super Market. McDonalds, Subways, Walgreens, 7/Eleven, Chili's Grill and Bar, Miller's Ale House, Red Robin, Regions Bank, and Watson Realty also have locations within ChampionsGate®. For a complete list of retailers visit our businesses and Restaurants pages. Additional restaurants and retail stores are currently underway to complement the existing shopping center. ChampionsGate Down-town now offering a nice mix of restaurants to choose from. Great places to grab Breakfast, Lunch and Dinner.



Retail Map



707 S Orange Blossom Trl

Subject Property

408

408

408



36,000 AADT Orange Blossom Trails



LEASE COMPS REPORT

Peer Properties Summary

707 S Orange Blossom Trl

No. Peers

10

NNN Market Rent/SF

\$25.62

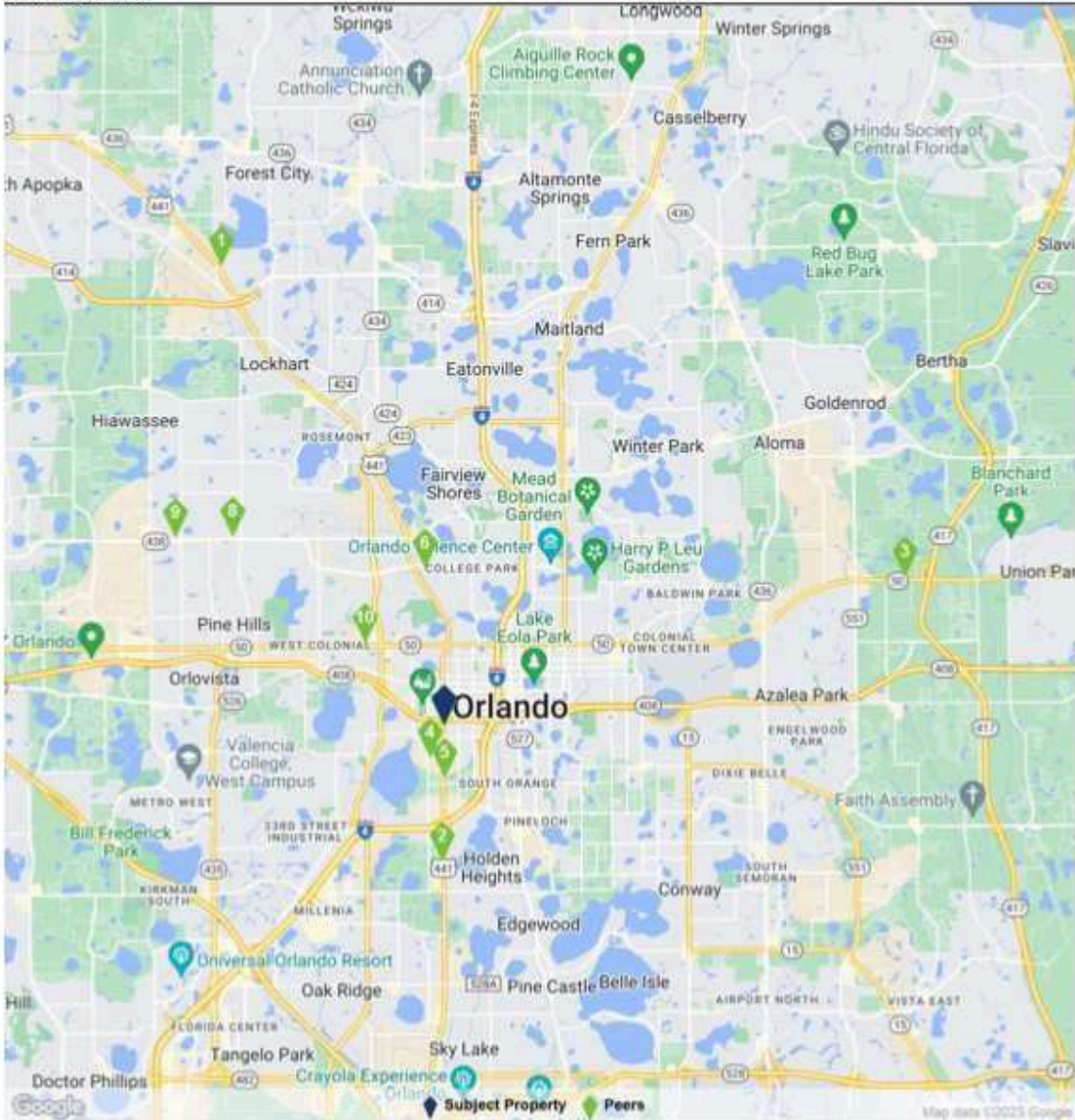
Availability Rate

-

Vacancy Rate

19.2%

PEER LOCATIONS

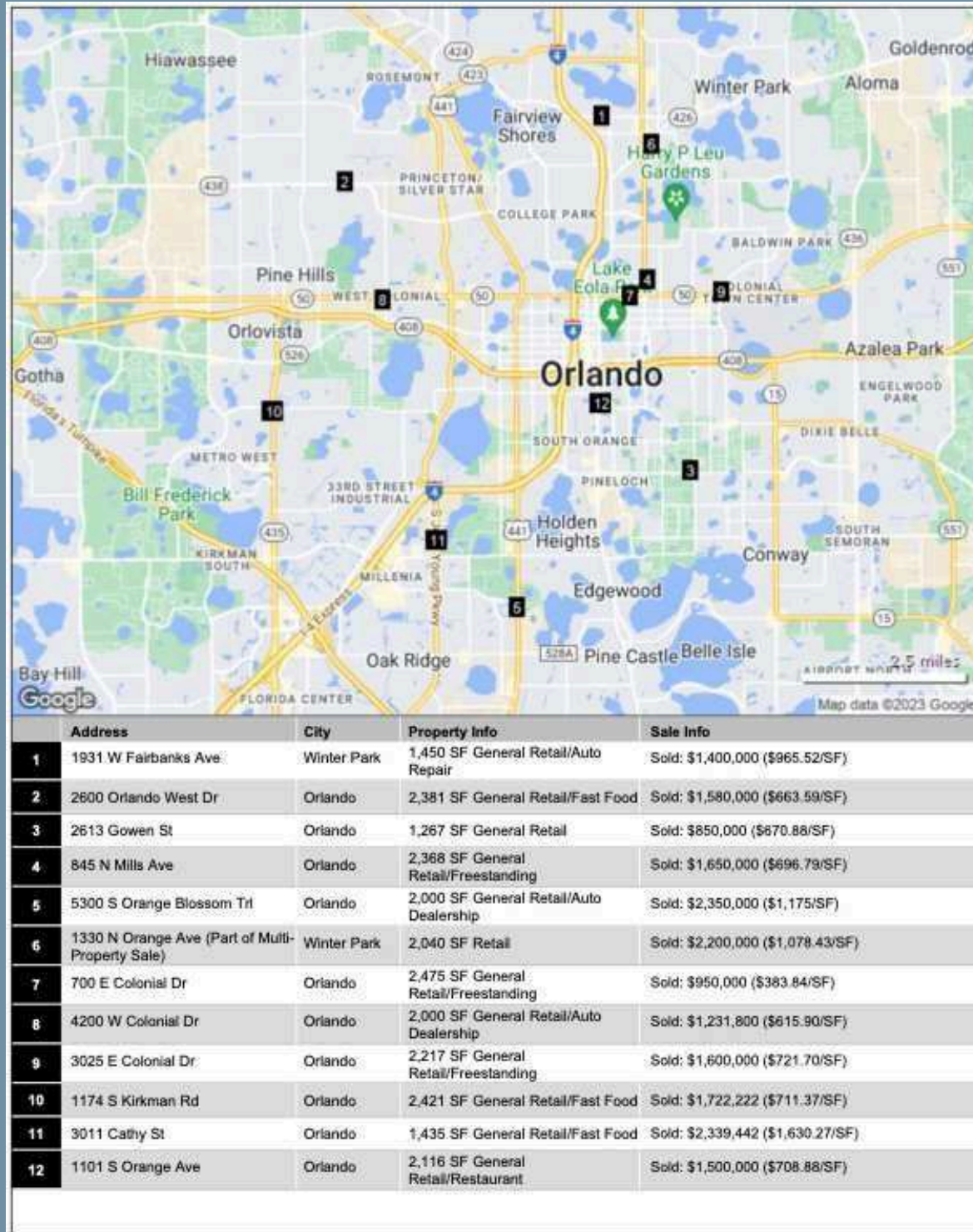


Peer Properties Summary

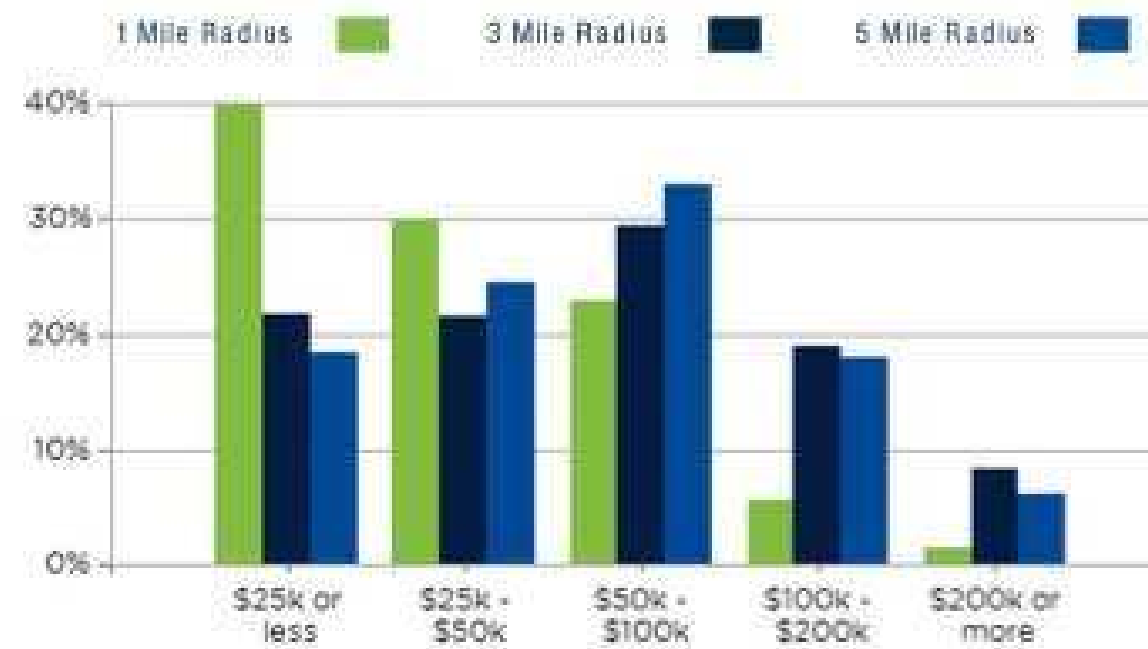
707 S Orange Blossom Trl

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spce	Avail %	Vac %	
1 2441 S Orange Blossom Trl	1981/-	8.3 mi	73	1,440	-	0	0%	0%	\$29 - 35 (Est.)
707 S Orange Blossom Trl	1966/-	0.00 mi	55	1,296	-	0	0%	0%	\$27 - 33 (Est.)
2 4100 S Orange Blossom Trl	1979/-	2.2 mi	65	3,453	-	0	0%	0%	\$25 - 31 (Est.)
3 8431-8433 E Colonial Dr	1976/-	7.9 mi	68	4,235	-	0	0%	0%	\$25 - 30 (Est.)
4 1502 Grand St	1950/-	0.59 mi	53	1,285	-	0	0%	0%	\$24 - 29 (Est.)
5 1919 S Orange Blossom Trl	1975/2008	0.87 mi	62	2,112	-	0	0%	0%	\$24 - 29 (Est.)
6 1500 W Princeton St	1955/-	2.6 mi	49	1,560	-	0	0%	0%	\$24 - 29 (Est.)
7 743 S Orange Blossom Trl	1959/-	0.05 mi	52	3,103	-	0	0%	0%	\$23 - 28 (Est.)
8 5413 Silver Star Rd	1967/-	4.6 mi	37	2,261	-	0	0%	0%	\$23 - 28 (Est.)
9 Xpress Food Max & Grocery 6325 Silver Star Rd	1973/-	5.4 mi	42	2,400	-	0	0%	0%	\$23 - 28 (Est.)
10 3327 W Colonial Dr	1990/-	1.9 mi	26	5,200	-	0	0%	100%	\$22 - 27 (Est.)

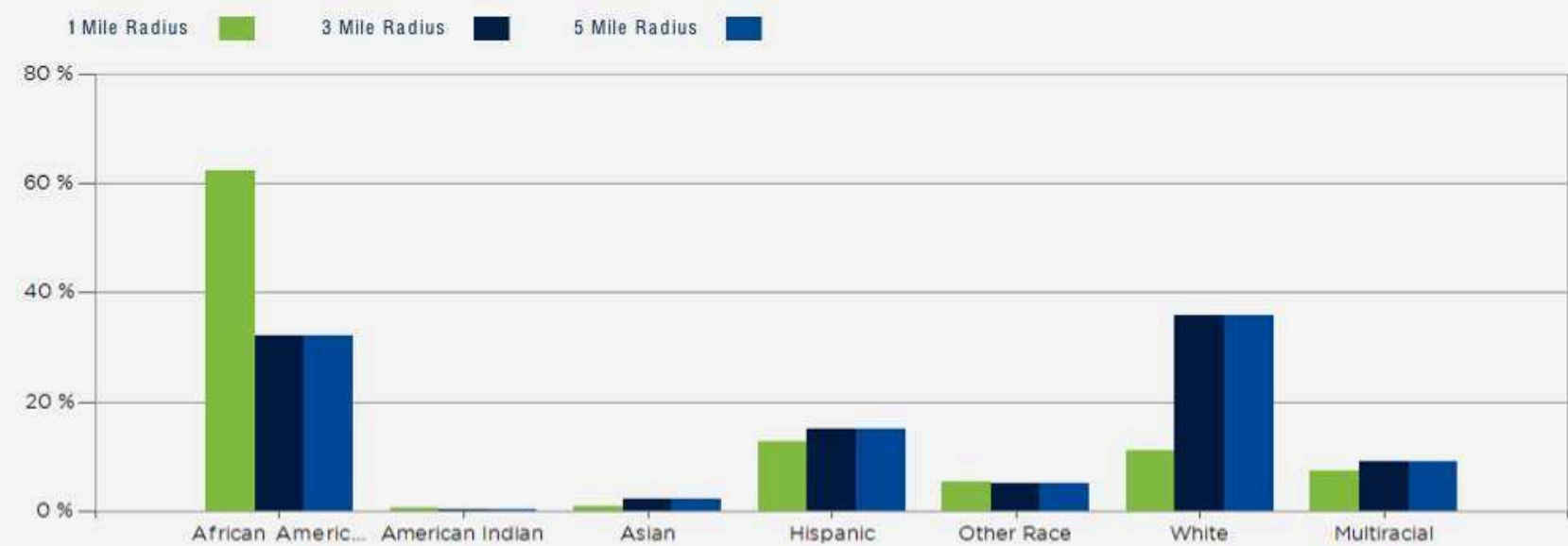
SALE COMPS REPORT



2022 Household Income



2022 Population by Race



EXCLUSIVELY MARKETED BY:

ABOUT ME:

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Commercial Sales and Leases. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment sales and leases services. I am the perfect fit to help you buy or sell in Commercial Real Estate and development projects. I'm a member of CCIM, ICSC, NAOIP, working with investors and developers for their projects, acquisitions and dispositions of their properties. I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.



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PROFESSIONAL PROFILE

GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012 Sisli Technical School Electric and Electronic - Istanbul Turkey 2003 Previously employed at Stiles Machinery as Electronic Technician Acquired Real Estate Sales Associates since 2014 Member of Orlando Regional Realtor Association (ORRA) Member of Florida Association of Realtors (FAR) Member of National Association of Realtors (NAR) Member of Business Brokers of Florida (BBF) Member of Certified Commercial Investment Member (CCIM) Certification Completion of CI 101 Financial Analysis Class of CCIM (2020) Certification Completion of CI 102 Market Analysis Class of CCIM (2020) Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017. Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects. Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses

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