

FORMER FAMILY DOLLAR



3015 S Rio Grande Ave, Orlando FL 32805

REDEVELOPMENT OPPORTUNITY

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EXECUTIVE

Summary

Executive Summary

- Excellent redevelopment opportunity.
- **Seller financing available.**
- Family Dollar will be vacating the property January 2026.
- 200 feet of frontage on S. Rio Grande Avenue, delivering exceptional visibility.
- Located at a highly visible, signalized intersection, maximizing accessibility.
- Projected NOI of \$270K / \$30 NNN, supporting strong investment returns.
- Average household income: \$87,268 within 3 miles; \$67,489 within 1 mile
- Daytime population of 241,255 within 3 miles, ensuring steady consumer demand.
- Close to schools and apartment communities, driving consistent foot traffic.
- Positioned near high-traffic corridors, including I-4, offering superior regional connectivity.
- Offers multiple paths for income growth and long-term value creation.
- Redevelopment opportunity with flexible positioning including retail strip center, medical, service, or community uses.

PROPERTY SNAPSHOT



ADDRESS

3015 S Rio Grande Ave
Orlando FL 32805



YEAR BUILT

2008



SF AVAILABLE

9,720 SF



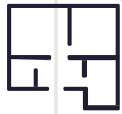
ACREAGE

1.23 AC

Site Overview



Investment Highlights



9,270 SF freestanding retail box on 1.23-acre signalized corner lot



200 feet of frontage along S. Rio Grande Ave, maximizing visibility and access



Large open floor plan offers flexibility for retail, service, or medical uses



High population density: 14,829 residents within 1 mile; 136,189 within 3 miles



Above-average household incomes: \$87,268 (3-mile radius); \$96,942 (5-mile radius)



Surrounded by apartments and multifamily communities supporting neighborhood demand



Close proximity to I-4 with extremely high vehicle counts, enhancing signage visibility



Located between Jones High School and nearby elementary/middle schools, generating steady local traffic



Potential for repositioning or subdivision to attract multiple tenants and boost NOI



Lease-up opportunity: Medical, Educational or retail at market rents for strong income growth and long-term value creation



PROPERTY

Overview

Property Overview



SF (GLA)
9,270+ SF



OCCUPANCY
0%



YEAR BUILT
2008



AVERAGE HH INCOME
\$76,160
(3 Mile Radius)

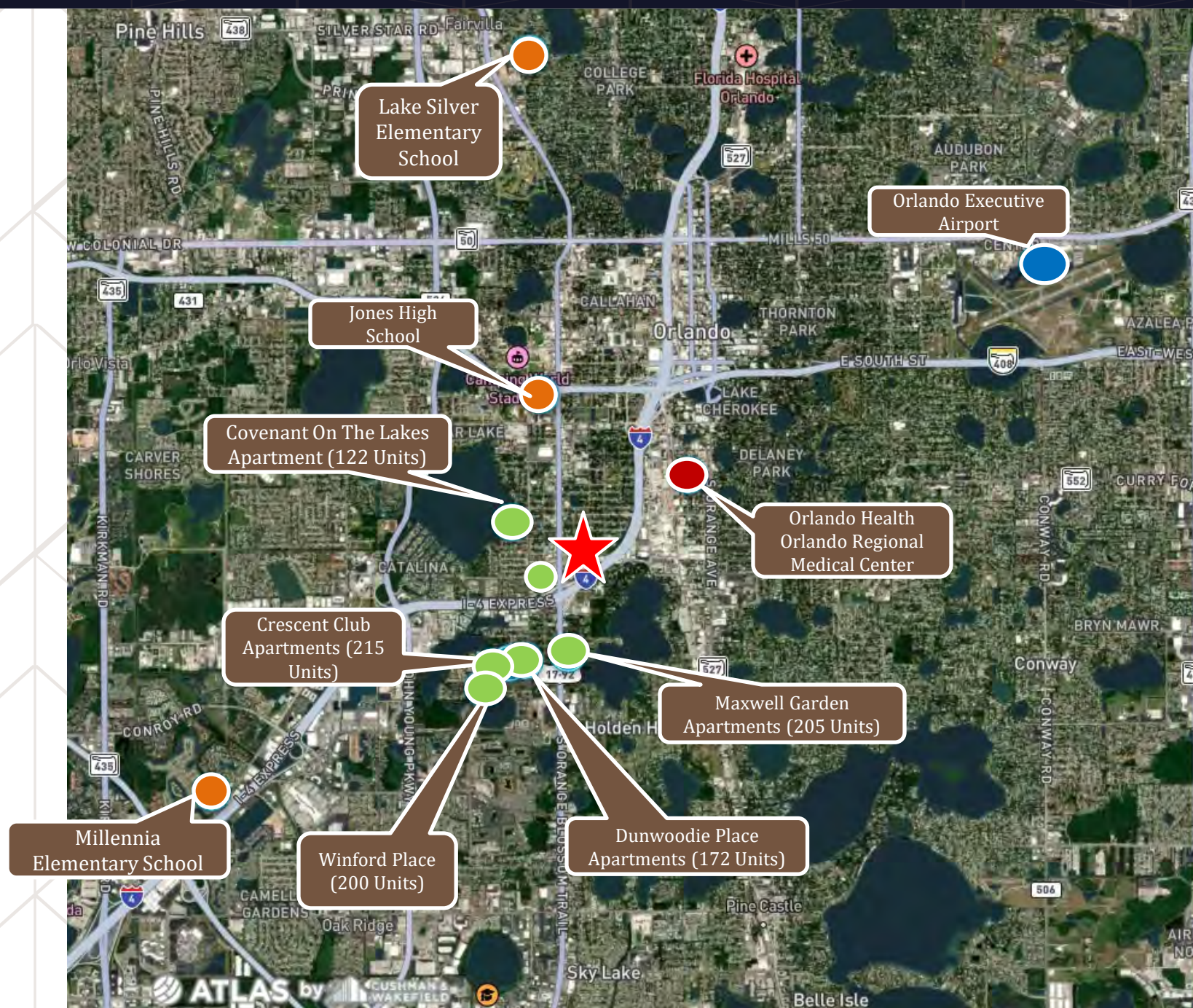
PROPERTY OVERVIEW

ADDRESS	3015 S Rio Grande Avenue Orlando FL 32805
GLA	9,270 SF
LOT SIZE	1.23 AC
ACCESS	2 Access Points
PARKING	32 Parking Spaces
LOCATION	Signalized Corner
PARCEL NUMBER	03-23-29-0182-74-112
FRONTAGE (Approx)	200' ft on Rio Grande Avenue
TRAFFIC COUNT	9,300 AADT

Property Photos



Nearby Thoroughfares





TRADE AREA

Overview

South Downtown Orlando



The subject property is strategically located in the heart of Orlando's South Downtown corridor, directly along S Rio Grande Avenue and just south of the I-4 and SR-408 interchanges. This submarket blends dense residential communities, institutional anchors like public schools, and essential community services, making it a highly active and dynamic trade area.

The immediate area is heavily populated, with over 109,000 residents within a 3-mile radius and 288,000+ within 5 miles, supporting steady demand for neighborhood retail, medical services, and essential goods. Surrounding the site are a mix of single-family neighborhoods and multifamily apartment complexes, many within walking distance. This dense residential base contributes to strong weekday traffic patterns and consistent consumer footfall.

Schools are a dominant daytime driver in this trade area. The property sits just steps from Jones High School, and within a short radius of several elementary and middle schools including Lake Silver Elementary and Catalina Elementary. These institutions generate morning and afternoon vehicle, as well as pedestrian, traffic and serve as anchors for family-oriented services and convenience retail.

The proximity to Interstate-4 and Orange Blossom Trail (US-441) ensures regional connectivity and captures commuter traffic, while the signalized corner frontage on S Rio Grande Ave enhances local visibility and access. This dual exposure allows the property to serve both as a neighborhood hub and a convenient stop for pass-through drivers.

Retail in the immediate trade area consists of convenience stores, gas stations, quick-service restaurants, auto-related services, and small strip centers—indicating a healthy baseline of essential retail but also leaving room for upscale service, food & beverage, or medical tenants that can elevate the area's tenant mix.

Additionally, the corridor is showing signs of gradual revitalization, supported by new investment in schools, infrastructure, and nearby redevelopment projects. This positions the site to benefit from both short-term leasing potential and long-term appreciation as the corridor evolves.

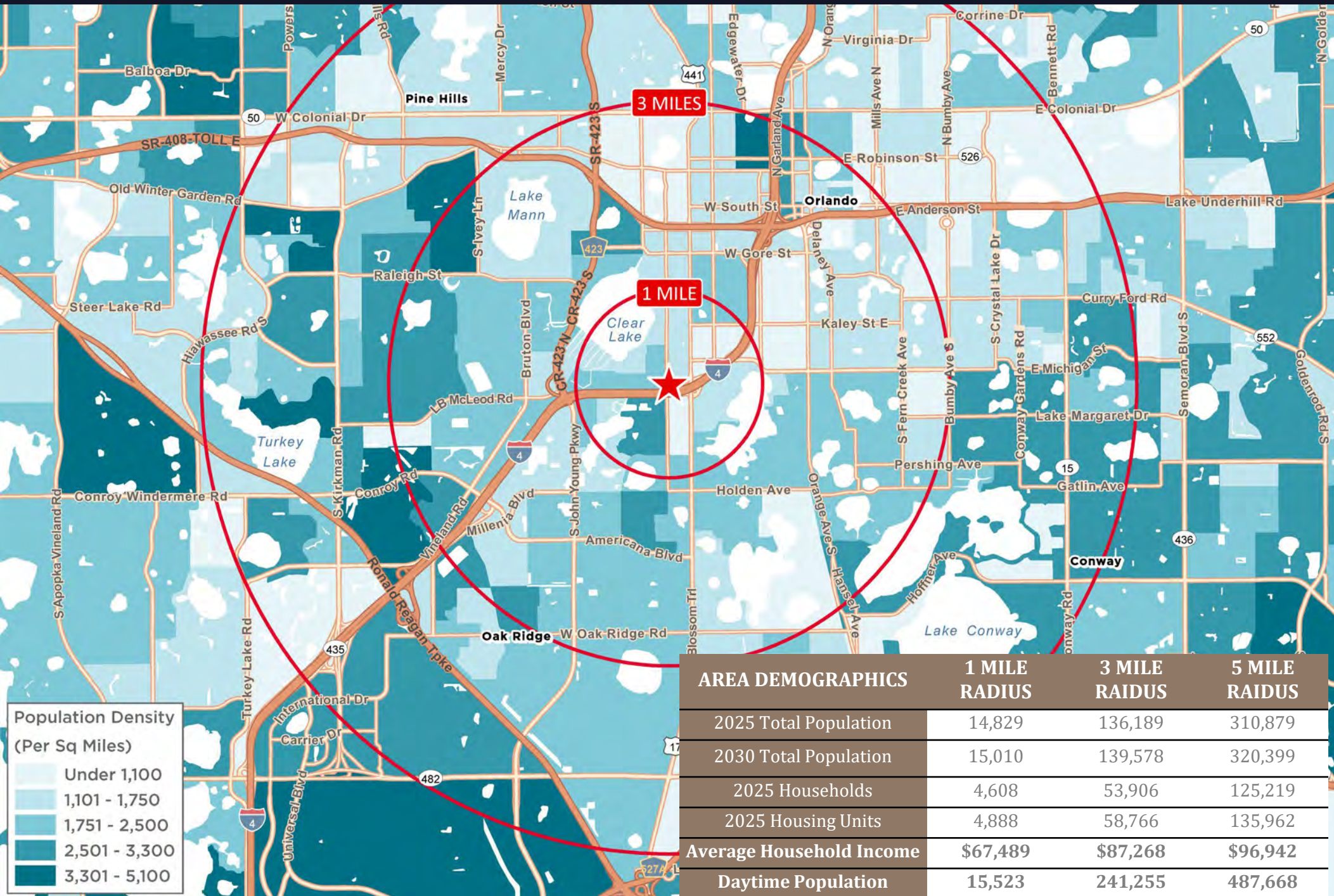
Amenity Map



Major Employers



Population Density



The background of the slide features a repeating geometric pattern of interlocking cubes, rendered in a light beige color against a dark navy blue background. The pattern is visible at the top and bottom of the slide, framing a central dark grey rectangular area.

APPENDIX

Comparables

Lease Comps

Family Dollar



Property Address	Tenant	Year Built / Renovated	Size (SF)	Occupancy	Rent/SF	Type
3015 S Rio Grande Ave, Orlando FL	Family Dollar	2008	9,270	100%		NNN
1835 W Sand Lake Rd, Orlando, FL 32809	Walgreen's	2010	14,400	100%	\$14.25	MG
5959 W Colonial Dr, Orlando, FL 32808	Aarons	1986	8,449	100%	\$14.00	NNN
6150 Silver Star Rd, Orlando, FL 32808	Courtney's Little Learners	1980	3,936	100%	\$24.50	NNN
4401 Edgewater Dr, Orlando, FL 32804	Wheelchair Vans of Florida - Rentals	1965	3,056	100%	\$29.50	MG
8981 Conroy Windermere Rd, Orlando, FL 32835	Advent Health	1999	10,908	100%	\$30.00	NNN
1249 N Orange Ave, Orlando, FL 32804	Atlantic Music Center	1926	6,100	100%	\$20.00	MG
TOTAL			6,687		\$22.04	

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FLORIDA RETAIL SERVICES

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