

Downtown Orlando, FL
11 Miles away

Seminole County Public Library

The Palms at Casselberry

Apollo Medical Supply

Assleisure Clothing Store

Community United Methodist Church

New Peking Buffet

FIFTH THIRD BANK

STEAK N SHAKE

TRUIST

Casselberry Police Department

TACO BELL

PANDA EXPRESS
CHINESE KITCHEN

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

SUBJECT PROPERTY

Kiba Studios of Casselberry

RFO Mattress Store

Concord Crossings

Small Equipment Specialist

CASSELBERRY EXCHANGE

Staples GameStop

AMSCOT CHIPOTLE

AMSCOT FINANCIAL MEXICAN GRILL

SOYDOUGH BREAD COMPANY POPEYES LOUISIANA KITCHEN

ALDI EINSTEIN BROS BAGELS at&t

FLOOR DECOR & LAKESHORE LEARNING STORE

enterprise Wendy's

Olde Hearth Bread Company

TARGET

Life Storage

LifeStorage

US Hwy 17
69,000 VPD

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

ST. Franklin Street

Offering Memorandum

O'REILLY BLEND & EXTEND

105 Melody Lane West, Casselberry, FL 32707

2.18 Acres

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

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US Hwy 17
69,000 VPD

O'REILLY BLEND & EXTEND

105 Melody Lane West, Casselberry, FL 32707

1962 Year Built

O'REILLY BLEND & EXTEND

105 Melody Lane West, Casselberry, FL 32707
1962 Year Built

Sale Price:	\$2,800,000
Current NOI:	\$35,001
Current Occupancy:	31%
Price Per SF:	\$99.79



OFFER SUMMARY

Investment Highlights

- Large 2.18 Acre Parcel With O'Reilly Auto Parts & 2 Vacant Buildings
- Extremely Dense 5-Mile Demographics With 237,054 Residents
- Excellent Store Visibility Along US-17 With 69,000 Vehicles Passing Directly the Subject Property Daily
- Affluent Household Income in a 5-Mile Radius With an Average Household Income of \$102,277
- O'Reilly Automotive, Inc. is One of the Largest Specialty Retailers of Automotive Aftermarket Parts, Tools, Supplies, Equipment, and Accessories in the United States With Nearly 5,700 Stores as of May 2021
- Target attracting 1.1 million visitors annually per Placer, serves as a significant economic catalyst for surrounding businesses
- 1.1 million visits to nearby target locations and trips – Demonstrating high foot traffic and interest in nearby destinations

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	O'Reilly Blend & Extend
Street Address	105 Melody Lane West
City, State, Zip	Casselberry, FL 32707
County	Seminole

BUILDING INFORMATION

Occupancy %	31.0%
Tenancy	Multiple
Year Built	1962
Gross Leasable Area	28,060 SF
Number of Buildings	3

PROPERTY INFORMATION

Property Type	Retail
Zoning	CG - General Commercial
Lot Size	2.18 Acres
APN #	21-30-08-511-0G00-0170
Traffic Count	69,000
Traffic Count Street	Highway 17

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	0.86
Number of Parking Spaces	24



INDIVIDUAL TENANT OVERVIEW



Company Website

<https://www.oreillyauto.com/>

Lease Type

Modified Gross (MG)

Lease Space

8,735 SF

Original Lease Term

10 years

Lease Term Remaining

2 years remaining

Rent Increases

11.1% in 2nd Option

Renewal Options

One (1) x five (5) year option remaining

Rent Commencement Date

6/1/2011

Rent Expiration Date

5/31/2026

Company Sales

\$15.81 Billion (2023)



O'REILLY'S AUTO PARTS

O'Reilly Auto Parts is a prominent American retailer of automotive aftermarket parts, tools, and supplies, founded in 1957 by Charles F. O'Reilly and his son. Headquartered in Springfield, Missouri, the company has grown to operate over 6,100 stores across 48 U.S. states, Puerto Rico, and Mexico, with a focus on providing high-quality products, competitive pricing, and exceptional customer service. O'Reilly is publicly traded on NASDAQ under the ticker symbol ORLY and reported \$15.81 billion in revenue in 2023. The company continues to expand its presence, offering products to both professional service providers and DIY customers.

BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Primary Term	Jun 1, 2024 -to- May 31, 2025	\$13.50	\$117,922.50	\$9,827.69	-
Primary Term	Jun 1, 2025 -to- May 31, 2026	\$13.50	\$117,922.50	\$9,827.69	-

OPTION RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
2nd Renewal Term	Jun 1, 2026 -to- May 31, 2027	\$15.00	\$131,025.00	\$10,918.75	11.1%
2nd Renewal Term	Jun 1, 2027 -to- May 31, 2028	\$15.00	\$131,025.00	\$10,918.75	-
2nd Renewal Term	Jun 1, 2028 -to- May 31, 2029	\$15.00	\$131,025.00	\$10,918.75	-
2nd Renewal Term	Jun 1, 2029 -to- May 31, 2030	\$15.00	\$131,025.00	\$10,918.75	-
2nd Renewal Term	Jun 1, 2030 -to- May 31, 2031	\$15.00	\$131,025.00	\$10,918.75	-

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

ALLOWABLE USES

ALLOWED USES

Restaurants (Non-Drive-In):

- Upscale or fast-casual dining options (e.g., Panera Bread, Chipotle).
- Family-friendly sit-down restaurants.

General Retail and Services:

- Clothing stores, electronics retailers, specialty shops, or convenience stores.

Personal Services:

- Salons, spas, fitness studios, or other high-demand service providers.

Enclosed Amusement:

- Entertainment options like mini golf, arcades, or boutique theaters.

Professional Offices:

- Banks, financial services, medical offices, or coworking spaces.

Educational Facilities:

- Training centers or adult/technical education providers.

CONDITIONAL USES (REQUIRE APPROVAL)

Restaurants with Drive-Thrus:

- Ideal for quick-service brands like Starbucks, Chick-fil-A, or McDonald's.

Daycare Facilities:

- Drop-off and pick-up childcare services for busy commuters.

Cultural or Civic Centers:

- Small museums, galleries, or community activity spaces.

Hotels (Interior Access):

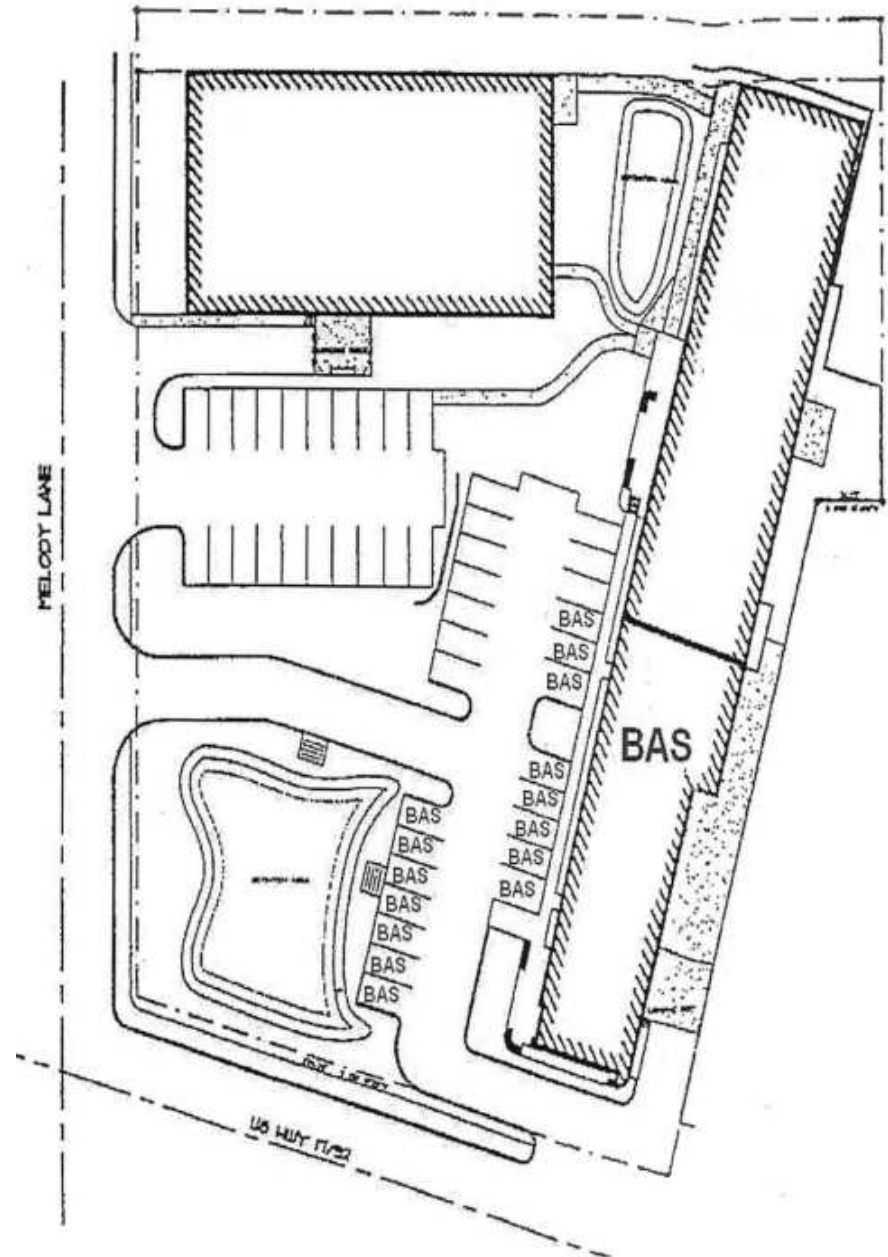
- Business-oriented or boutique accommodations for travelers.

Parks and Recreation:

- Active or passive spaces for local residents and visitors.

Veterinary Services:

- Clinics catering to pet owners, without outdoor kennels.



LOCATION INFORMATION

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O'REILLY BLEND & EXTEND

105 Melody Lane West, Casselberry, FL 32707

1962 Year Built

Downtown Orlando, FL
11 Miles away

Seminole County Public Library

The Palms at Casselberry

Apollo Medical Supply

Assleisure Clothing Store

Community United Methodist Church

New Peking Buffet

STEAK n SHAKE

Integra Lakes Luxury Apartments

Casselberry Police Department

TRUIST

STEAK n SHAKE

TACO BELL



O'Reilly AUTO PARTS

SUBJECT PROPERTY

Kiba Studios of Casselberry

RFO Mattress Store

Life Storage

Concord Crossings

Small Equipment Specialist

HIBACHI EXPRESS

CASSELBERRY EXCHANGE

Staples GameStop

AMSCOT CHIPOTLE

AMSCOT FINANCIAL - AMSCOT FINANCIAL - SOURDOUGH BREAD COMPANY POPEYES LOUISIANA KITCHEN

ALDI EINSTEIN BROS BAGELS at&t

FLOOR DECOR & Lakeshore LEARNING STORE

enterprise Wendy's

Olde Hearth Bread Company



Life Storage

Life Storage

US Hwy 17
69,000 VPD



AERIAL



CASSELBERRY COLLECTION

Applebee's GRILL + BAR
 THE HAVEN GAMES
 Publix
 Hair cuttery
 crumbl cookies
 Redefine Furniture & More
 ANTHONY'S COAL FIRED PIZZA
 at&t

Wawa

PAKMAIL

PACK IT SHIP IT CRATE IT FREIGHT IT

HESS EXPRESS

Culver's

FROZEN CUSTARD BUTTERBURGERS

ANYTIME FITNESS

THE HOME DEPOT

Seminola Blvd 17,400 VPD

US Hwy 17 69,000 VPD

Planet Smoothie

BENNETT FURNITURE DEPOT

"ALL THINGS UPCYCLED"

Kitchen, Bath, Closet, Floors
FlooringAmerica.



TARGET



SUBJECT PROPERTY

Casselberry Police Department

TRUIST

Casselberry Golf Club



PET SMART

TACO BELL

STEAK N SHAKE

Altamonte Mall

FIFTH THIRD BANK

Altamonte Drive 47,000 VPD

Buffet City

UNITED STATES POSTAL SERVICE

OXFORD COMMONS

boostmobile
 DOLLAR TREE
 BEALLS Outlet
 enterprise
 cricket ROSS DRESS FOR LESS
 BRIGHTLIGHT BOOKS
 Chick-fil-A



Only Blends

HANDMADE GIFTS



Wawa

FLOOR DECOR

Hungry Howie's

FLAVORED CRUST PIZZA

CASSELBERRY EXCHANGE
 Staples
 GameStop
 AMSCOT
 CHIPOTLE MEXICAN GRILL
 SOURDOUGH BREAD COMPANY
 POPEYES LOUISIANA KITCHEN
 ALDI
 EINSTEIN BROS BAGELS
 at&t
 FLOOR DECOR
 Lakeshore LEARNING STORE

OR BILLY BLEND & EXTEND / CASSELBERRY, FL 32707

LOCATION INFORMATION

Enterprise Street



Lyman High School



Northland Church



Iglesia Advenstista Hispana



Alta Cypress

Veterinary
Emergency Clinic



Aviation Institute
of Maintenance



Hidden Pines



Lake Kathryn

Sunset Park

Lake Ellen

Small Equipment
Specialist



Concord Crossings

HIBACHI EXPRESS

RFO

Mattress Store



Kina Studios
of Casselberry

U.S. HWY 17
DPT 950009

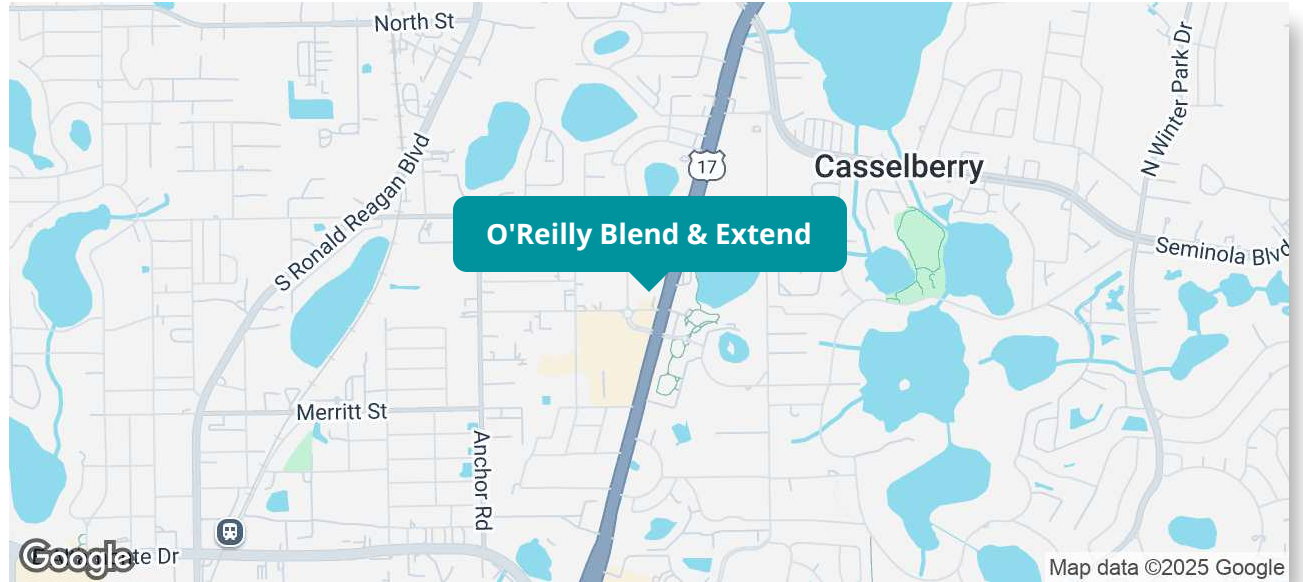
Lake Concord

Casselberry
Police Department

SUBJECT
PROPERTY



LOCATION INFORMATION



IMMEDIATE LOCATION OVERVIEW

Casselberry, Florida, is a vibrant suburban community that offers a blend of peaceful living and convenient access to the greater Orlando area. Located just 10 miles north of downtown Orlando, Casselberry provides residents with a high quality of life, including a mix of parks, lakes, and recreational activities. The city boasts attractions such as Secret Lake Park and the Casselberry Golf Club, making it a great place for outdoor enthusiasts and families. Additionally, the Casselberry Art House contributes to the city's cultural richness, offering exhibitions and art classes for the community.

The local economy in Casselberry is diverse and thriving, with key sectors like health care, retail, and accommodation services driving growth. With a relatively affordable cost of living compared to the broader Orlando area, Casselberry is an attractive destination for those looking to live in a suburban environment while still being close to urban amenities. The city also benefits from good transportation links, with major roads like U.S. Highway 17-92 and State Road 436 providing easy access to the rest of Central Florida.

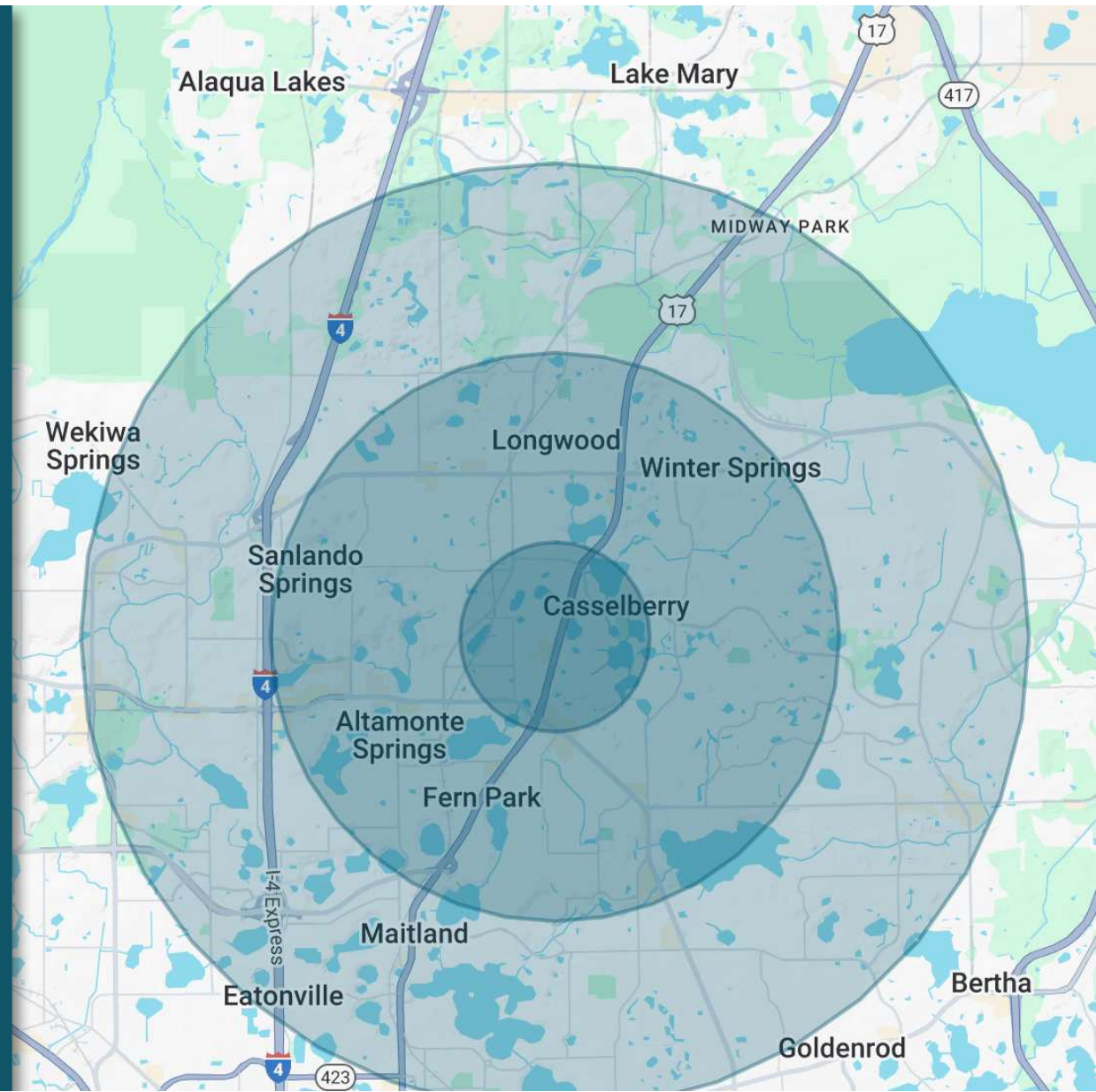
Casselberry's combination of a strong economy, excellent recreational opportunities, and cultural offerings make it an ideal place for individuals and families alike. Whether enjoying outdoor spaces, exploring local art, or taking advantage of the city's proximity to Orlando, residents can enjoy a fulfilling and balanced lifestyle in Casselberry.

AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	7,635	93,916	235,769
Median age	42	43	42
Median age (Male)	40	41	41
Median age (Female)	43	44	44
HOUSEHOLDS & INCOME			
Total households	3,209	39,159	97,287
# of persons per HH	2.4	2.4	2.4
Average HH income	\$78,288	\$90,393	\$103,722
Average house value	\$311,471	\$351,042	\$419,256

* Demographic data derived from 2020 ACS - US Census



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LEASE COMPARABLES

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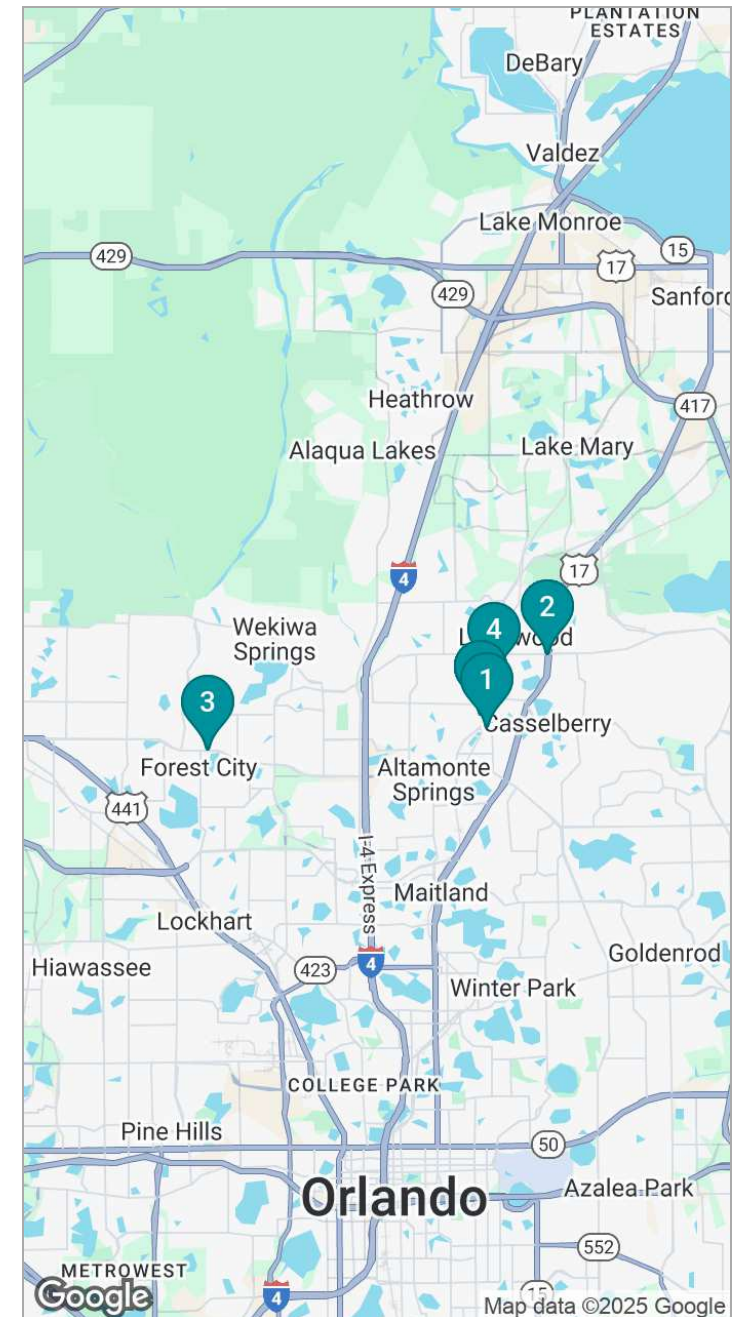
O'REILLY BLEND & EXTEND

105 Melody Lane West, Casselberry, FL 32707

1962 Year Built

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	DEAL STATUS
1	440 Plumosa Ave Casselberry, FL	\$9.70 /SF/yr	Modified Gross	6,000 SF	Leased
2	1490 S Highway 17-92 Longwood, FL	\$10.00 /SF/yr	NNN	8,420 SF	Leased
3	906-948 E SR 436 Hwy Casselberry, FL	\$13.04 /SF/yr	NNN	8,080 SF	Leased
4	585 S Ronald Reagan Blvd Longwood, FL	\$13.00 /SF/yr	NNN	6,021 SF	Leased
5	1025 Miller Dr 1 1025 Miller Dr Altamonte Springs, FL	\$14.50 /SF/yr	NNN	12,600 SF	Leased
6	1025 Miller Dr 2 Altamonte Springs, FL	\$11.75 /SF/yr	NNN	7,500 SF	Leased
7	1025 Miller Dr 3 Altamonte Springs, FL	\$12.75 /SF/yr	NNN	7,500 SF	Leased
8	1025 Miller Dr 4 Altamonte Springs, FL	\$12.75 /SF/yr	NNN	15,000 SF	Leased
9	1025 Miller Dr 5 Altamonte Springs, FL	\$13.00 /SF/yr	NNN	7,500 SF	Leased
AVERAGES		\$12.28 /SF/YR		8,736 SF	



LEASE COMPS



440 PLUMOSA AVE

Casselberry, FL 32707

Lease Rate \$9.70 /SF/yr **Lease Type:** Modified Gross
Space Size: 6,000 SF



1490 S HIGHWAY 17-92

Longwood, FL 32750

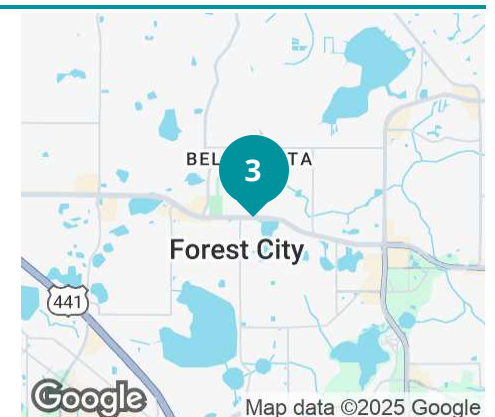
Lease Rate \$10.00 /SF/yr **Lease Type:** NNN
Space Size: 8,420 SF



906-948 E SR 436 HWY

Casselberry, FL 32707

Lease Rate \$13.04 /SF/yr **Lease Type:** NNN
Space Size: 8,080 SF



LEASE COMPS



4

585 S RONALD REAGAN BLVD

Longwood, FL 32750

Lease Rate \$13.00 /SF/yr **Lease Type:** NNN
Space Size: 6,021 SF

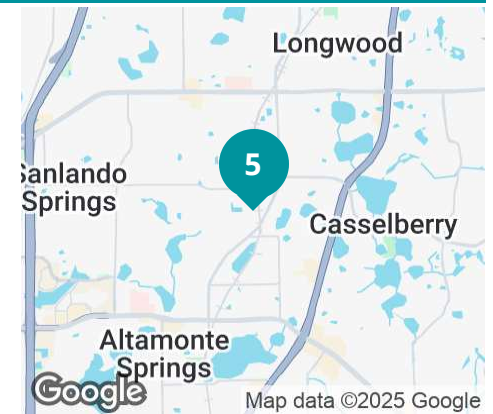


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1025 MILLER DR 1

1025 Miller Dr, Altamonte Springs, FL 32701

Lease Rate \$14.50 /SF/yr **Lease Type:** NNN
Space Size: 12,600 SF

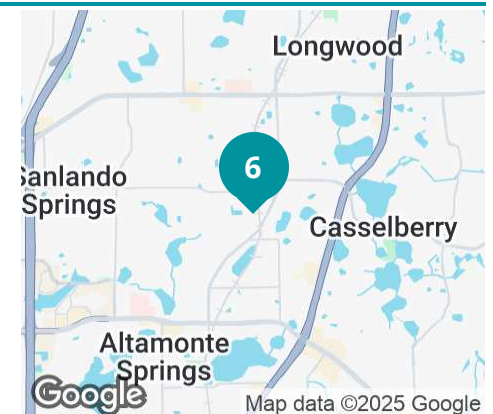


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1025 MILLER DR 2

Altamonte Springs, FL 32701

Lease Rate \$11.75 /SF/yr **Lease Type:** NNN
Space Size: 7,500 SF



LEASE COMPS

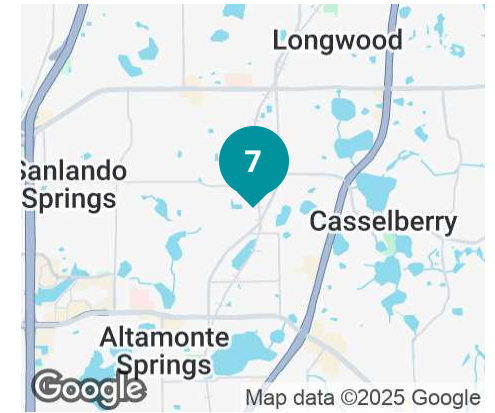
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1025 MILLER DR 3

Altamonte Springs, FL 32701

Lease Rate \$12.75 /SF/yr **Lease Type:** NNN
Space Size: 7,500 SF



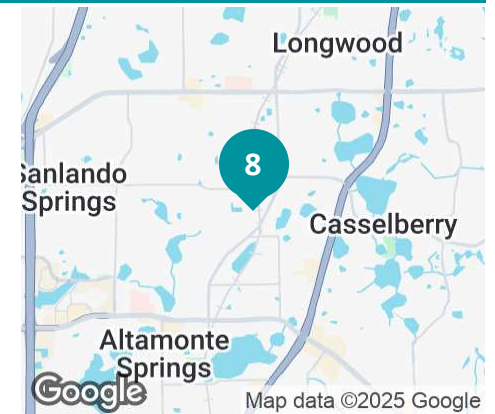
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1025 MILLER DR 4

Altamonte Springs, FL 32701

Lease Rate \$12.75 /SF/yr **Lease Type:** NNN
Space Size: 15,000 SF



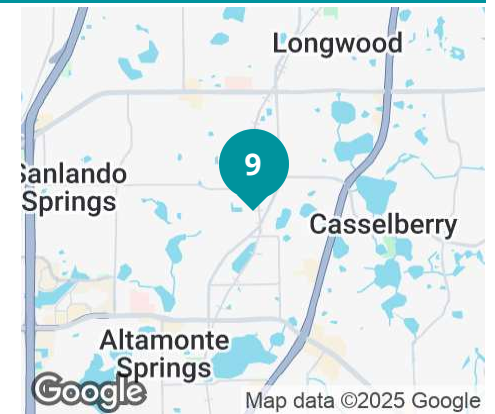
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1025 MILLER DR 5

Altamonte Springs, FL 32701

Lease Rate \$13.00 /SF/yr **Lease Type:** NNN
Space Size: 7,500 SF



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FINANCIAL ANALYSIS

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O'Reilly AUTO PARTS

O'REILLY BLEND & EXTEND

105 Melody Lane West, Casselberry, FL 32707

1962 Year Built

RENT ROLL

Sale Price: \$2,800,000

Current NOI: \$35,001

Leased Area: 8,735 RSF

Year Built: 1962

Occupancy: 31.00%

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	RECOVERY TYPE	COMMENTS
Retail BLDG	O'Reilly's Auto Parts	8,735	31.13%	06/01/11	05/31/26	\$13.50	\$117,923	MG	11.1% in 2nd option 1 x 5 YR Option
Office BLDG	Vacant	7,325	26.10%	TBD	TBD	\$12.50	\$91,563	-	
Retail BLDG	Vacant	12,000	42.77%	TBD	TBD	\$12.50	\$150,000	-	
VACANT TOTALS/AVGS		19,325	68.87%			\$12.50	\$241,563		
OCCUPIED TOTALS/AVGS		8,735	31.13%			\$13.50	\$117,923		
TOTALS/AVGS		28,060	100%			\$12.81	\$359,486		

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price: \$2,800,000

Current NOI: \$35,001

Leased Area: 8,735 RSF

Year Built: 1962

Occupancy: 31.00%



	CURRENT	CURRENT	PROFORMA	PROFORMA
INCOME	TOTAL	PER SF	TOTAL	PER SF
Base Rent	\$117,923	\$4.20	\$359,485	\$12.81
Reimbursements	\$11,264	\$0.40	\$46,573	\$1.66
GROSS POTENTIAL INCOME	\$129,187	\$4.60	\$406,058	\$14.47
Vacancy	-	-	\$20,302	\$0.72
EFFECTIVE GROSS INCOME	\$129,187	\$4.60	\$385,755	\$13.75
EXPENSES	TOTAL	PER SF	TOTAL	PER SF
RE Taxes	\$34,815	\$1.24	\$35,859	\$1.28
Insurance	\$30,851	\$1.10	\$31,777	\$1.13
Repairs & Maintenance	\$8,250	\$0.29	\$8,498	\$0.30
Landscaping	\$2,666	\$0.10	\$2,746	\$0.10
Management	\$6,459	\$0.23	\$20,302	\$0.72
Utilities	\$4,126	\$0.15	\$4,250	\$0.15
Reserves	\$7,015	\$0.25	\$7,015	\$0.25
TOTAL EXPENSES	\$94,185	\$3.36	\$110,450	\$3.94
NET OPERATING INCOME (NOI)	\$35,001	\$1.25	\$275,304	\$9.81

Notes:

- Current base rent is based on current occupancy
- Reimbursements are based on stop amounts for RE taxes and Insurance from the 2010
- Expenses are based on 2023 P&L
- Proforma base rent is based on 100% occupancy with vacant space assuming average market rents of \$12.50/SF
- Proforma expenses are based on a 3% expense inflation rate except for a management fee of 5% of the effective gross income

O'REILLY BLEND & EXTEND

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Casselberry, FL 32707

1962 Year Built

Contact a Team Member

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