

7750 S Orange Blossom Trail - Orlando - FL - 32809



OFFERING SUMMARY:

Sale Price: \$3.6

Lease Rate:
Month-to-Month
\$12/ sq

Building Size:
22,344 SF

Land Size: 1.95ac
Clear height: 16 - 18'
Power: 3ph 277 / 480

PROPERTY HIGHLIGHTS:

± 22,344 SF under air on 1.95 acres
C-1 Zoning (Uninc Orange County) ‘
allows a wide variety of uses

Year Built 1990. Block construction.

10 auto bays with individual roll-up doors

Appx 99 Parking Spaces for Retail Clients

VPD: 51,000 (Southbound Segment) - DOT

Peak Hour / Peak Direction: SB Peak Traffic Count: 1,566
Dense population of ± 200,000 within a 5 mi radius

Storefront
Faces
Orange
Blossom
Trail

Also known as: OBT



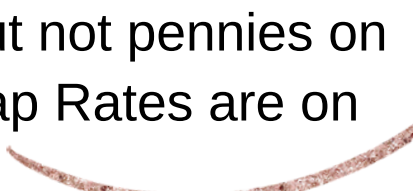
Part 1

7750 S Orange Blossom Trail Orlando - FL - 32809

FLORIDA MALL CORRIDOR : 7750 S Orange Blossom Trail - Orlando - FL - 32809									
CURRENT RATE: As of July 2025					PepBoys PROPOSED RATE: As of July 2025				
Based on 11,261.18sq ft (current agreement)					Based on 8025 sq ft @ \$14/ sq ft = 36% of Building				
Associated Costs:	Type of Cost	Owner (51%)	Tenant 49%	Monthly Pepboys Rate \$1.04/ sq ft	Associated Costs:	Type of Cost	Owner 64%	Tenant 36%	Monthly Pepboys Rate \$1.16/ sq ft
\$52,370.31	Taxes	\$52,370.31	25,661.46	\$11,812.50	\$52,370.31	Taxes	\$52,370.31	18,853.31	\$9,374.16
12,000	Electric	24,000	12,000	*Place holder values; Waiting on Tenant to provide. Currently: Tenant pays and bills back Owner. This is split 50/50 with Tenant	12,000	Electric	24,000	12,000	*Place holder values; Waiting on Tenant to provide. Currently: Tenant pays and bills back Owner. This is split 50/50 with Tenant
6000	CAM	0	0		6000	CAM	12,000	6,000	
28,000	Building Ins.	28,000	0		28,000	Building Ins.	28,000	0	
	Rental Income	0	\$141,750.00			Rental Income	0	\$112,490.00	
	NOI	\$104,370.31	\$179,411.46	INCOME		NOI	\$118,370.31	\$149,343.31	INCOME
		69,041.15					32,973		
2025 ANNUAL CAP RATE : CAM & (Electric & Water) estimates; There is no actual CAM Expense.	Do Nothing. Make Nothing.	Assuming owner/invest does nothing with the building, and has no idea what to do with it and you have sales coming in because you like to buy property and let it sit there, your CAP RATES are as follows:		Do Something. Make Something More.					
Income = 185,411.46									
Expenses = 116,370.31									
Actual NOI = 69,041	\$3.4M			\$3.6M					
2.12%	2.03%	Purchase Price & CAP Rate		1.97%					

See the cap rates above? Stop. You're thinking like an investor. Reframe.

Think like a Owner-Occupant / Redeveloper. Seller is a hobbieist with a 51% Vacancy on this building utilizing as Storage for his growing Bread & Butter Business. His motive to sell is a Down-Payment on New Building; Not throwing away the property. Open to negotiations but not pennies on the dollar. Your Flip, Tenancy, & Renovated Building Cap Rates are on next slide. 1031s welcome.



7750 S Orange Blossom Trail

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As-Is with Vanilla Shell Enhancements for Interior

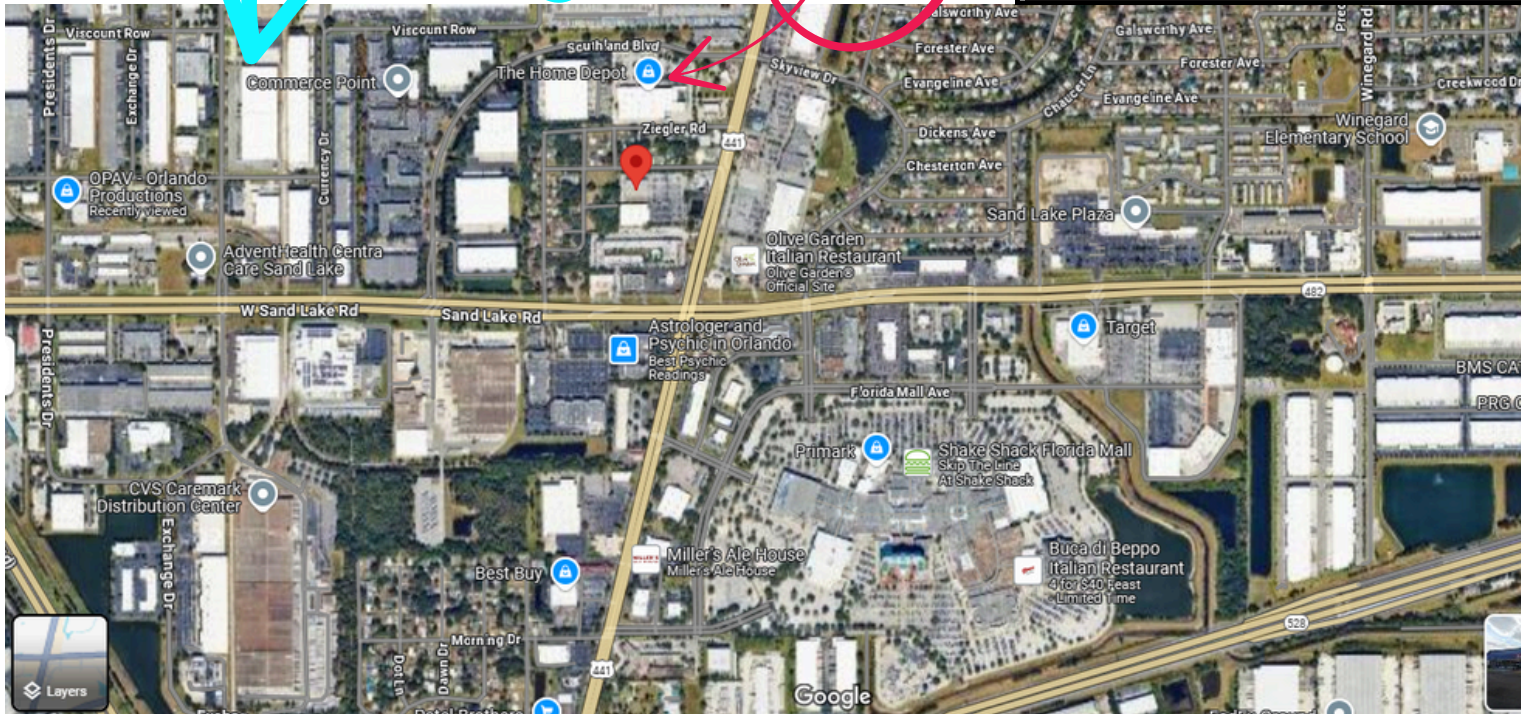
A	B	C	D	E	F	G	H	I	J	K	L	M
At Full-Offer List Price \$3.6M for Investment Purposes; All Property Taxes, CAM, & Building Needs w/ exception to Building Insurance (\$28K) covered by Tenants.	Hypothetical Proposed Tenancy with Under-Market Rate Lease Agreements					Monetizing Options in Parking Lot and/or for Store-Front Volume in High-Volume Retail Corridor surrounded by National Brands: Sketchers, Ross Dress for Less, Olive Garden, Home Depot, Florida Mall, Marshalls, Dollar Tree, Etc.						
	Tenant 1	Tenant 2	Tenant 3		8035 sq ft w/ 10-bays at Market Rate of \$18 sf MIN for indoor/outdoor Venue such as landscaping company or Indoor/Outdoor							
	AUTOMOTIVE - 8035 sq ft @ MIN \$14 sf	RETAIL TENANT 3500 sq ft @ MIN \$20 sf	RETAIL / BUSINESS @ 10,809 sf MIN \$20	Utilizing Automotive Garage for Your Own Business Expansion								
	NNN				NNN	3.6M	4.1M	5.1M	5.25M	5.75M	6.2M	\$7M
Gross Income:	\$112,490	\$70,000.00	\$216,180.00	Ownership to Self	\$144,630.00							
Expenses (Building Ins.)	-28,000	0	0	-28,000	-28,000							
NOI	\$84,490	\$70,000	\$216,180	\$288,180	\$116,630.00							
Cap Rate	2.34%	\$154,490	\$154,490	258,180	\$402,810.00						6.49%	5.75%
Owner-Paid Renovations for Vanilla Shell of appx 14,344 sf @ \$178,000 for New Tenant Side Only (3.6M + 178K = 3.778M)	2.23% w/ PepBoys paying for their own renovations for 8035 sf (under air)	4.29%	\$370,670	7.17%	Renting Bay to New Vendor 11.189%							
Owner-Paid Full Vanilla Shell for 22,433 sq ft: Floors, FireWall for Automotive Division, 10x30 Office Space on New Tenant Side + Paint = \$328K (3.6M+328K = 3.928M) 2.15 %		3.93% Renovation Cost expensed to New Owner	10.29% 9.436% Renovation Cost expensed to New Owner	6.75% Full Renovation Cost expensed to New Owner	10.25% Renovation Cost expensed to New Owner							
Figures put together by Jackie Victoria - 407.312.9790 - Call if you have questions :)												

Look at the Cap Rates again for flip, for redevelopment, for business expansion.

Win-Win Purchase Agreements & Business Expansions are favored.

Keep Going... We aren't even scratching the surface yet...

Commerce Park for Distribution Centers



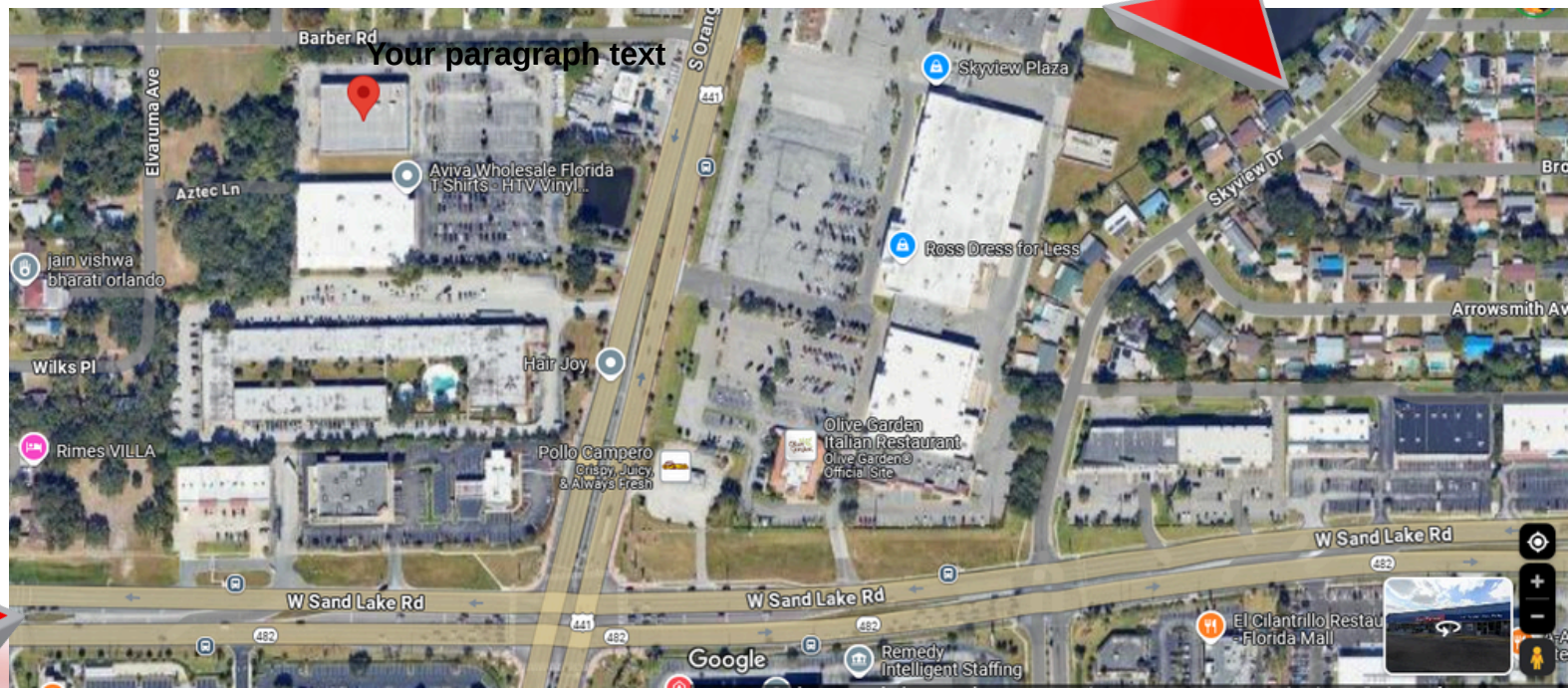
Put your Advertising/Public Relations & Marketing Team to work with targeted social, Mailer, & media ads with plenty of residential service and retail oriented strategic planning,. In addition, cater to National Brand Commerce Distributors behind you to build relationships & serve the community.

Residential Draw

Your neighbors bring traffic daily in well-known high traffic corridor with earmarked funds. Work with OBJ (Orlando Business Journal)

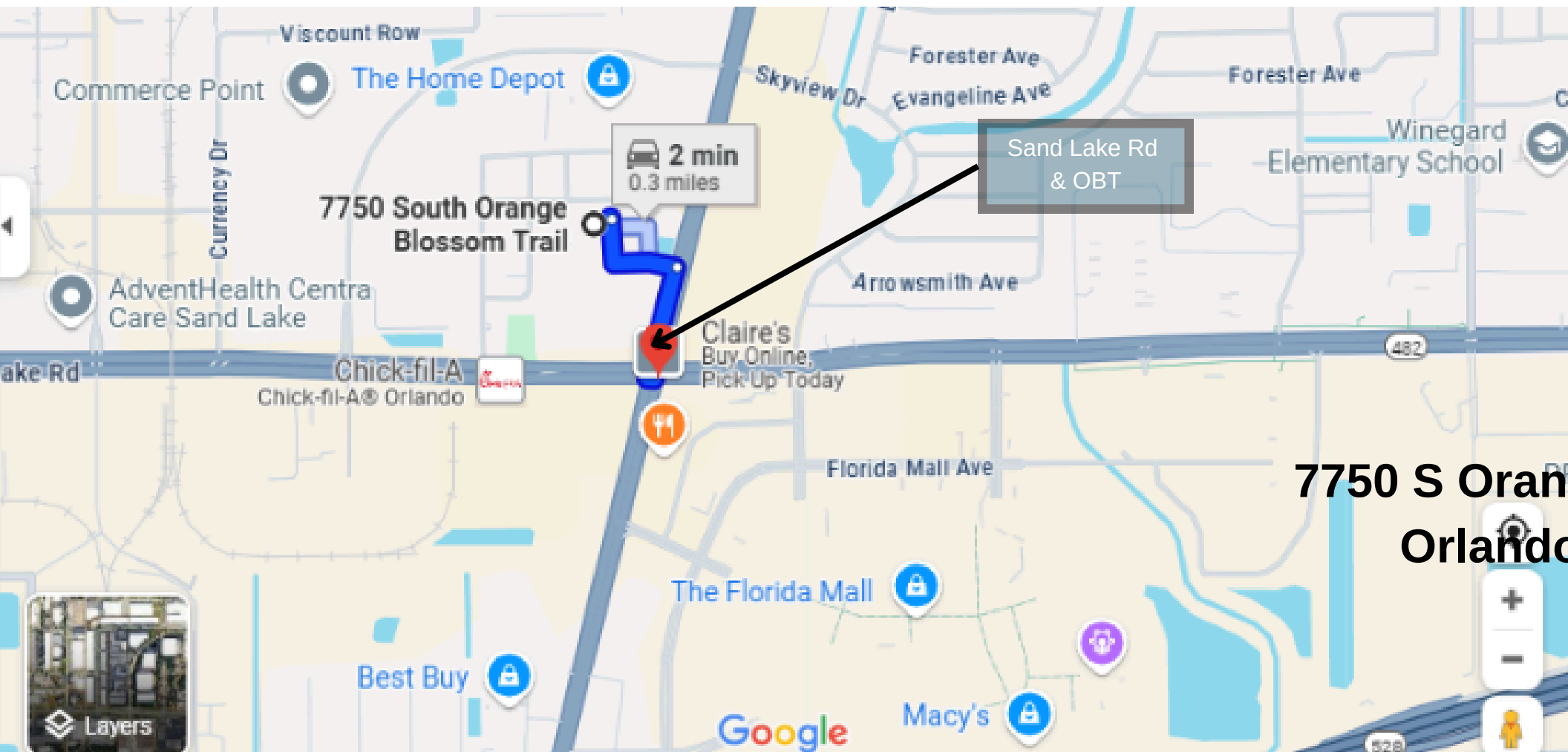
& others for media exposure while introducing yourself with a handshake to the surrounding Distribution & B2B neighbors catering to your block...

Sand Lake Rd

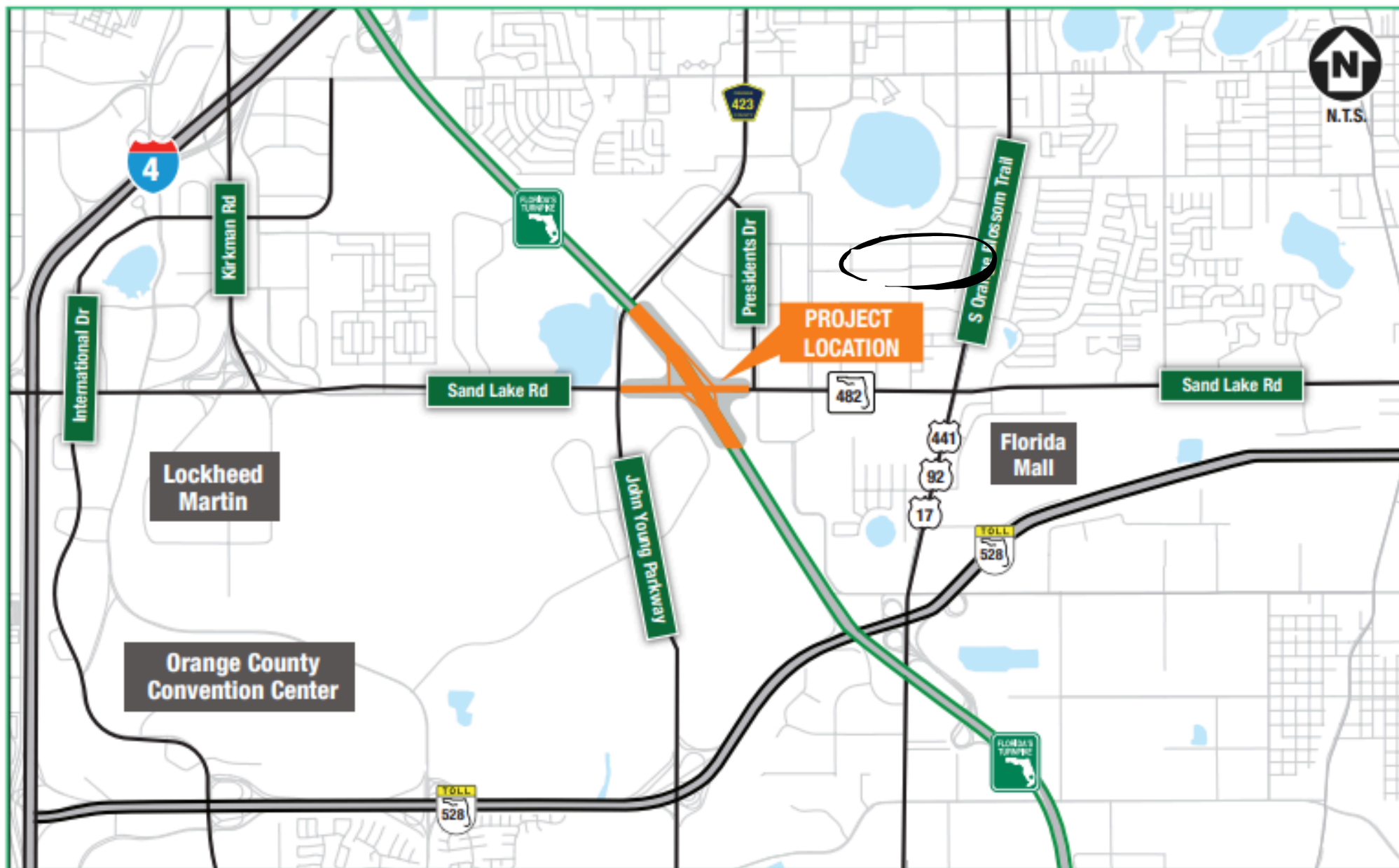


Zoned C-1: Retail

51,000 VPD & 200K+ Population Density conveniently located within a block of Commerce Park - home to Pepsi, Dollar General, and Mom & Pop Distribution Centers
Property Double-Door Separate Tenant Entry Storefronts face Orange Blossom Trail



Within ¼ Mile to Bus Stop; Property Management at Heritage Hotel willing to have the conversation to create mutually attractive shared spaces between properties





SAND LAKE ROAD INTERCHANGE AT FLORIDA'S TURNPIKE

JANUARY 2019 • HANDOUT

Financial Project Identification Number 433663-1 | Efficient Transportation Decision Making (ETDM) Number: 3119

PROJECT DETAILS

Project improvements include the construction of new ramps connecting Sand Lake Road (SR 482) to Florida's Turnpike (SR 91), reconstruction of the Sand Lake Road bridges spanning over Florida's Turnpike to accommodate the new ramps, turn lane improvements at the Presidents Drive and Sand Lake Road intersection, and new sidewalks along both sides of Sand Lake Road from John Young Parkway to Presidents Drive.

The new ramp connections from Florida's Turnpike to Sand Lake Road will be signalized. The southbound off-ramp will tie into Sand Lake Road where the existing median opening for the Sand Lake Corners shopping center is located today.

This median opening will be a signalized intersection. The other ramp connections will be made closer to the Sand Lake Road bridges. Tolls will be collected on both the southbound off-ramp and northbound on-ramp using a toll transponder ("electronic tolling") or toll-by-plate. This toll collection system is known as All Electronic Tolling (AET) and does not provide cash lanes for toll collection. No tolls will be collected on the southbound on-ramp and northbound off-ramp.

Highway lighting will be added to the interchange. Coordination is underway with utility owners to determine the utility relocations that will be required. Construction is scheduled to start in late 2021.

PROJECT SCHEDULE

Please note the schedule is subject to change.



Shared Parking Agreement for Oversized Parking Lot

Neighbor owns majority of parking lot however, there is a share-agreement that has been passed on and down throughout the years. They have had a shared agreement since 1990.

Neighbors loading bays are on Seller's property and require cooperation.

Our Seller & neighbor have regular contact. There is only mutual benefit to work together as each business supports the profitability of the other.

7802 Orange Blossom Trail is Neighbor's Address



Vanilla Shell Renovation Cost Estimates

Includes New LBV high-traffic Flooring, Paint, and 10x30 Office Build-Out for New Tenant side of Building.

Project Specifications: 7750 S Orange Blossom Trail: 22344 Sq Ft Build Out

As requested, here are the services that we recommend.

HOMEstretch Services



Build Out-Vanilla Frame

Total **\$32,726.88**

Construction of interior framing and drywall installation for a **22,344 sq ft commercial warehouse conversion to vanilla shell**. This includes:

- Framing and drywall installation for **three (3) interior office enclosures**, each measuring **10' x 10'**, with full framing (four walls per room) and drywall to a height of **12 feet**
- Framing is constructed using **20-gauge metal studs** with accompanying top and bottom track, anchored to slab and ceiling where required

The scope includes:

- Delivery and staging of all metal framing materials and drywall panels
 - Fastening hardware, anchors, and necessary blocking
 - Coordination with other trades as needed to ensure clean layout
 - Site cleanup of debris generated during framing and drywall work
- The final invoice is calculated based on actual hours, in 15-minute increments, worked on completing the above tasks and the cost of purchasing any necessary materials to complete the job.

For the purposes of this quote, we've inserted our best estimate of the time and materials required to complete the described scope. The final cost may be adjusted up or down based on actual time spent and any layout revisions.

Work time begins upon arrival of a HOMEstretch Team Member on-site and ends upon departure. Drive time is not billed.



Trim/Baseboards/Doors/Hardware Install: Handyman Work

Total **\$34,446.09**

Scope of Work:

Installation of all interior finish carpentry elements, including baseboard trim, interior doors, and door hardware, to complete the build-out to a move-in ready vanilla shell standard.

Includes:

- Installation of baseboard trim along all finished interior walls throughout the warehouse and office spaces (estimated 1,000+ linear ft)
- Caulking and prepping baseboards for paint-ready finish
- Installation of (6) solid-core interior doors for the (3) offices and additional partition access
- Installation of lever-style door handles, hinges, and strike plates
- Alignment, swing check, and final adjustments for proper door function

The final invoice is calculated based on actual hours, in 15-minute increments, worked on completing the above tasks and the cost of purchasing any necessary materials to complete the job.

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Painting

Total **\$35,477.75**

Prep and professional painting of all interior drywall surfaces, including two 12-ft-high perimeter walls, interior walls for three 10' x 30' offices, and ceiling surfaces throughout the 22,344 sq ft warehouse conversion.

Surface Area Breakdown:

- **Wall Surface (Estimated total): ~7,760 sq ft**
- Two 100 ft x 12 ft perimeter walls = 2,400 sq ft
- Interior office walls (3 offices at 10' x 30' each) = ~2,160 sq ft
- Additional partition and drywall walls (approx. 3,200 sq ft)
- **Ceiling Surface:** 22,344 sq ft (same as floor footprint)
- **Trim and Doors:** Includes all baseboards, door trim, and installed doors throughout space and offices

Scope Includes:

- Surface preparation: patching, sanding, and priming as needed
- Application of **1 coat of primer and 2 coats of professional-grade paint** to all walls and ceilings
- Painting of **all baseboards, door trim, and installed doors**
- Full protection of flooring, windows, and adjacent surfaces during application
- **Professional cleanup** of all paint-related materials and debris upon completion

The final invoice is calculated based on actual labor hours and material use. For quoting purposes, we've inserted our best estimate based on the current layout and standard paint coverage metrics. Any material upgrades, layout changes, or additions will be addressed via change order.



Flooring Installation

Total **\$149,755.50**

Professional installation of flooring across the entire interior surface, including the main warehouse area. This includes:

- Preparation and cleaning of subfloor surface
- Installation of customer-selected flooring material across **22,344 sq ft** total area
- Coordination with other trades to ensure seamless transitions
- All necessary adhesives, underlayment, and materials
- Includes light floor trim/tack strip install as needed

HOMEstretch will install new flooring over existing floor unless otherwise instructed by the client.

If existing flooring needs to be removed prior to installation, HOMEstretch will bring it to the client's attention. An additional fee of **\$0.50 per sq ft** may apply if HOMEstretch is required to move furniture, staging materials, or excess clutter during installation.



Electrical/ Lighting

Total **\$25,341.44**

Professional installation of lighting fixtures 22,344 sq ft commercial vanilla shell renovation.

Scope Includes:

- Installation of 36 LED high bay ceiling fixtures, evenly distributed for optimal lighting throughout the warehouse
- Electrical wiring and conduit runs to power all fixtures, switches, and necessary outlets
- Coordination with client on fixture placement and switch configuration
- Includes lighting for three interior office spaces (each 10' x 10') and any associated hallway/common areas
- Compliance with commercial code standards for lighting and safety
- Final testing of all fixtures and electrical components
- Site cleanup of electrical-related debris upon completion

The final invoice is calculated based on actual hours (tracked in 15-minute increments) worked on completing the above tasks and the cost of purchasing any necessary materials to complete the job.

For the purposes of this quote, we've inserted our best estimate of the time and materials required to complete the described scope. The final cost may be adjusted up or down based on actual time spent, fixture availability, and any layout revisions.

Work time begins upon arrival of a HOMEstretch Team Member on-site and ends upon departure. Drive time is not billed.



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Pressure Washing

Total **\$14,577.12**

Professional pressure washing of the exterior façade of the commercial building, approximately 25,000 sq ft in total area. This includes:

- **Full perimeter wash** of all accessible vertical surfaces (excluding roof)
- **Sidewalk pressure cleaning** covering approximately 300-500 linear feet around the front and side of the building due to corner-unit exposure
- Removal of dirt, mildew, cobwebs, and surface stains to restore clean appearance
- Use of commercial-grade pressure washing equipment and eco-friendly cleaning solutions
- Surface-safe techniques to protect paint and underlying materials
- Site preparation and safety measures (including signage and water management)
- Final rinse and visual walkthrough to ensure uniform results

Please note: Work time begins upon arrival of a HOMEstretch team member on-site and ends upon departure. Drive time is not billed. This quote reflects our estimate of the time, materials, and labor required based on current site conditions.



Window Washing

Total **\$3,474.99**

Scope of Work:

Professionally wash and coat interior and exterior of windows x OVERSIZED Interior and exterior window cleaning for all accessible windows in the facility, including the warehouse and office areas, to ensure a clean, presentable finish for turnover.

Includes:

- Washing of all glass panes (interior + exterior)
- Cleaning of window tracks, sills, and frames
- Removal of construction dust, debris, stickers, and paint overspray
- Final wipe-down for streak-free finish

The final invoice is calculated based on actual number of windows*

Vanilla Shell for 22,344 sf Interior



Exterior Painting

Total **\$26,805.94**

Exterior painting for a commercial warehouse approximately 25,000 sq ft in size, with four perimeter walls averaging 25 feet in height. This includes:

- Surface preparation of roughly 31,600 sq ft of vertical wall area (power washing, light scraping, and masking where required)
- Application of one coat of exterior-grade primer and one coat of high-durability exterior paint
- Material usage includes approximately 46 gallons of primer and 46 gallons of paint, based on standard 275-300 sq ft per gallon coverage
- All work performed using commercial-grade equipment and scaffolding or lifts as required
- Color and product selection to be confirmed by client prior to scheduling

For the purposes of this quote, we've inserted our best estimate of the time and materials required to complete the described scope. The final cost may be adjusted based on actual time spent and any unforeseen surface prep or weather-related delays.

Work time begins upon arrival of a HOMEstretch Team Member on-site and ends upon departure. Drive time is not billed.

*Patch and paint includes filling nail holes and minor drywall repair. Two coats of paint are used on the walls. Paint and materials are included in Service Quote.



Industrial Clean

Total **\$5,500.00**

Scope of Work:

After all construction work is completed, our team will perform a full industrial-grade cleaning of the space to ensure it is move-in ready and presentable for occupancy.

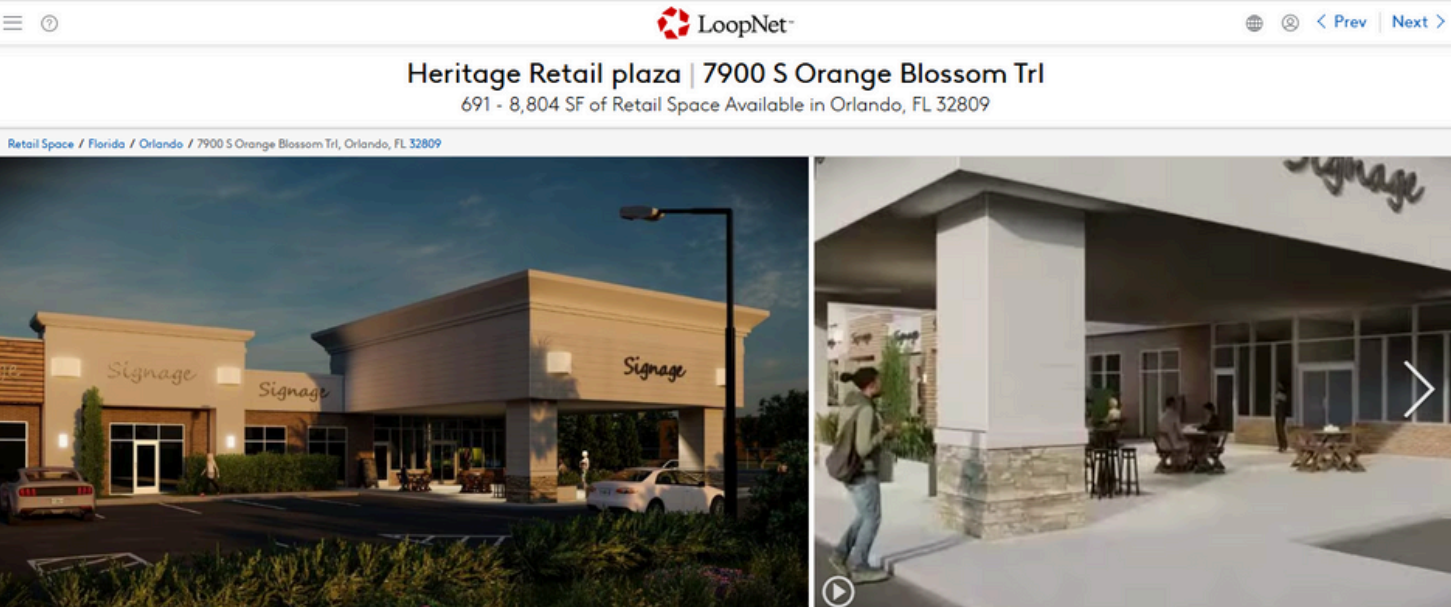
Includes:

- Professional cleaning of floors, surfaces, windows, and fixtures
- Removal of dust, debris, and construction residue
- Wipe-down of baseboards, doors, and exposed hardware
- Vacuuming, sweeping, and mopping of all areas
- Final inspection touch-ups

HOMEstretch does not move items during its cleaning process. Please remove any personal belongings from cabinets, refrigerators, or drawers if you'd like the HOMEstretch Team to clean inside of those areas. Cleaning includes all finished areas.

Section total	\$328,105.71
Discount	5 %
Total	\$311,700.42

[Smaller renovation in the amount of 3500 sq ft & 14,344 sq ft available upon request.]



Proof of Booming Corridor:

In addition, neighboring Property Daily Dealz & T-shirt Print Shop bring Value--Seeking Customers regularly with moderate to high-traffic and flow of vehicles. They are at 100% Tenancy.



Brand New Tenancy already placed next door and building is not finished;
Market rent (\$28 sf - \$55 sf) published publicly. Has since secured 2 out of 5 possible Tenants

HIGHLIGHTS

- Open Plan
- Newly renovated, new 20' to 60' Glass store front, Industrial-modern look
- High traffic corner 40,000 cars/day on both roads

SPACE AVAILABILITY (5)

Display Rental Rate as \$/SF/YR

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE ①
1st Floor, Ste 120	1,068 SF	5 Years	\$37.00 /SF/YR	Full Service
1st Floor, Ste 130	1,068 SF	5 Years	\$37.00 /SF/YR	Full Service
1st Floor, Ste 140	1,068 SF	5 Years	\$37.00 /SF/YR	Full Service
1st Floor, Ste 160	4,909 SF	5 Years	\$28.00 /SF/YR	Full Service
1st Floor, Ste 170	691 SF	5 Years	\$55.00 /SF/YR	Triple Net (NNN)

SELECT TENANTS AT HERITAGE RETAIL PLAZA

TENANT	DESCRIPTION	US LOCATIONS	REACH
Beyond Institute and Career Center	Educational Services	-	-
Griller's & Cafe	Accommodation and Food Services	-	-

PROPERTY FACTS

Total Space Available	8,804 SF	Year Built/Renovated	1973/2023
Property Type	Retail	Parking Ratio	5.93/1,000 SF
Property Subtype	Storefront	Construction Status	Under Renovation
Gross Leasable Area	16,850 SF		

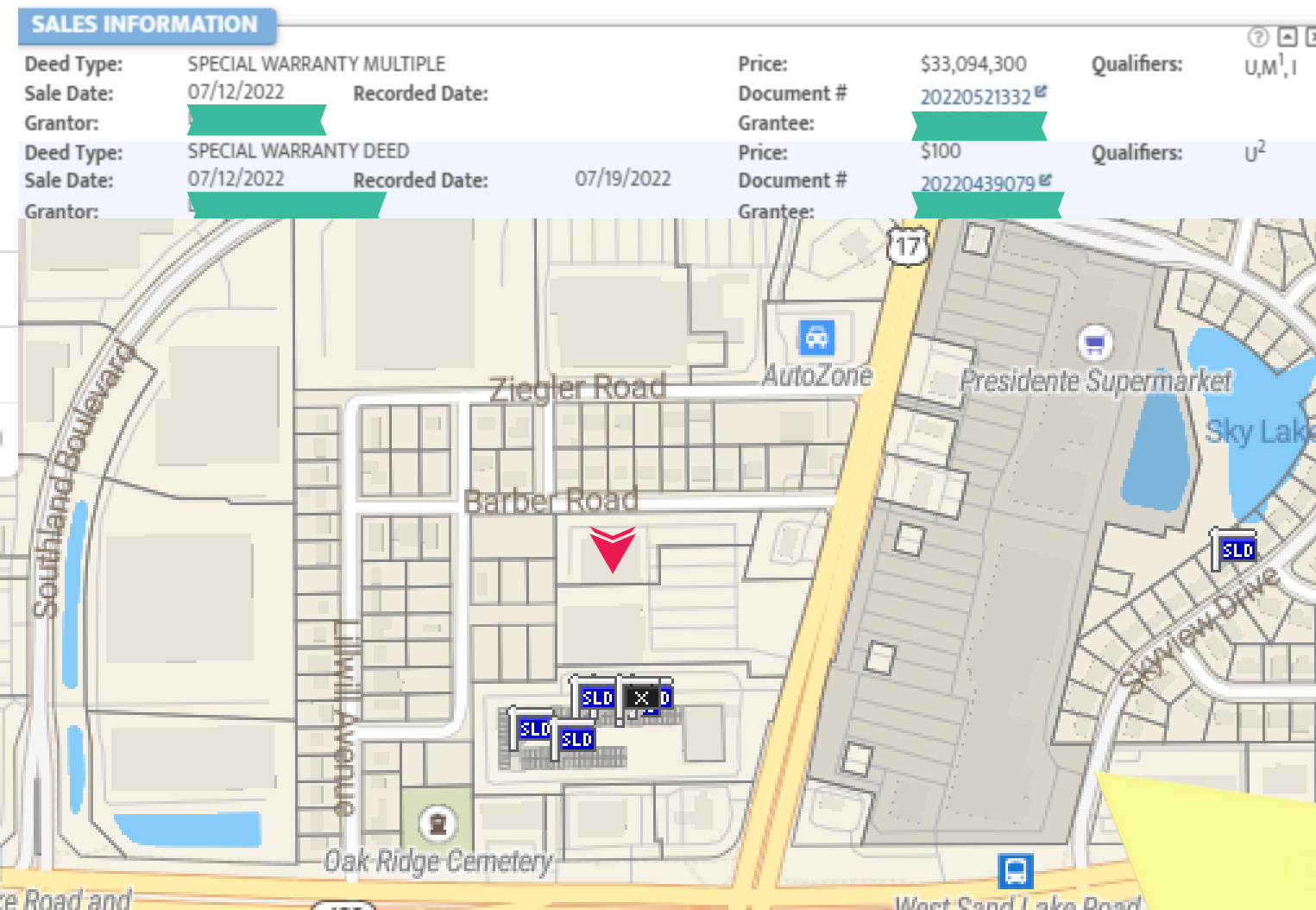
You don't have to believe me. The proof is in the transactions.
Together - let's have an honest conversation about your Business Expansion and Growth in
a well-established Orlando Corridor that serves Theme Parks, Tourists, Residents, &
Business Commerce neighbors to discuss the investment return you are seeking to
achieve.

Sold for \$33,094,300
 7/12/2022
 Renovated & has
 100% Tenancy

Across the street, a capital investment corporation spent \$33M+ in 2022 renovating the shopping plaza across the street.

Two of the 4-corners of Sand Lake Rd & Orange Blossom Trail have been revitalized offering access to National and Mom & Pop Tenants at Market Retail Rates including Ross, Marshalls, Sketchers, Olive Garden, Ihop and more.

GoodWill's largest Orlando building is being revitalized and expanded 2-blocks away.

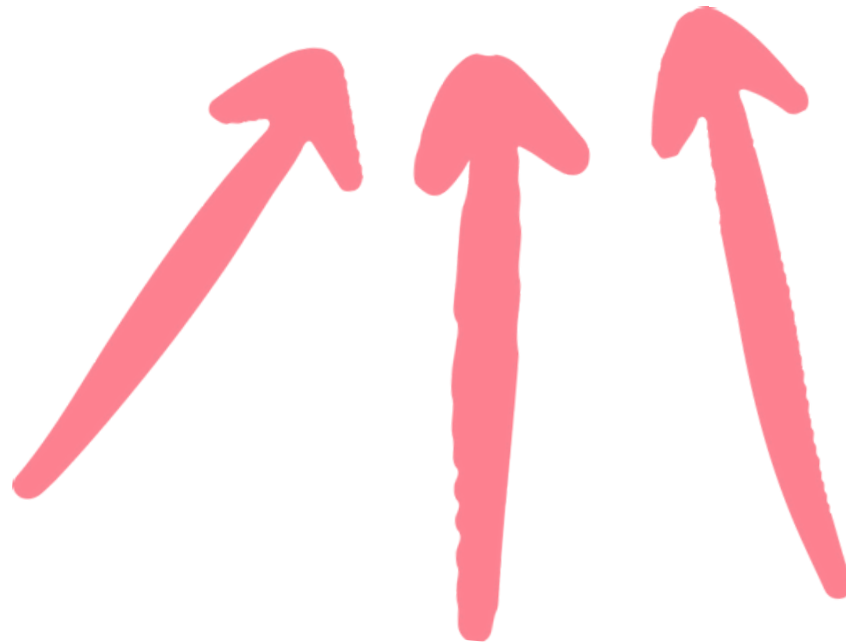


BUILDING INFORMATION					
1. COMMUNITY SHOPPING CENTE		Heated Area:	237,369 sf	Built:	1964 act / 1984 eff
Beds: 0	Baths:	Total Area:	39,470 sf	Stories:	1.0
Rooft Type:	RIDGE FRAME	Rooft Cover:	S/MEMBRANE	Heat Fuel:	ELECTRIC
Int Wall:	DECORATIVE COVER		Ext Wall:	CONCRETE/CINDER BLOCK	
Flooring:	FINISHED CONCRETE		Structural:	MASONRY	
Building Subareas:		BAS - BASE (33,062 sf)			
CLP - LOADING PLATFORM, FINISHED (120 sf)		FOP - PORCH, OPEN, FIN (1,620 sf)			



Still interested?

Click Here for Prospective Buyer
info folder



Jackie Victoria Patellis - 407.312.9790

This page is for reference of Roadway Projects earmarked funds and under-construction



PROJECT CONTACTS

If you would like to obtain additional project information or submit a comment, please contact:

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Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.