



COMMERCIAL

REAL ESTATE PROFESSIONALS, INC.

OFFICE: 407-737-9797

OFFICE FAX: 888-600-6191

1600 EAST AMELIA ST

ORLANDO, FL 32803

Concrete
Products

7208 Overland Road

Overland Rd

Overland Rd

OFFERING SUMMARY

7208 OVERLAND RD
ORLANDO, FL 32810

MARK ALLEN, BROKER
CCIM*ABRM*CIPS*RESS*E-PRO*REALTOR®
DIRECT: 321-689-8000
FAX: 888-600-6191

Confidentiality Agreement

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The materials have been prepared to provide an unverified summary of financial, physical and market information to prospective buyers to enable them to establish a preliminary level of interest in the potential purchase of the property. The materials are not to be considered fact. The information contained in the materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

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By receiving the materials you are agreeing to the Confidentiality and Disclaimer set forth therein.

Terms & Conditions of Accepting this Offering Summary

Commercial Real Estate Professionals, Inc. has prepared this offering memorandum for the referenced property. Commercial Real Estate Professionals, Inc. is a licensed real estate broker in the State of Florida and presenting this property on behalf of the Owners.

This Offering Memorandum and its contents, except where such information is a matter of public record or is provided by sources available to the public, are of confidential nature. The recipient and his/her representative will not reproduce or disclose the contents to any other entity without prior written authorization from Commercial Real Estate Professionals, Inc.



Property Details

Price: \$450,000.00

Property Type: Industrial

Lot Size: 2.26 Acres

Tax ID: 31-2129-0000-00-034

Building Class: C

Zoning: Industrial 4

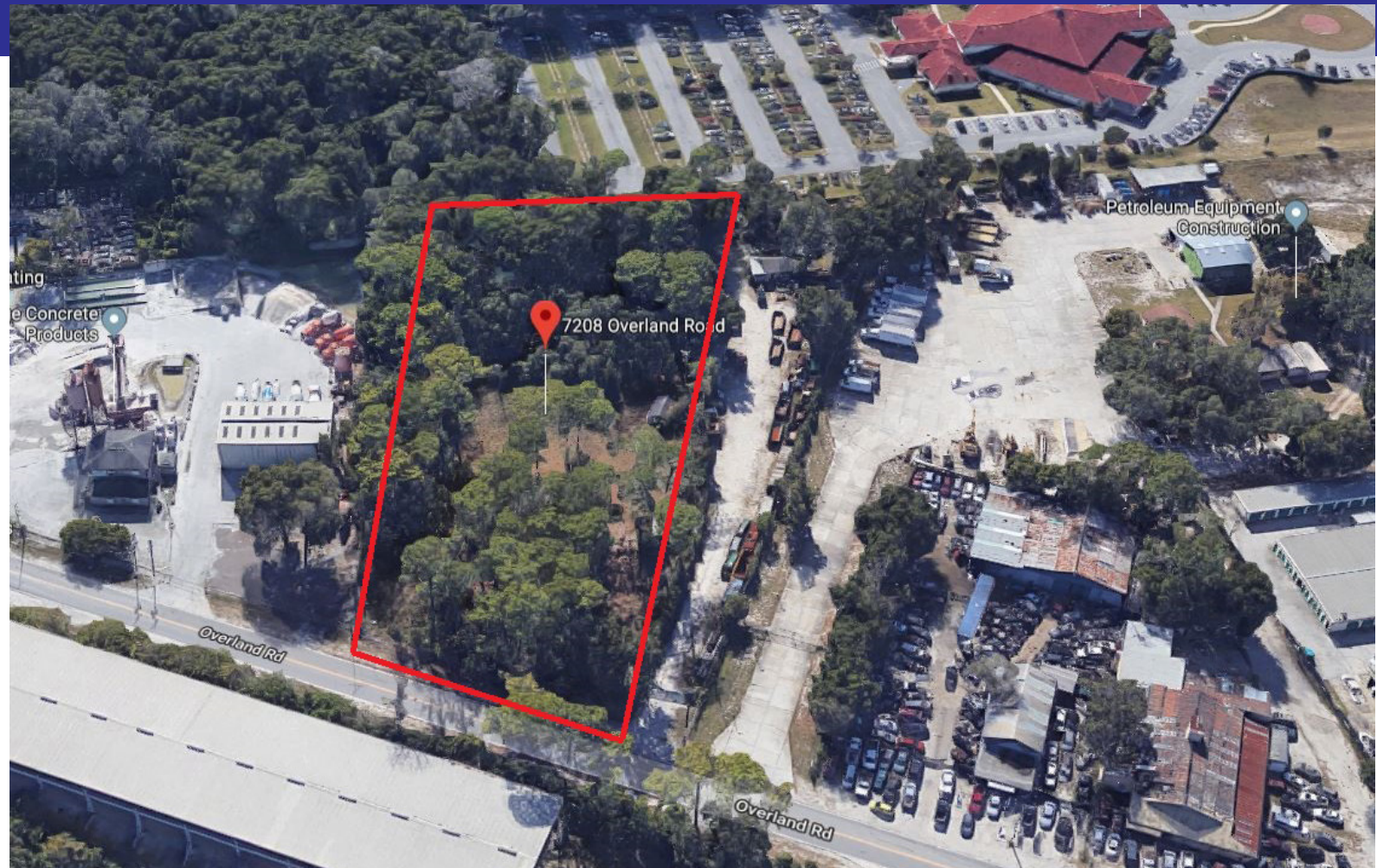
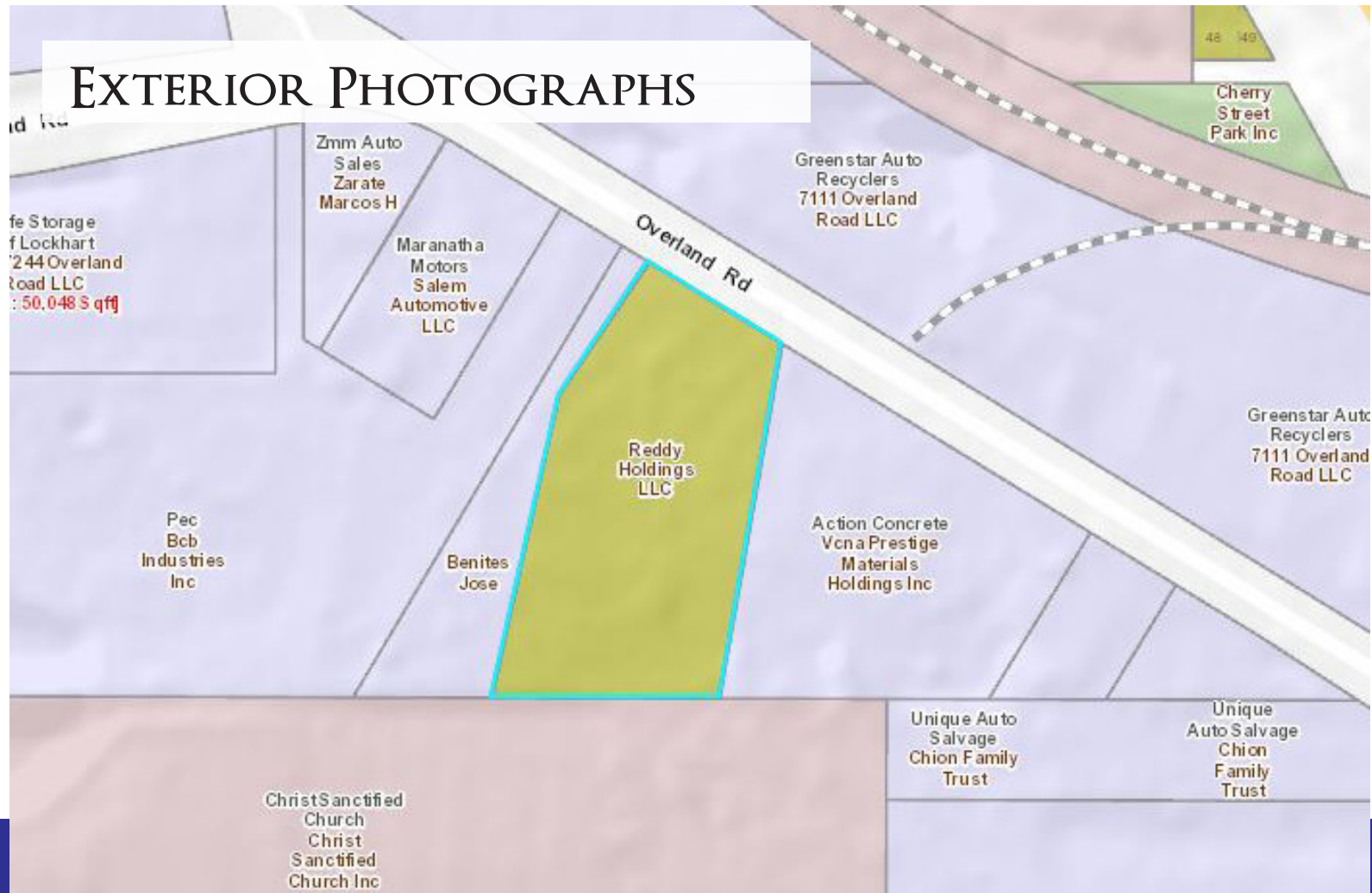
Are you seeking to purchase vacant land in Orlando?

Don't miss out on this one of a kind vacant land in Orlando! This 2.26 acre lot is the perfect location for an industrial site. The land is all vacant so you have plenty of room to build any size industrial building. Located between Beggs Road and Pine Hills Road. The zoning on this lot is Industrial-4.

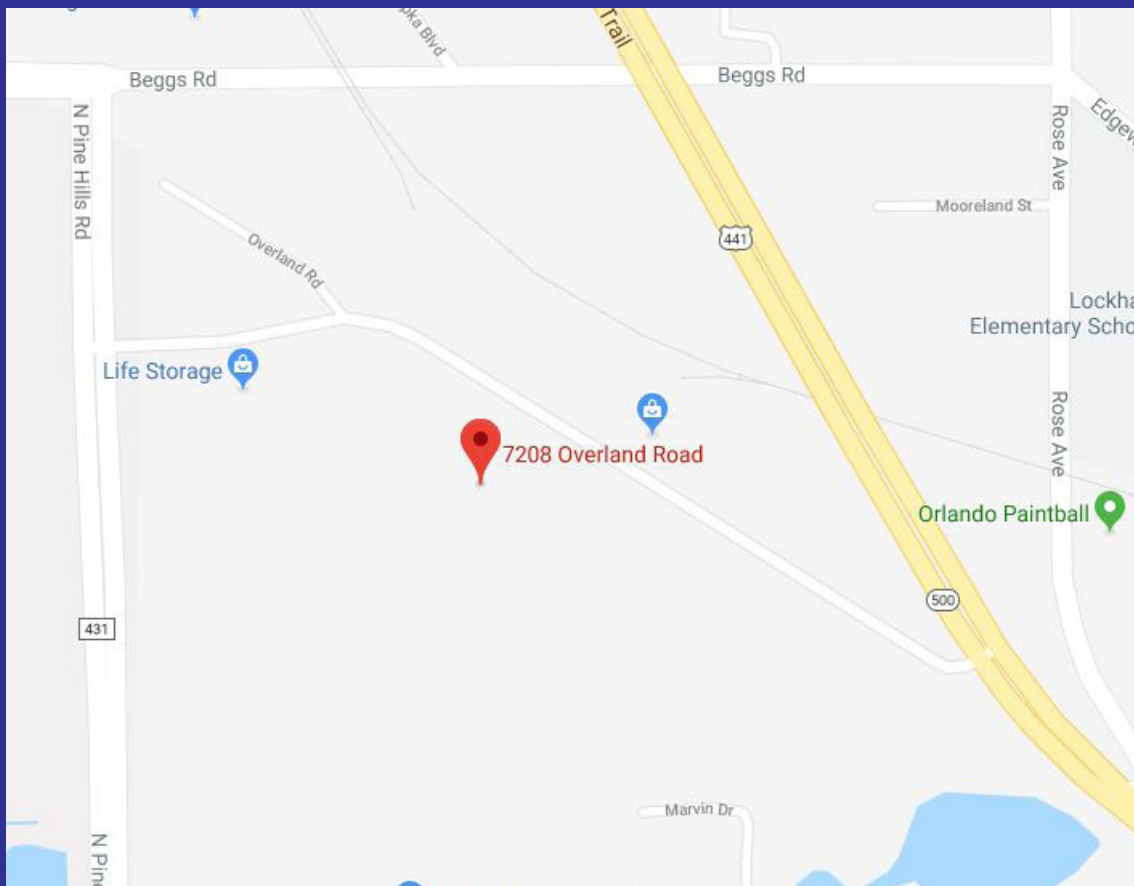
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Mark Allen, Broker
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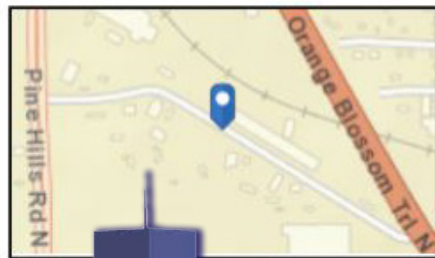
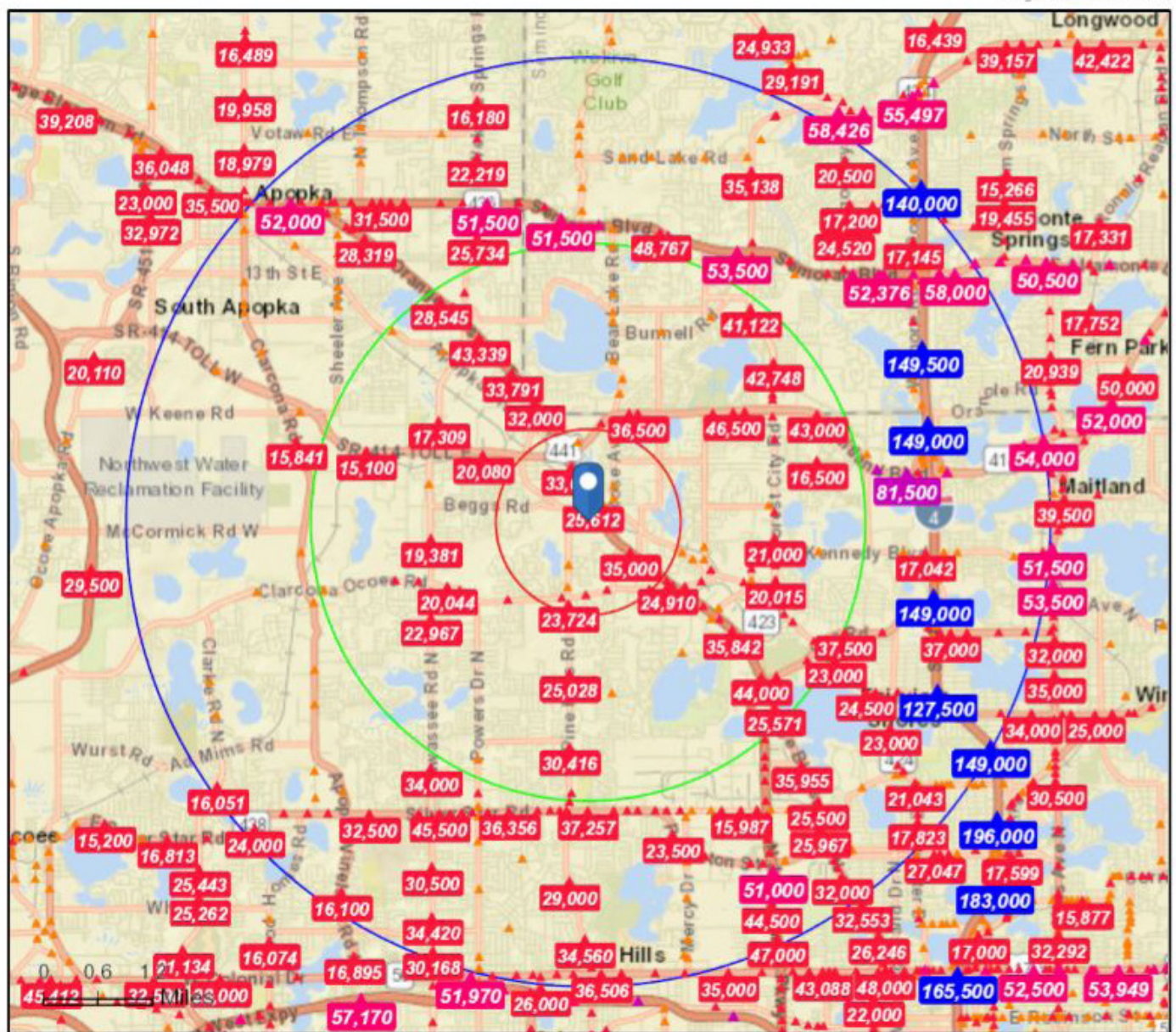
EXTERIOR PHOTOGRAPHS



This area is booming with commercial and residential locations, all nearby!

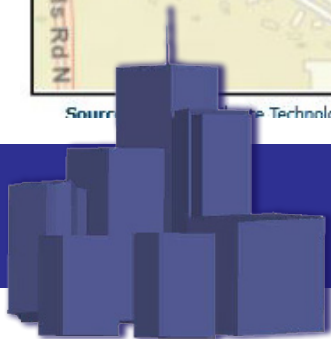
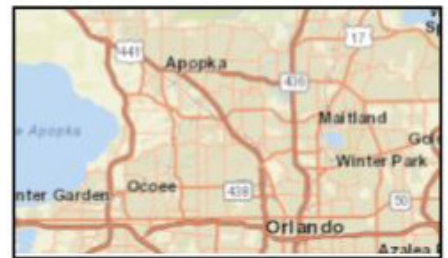


TRAFFIC COUNT



Source: *Mapbox* Technologies (©1 2018).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



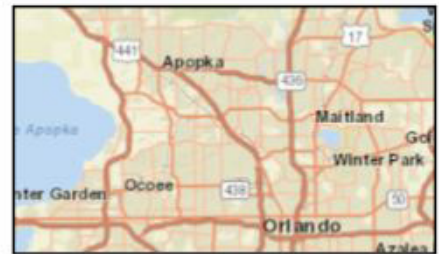
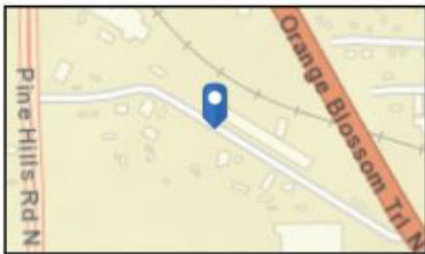
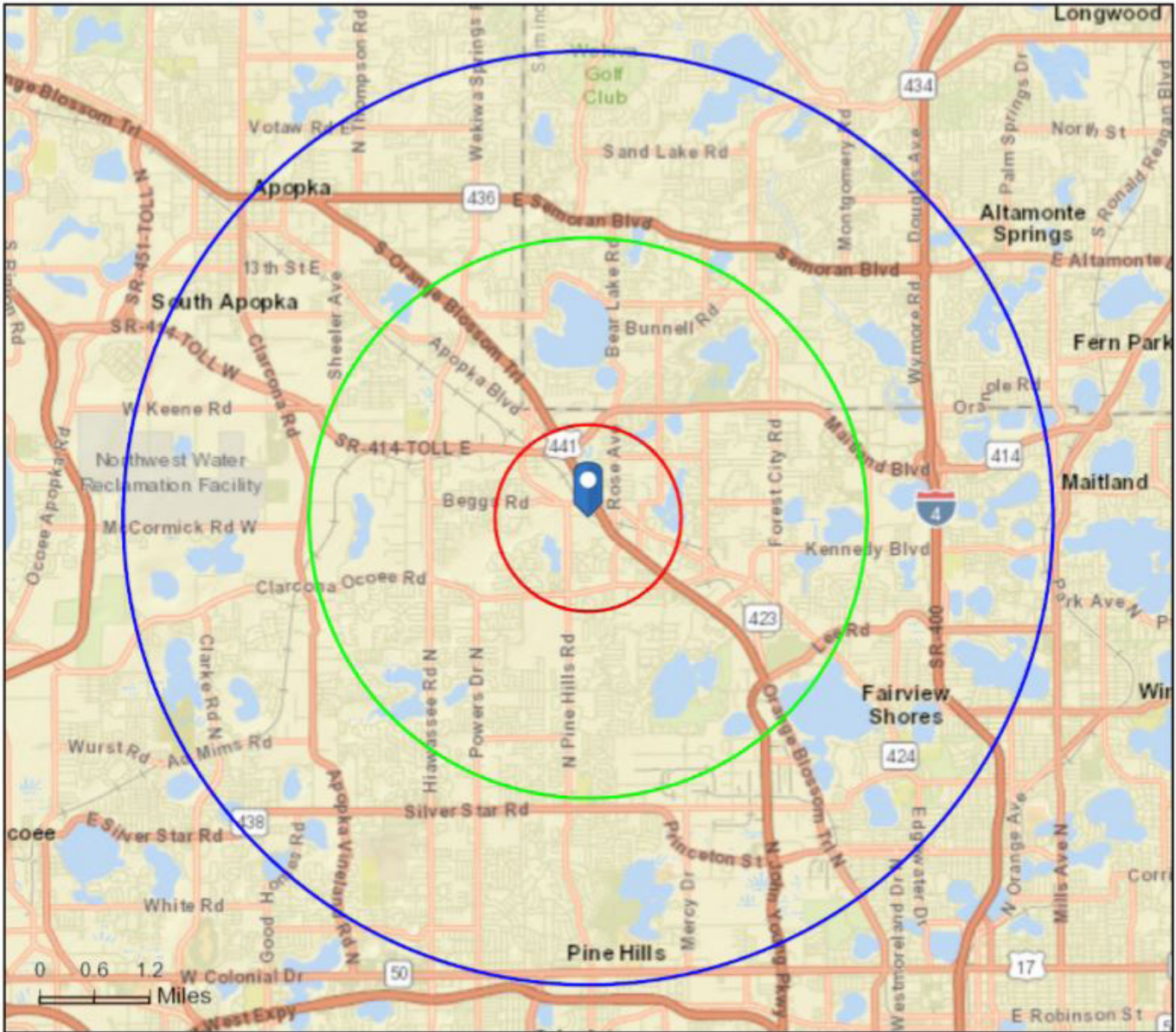
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www.OrlandoCommercialRealEstate.com

SITE MAP

Longitude: -81.44812



1 MILE RADIUS

Summary	Census 2010	2018	2023			
Population	7,954	8,329	8,700			
Households	2,748	2,848	2,959			
Families	1,958	2,008	2,080			
Average Household Size	2.89	2.92	2.93			
Owner Occupied Housing Units	1,779	1,668	1,781			
Renter Occupied Housing Units	969	1,180	1,178			
Median Age	33.5	34.4	34.8			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.88%	1.41%	0.83%			
Households	0.77%	1.36%	0.79%			
Families	0.71%	1.30%	0.71%			
Owner HHs	1.32%	1.91%	1.16%			
Median Household Income	2.69%	2.52%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	343	12.0%	284	9.6%		
\$15,000 - \$24,999	397	13.9%	336	11.4%		
\$25,000 - \$34,999	239	8.4%	218	7.4%		
\$35,000 - \$49,999	626	22.0%	620	21.0%		
\$50,000 - \$74,999	492	17.3%	534	18.0%		
\$75,000 - \$99,999	356	12.5%	424	14.3%		
\$100,000 - \$149,999	273	9.6%	370	12.5%		
\$150,000 - \$199,999	81	2.8%	112	3.8%		
\$200,000+	40	1.4%	61	2.1%		
Median Household Income	\$44,382		\$50,670			
Average Household Income	\$58,793		\$69,791			
Per Capita Income	\$20,574		\$24,269			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	603	7.6%	589	7.1%	605	7.0%
5 - 9	578	7.3%	576	6.9%	602	6.9%
10 - 14	612	7.7%	558	6.7%	608	7.0%
15 - 19	634	8.0%	529	6.4%	555	6.4%
20 - 24	563	7.1%	608	7.3%	563	6.5%
25 - 34	1,169	14.7%	1,379	16.6%	1,446	16.6%
35 - 44	1,176	14.8%	1,088	13.1%	1,178	13.5%
45 - 54	1,238	15.6%	1,089	13.1%	1,028	11.8%
55 - 64	778	9.8%	1,056	12.7%	1,035	11.9%
65 - 74	355	4.5%	568	6.8%	727	8.4%
75 - 84	199	2.5%	217	2.6%	277	3.2%
85+	50	0.6%	72	0.9%	75	0.9%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,722	46.8%	3,526	42.3%	3,659	42.1%
Black Alone	3,264	41.0%	3,658	43.9%	3,852	44.3%
American Indian Alone	28	0.4%	31	0.4%	32	0.4%
Asian Alone	290	3.6%	314	3.8%	324	3.7%
Pacific Islander Alone	7	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	365	4.6%	457	5.5%	477	5.5%
Two or More Races	279	3.5%	336	4.0%	348	4.0%
Hispanic Origin (Any Race)	1,326	16.7%	1,680	20.2%	1,746	20.1%

3 MILE RADIUS

Summary	Census 2010		2018		2023	
Population	87,511		95,647		101,950	
Households	32,426		35,091		37,279	
Families	21,471		22,951		24,267	
Average Household Size	2.68		2.71		2.72	
Owner Occupied Housing Units	18,618		18,070		19,793	
Renter Occupied Housing Units	13,808		17,022		17,485	
Median Age	33.7		34.8		35.1	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.28%		1.41%		0.83%	
Households	1.22%		1.36%		0.79%	
Families	1.12%		1.30%		0.71%	
Owner HHs	1.84%		1.91%		1.16%	
Median Household Income	2.36%		2.52%		2.50%	
Households by Income	2018			2023		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,948	11.3%	3,315	8.9%	3,315	8.9%
\$15,000 - \$24,999	3,729	10.6%	3,196	8.6%	3,196	8.6%
\$25,000 - \$34,999	3,864	11.0%	3,532	9.5%	3,532	9.5%
\$35,000 - \$49,999	6,245	17.8%	6,275	16.8%	6,275	16.8%
\$50,000 - \$74,999	7,227	20.6%	7,895	21.2%	7,895	21.2%
\$75,000 - \$99,999	4,304	12.3%	5,121	13.7%	5,121	13.7%
\$100,000 - \$149,999	3,728	10.6%	5,060	13.6%	5,060	13.6%
\$150,000 - \$199,999	1,151	3.3%	1,590	4.3%	1,590	4.3%
\$200,000+	896	2.6%	1,295	3.5%	1,295	3.5%
Median Household Income	\$49,209		\$55,297		\$55,297	
Average Household Income	\$64,513		\$76,355		\$76,355	
Per Capita Income	\$23,951		\$28,197		\$28,197	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,410	7.3%	6,501	6.8%	6,947	6.8%
5 - 9	6,136	7.0%	6,348	6.6%	6,712	6.6%
10 - 14	6,364	7.3%	6,271	6.6%	6,758	6.6%
15 - 19	6,444	7.4%	6,113	6.4%	6,481	6.4%
20 - 24	6,341	7.2%	7,380	7.7%	7,199	7.1%
25 - 34	13,732	15.7%	15,534	16.2%	16,736	16.4%
35 - 44	12,503	14.3%	12,899	13.5%	14,287	14.0%
45 - 54	12,822	14.7%	12,123	12.7%	12,077	11.8%
55 - 64	8,992	10.3%	11,312	11.8%	11,294	11.1%
65 - 74	4,580	5.2%	6,988	7.3%	8,352	8.2%
75 - 84	2,399	2.7%	3,118	3.3%	3,943	3.9%
85+	786	0.9%	1,060	1.1%	1,166	1.1%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,968	46.8%	40,824	42.7%	42,738	41.9%
Black Alone	35,231	40.3%	40,883	42.7%	44,123	43.3%
American Indian Alone	360	0.4%	402	0.4%	431	0.4%
Asian Alone	3,249	3.7%	3,714	3.9%	4,008	3.9%
Pacific Islander Alone	69	0.1%	75	0.1%	76	0.1%
Some Other Race Alone	4,643	5.3%	6,011	6.3%	6,532	6.4%
Two or More Races	2,991	3.4%	3,738	3.9%	4,041	4.0%
Hispanic Origin (Any Race)	15,505	17.7%	20,365	21.3%	22,331	21.9%

5 MILE RADIUS

Summary	Census 2010		2018		2023	
Population	231,651		255,204		274,958	
Households	86,202		94,074		101,093	
Families	57,212		61,771		66,073	
Average Household Size	2.67		2.69		2.70	
Owner Occupied Housing Units	51,063		50,037		54,993	
Renter Occupied Housing Units	35,139		44,037		46,100	
Median Age	35.1		36.3		36.9	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.50%		1.41%		0.83%	
Households	1.45%		1.36%		0.79%	
Families	1.36%		1.30%		0.71%	
Owner HHs	1.91%		1.91%		1.16%	
Median Household Income	2.28%		2.52%		2.50%	
Households by Income	2018				2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	10,533	11.2%	9,054	9.0%		
\$15,000 - \$24,999	10,515	11.2%	9,264	9.2%		
\$25,000 - \$34,999	10,888	11.6%	10,197	10.1%		
\$35,000 - \$49,999	15,380	16.3%	15,725	15.6%		
\$50,000 - \$74,999	18,859	20.0%	20,711	20.5%		
\$75,000 - \$99,999	11,126	11.8%	13,233	13.1%		
\$100,000 - \$149,999	10,309	11.0%	13,746	13.6%		
\$150,000 - \$199,999	3,409	3.6%	4,639	4.6%		
\$200,000+	3,054	3.2%	4,523	4.5%		
Median Household Income			\$49,628		\$55,548	
Average Household Income			\$66,861		\$79,372	
Per Capita Income			\$24,910		\$29,397	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,344	7.1%	16,674	6.5%	17,887	6.5%
5 - 9	15,937	6.9%	16,536	6.5%	17,498	6.4%
10 - 14	16,528	7.1%	16,528	6.5%	17,868	6.5%
15 - 19	16,911	7.3%	15,851	6.2%	17,001	6.2%
20 - 24	15,986	6.9%	18,042	7.1%	17,512	6.4%
25 - 34	33,847	14.6%	39,523	15.5%	42,234	15.4%
35 - 44	32,312	13.9%	32,932	12.9%	37,402	13.6%
45 - 54	34,263	14.8%	32,800	12.9%	32,636	11.9%
55 - 64	25,164	10.9%	32,001	12.5%	32,949	12.0%
65 - 74	13,643	5.9%	20,925	8.2%	25,371	9.2%
75 - 84	7,759	3.3%	9,606	3.8%	12,426	4.5%
85+	2,956	1.3%	3,788	1.5%	4,172	1.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	119,330	51.5%	122,159	47.9%	129,730	47.2%
Black Alone	83,389	36.0%	96,526	37.8%	104,957	38.2%
American Indian Alone	950	0.4%	1,088	0.4%	1,190	0.4%
Asian Alone	7,627	3.3%	8,905	3.5%	9,755	3.5%
Pacific Islander Alone	160	0.1%	177	0.1%	188	0.1%
Some Other Race Alone	12,515	5.4%	16,559	6.5%	18,318	6.7%
Two or More Races	7,679	3.3%	9,790	3.8%	10,819	3.9%
Hispanic Origin (Any Race)	42,305	18.3%	56,389	22.1%	63,250	23.0%

CITY AND COUNTY INFORMATION



THE CITY OF ORLANDO

In 1856 Orlando became the county seat of Orange County, Florida. The “Town of Orlando” was incorporated on July 31st, 1875 with an area of 4 square miles. Orlando incorporated as a city in 1885. Today, the City of Orlando, as a result of numerous annexations, has an area of over 100 square miles and still located entirely within Orange County. Orlando consists of booming businesses in Technology, Healthcare in Bio Medicine, Manufacturing, Retail and so much more making Orlando one of the world’s fastest growing cities.



ORANGE COUNTY

Orange County was originally called Mosquito County and created in 1824, after early settlers named it after the incessant mosquitoes in the area. After the civil war early settlers discovered wild citrus growing and was renamed for such in 1845.

As Orange County grew due to tourism and companies such as Walt Disney World, Universal Studios and Sea World locating here starting in the 1970’s. Today Orange County consists of many towns and communities and serve many industries of this growing area!



BROKER PROFILE

Mark Allen



Certified Commercial Investment Member (CCIM)
ABRM * CIPS * RESS * e-PRO * REALTOR®
Florida Licensed Real Estate Broker
Florida Licensed Mortgage Broker
Florida Licensed Title Agent
Florida Licensed General Contractor
Florida Licensed Community Association Manager (CAM)

Florida Real Estate License # BK3246800
Active in Central Florida Real Estate Since 1987

Orlando Regional REALTOR® Association
Florida Association of REALTORS®
National Association of REALTORS®
Business Brokers of Florida
CCIM Network
Central Florida Commercial Real Estate Society (CFCRES)
Florida Commercial Real Estate Exchange (COMMREX)
Member of Windermere Rotary Club



Our Visions and Values for our company match our clients 100%. We believe in an honest and ethical approach to business and in all real estate transactions. We specialize in the sale and purchase of Improved Properties, Income Properties, Vacant Development Land, Retail Plaza, Industrial, Office Complexes, Multi-Family, Hotel/Motel, Church Facilities, Agricultural and Businesses For Sale.

We serve clients in Orange, Osceola, Seminole, Lake and Polk Counties and throughout Central Florida.

Presented By

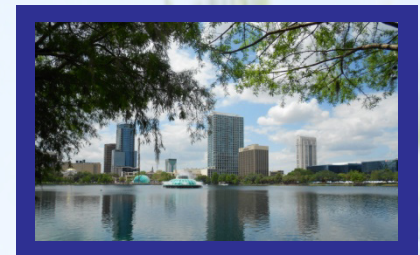
Mark Allen, Broker

CCIM * CIPS * RESS * e-PRO * REALTOR®



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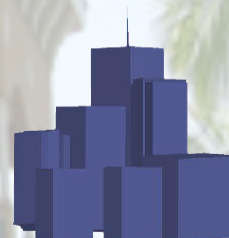


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