

FORMER MIAMI GRILL RESTAURANT

5320 N. Orange Blossom Trail | Orlando, FL
OFFERING MEMORANDUM



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Former Miami Grill Restaurant

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FORMER MIAMI GRILL RESTAURANT

01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	5320 N. Orange Blossom Trail Orlando FL 32810
COUNTY	Orange
BUILDING SF	4,586 SF
GLA (SF)	4,474
LAND ACRES	1.38
LAND SF	59,991 SF
YEAR BUILT	1996
YEAR RENOVATED	2023
APN	04-22-29-0921-00-020

FINANCIAL SUMMARY

OFFERING PRICE	\$0
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	10,928	93,388	269,170
2024 Median HH Income	\$44,963	\$61,315	\$66,153
2024 Average HH Income	\$57,620	\$85,536	\$99,502

02

Location

Location Summary

03

Property Description

Property Features

Aerial Map

Parcel Map

Property Images

PROPERTY FEATURES

BUILDING SF	4,586
LAND SF	59,991
GLA (SF)	4,474
LAND ACRES	1.38
YEAR BUILT	1996
YEAR RENOVATED	2023
ZONING TYPE	ORL-AC-1/W
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PADS	1
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

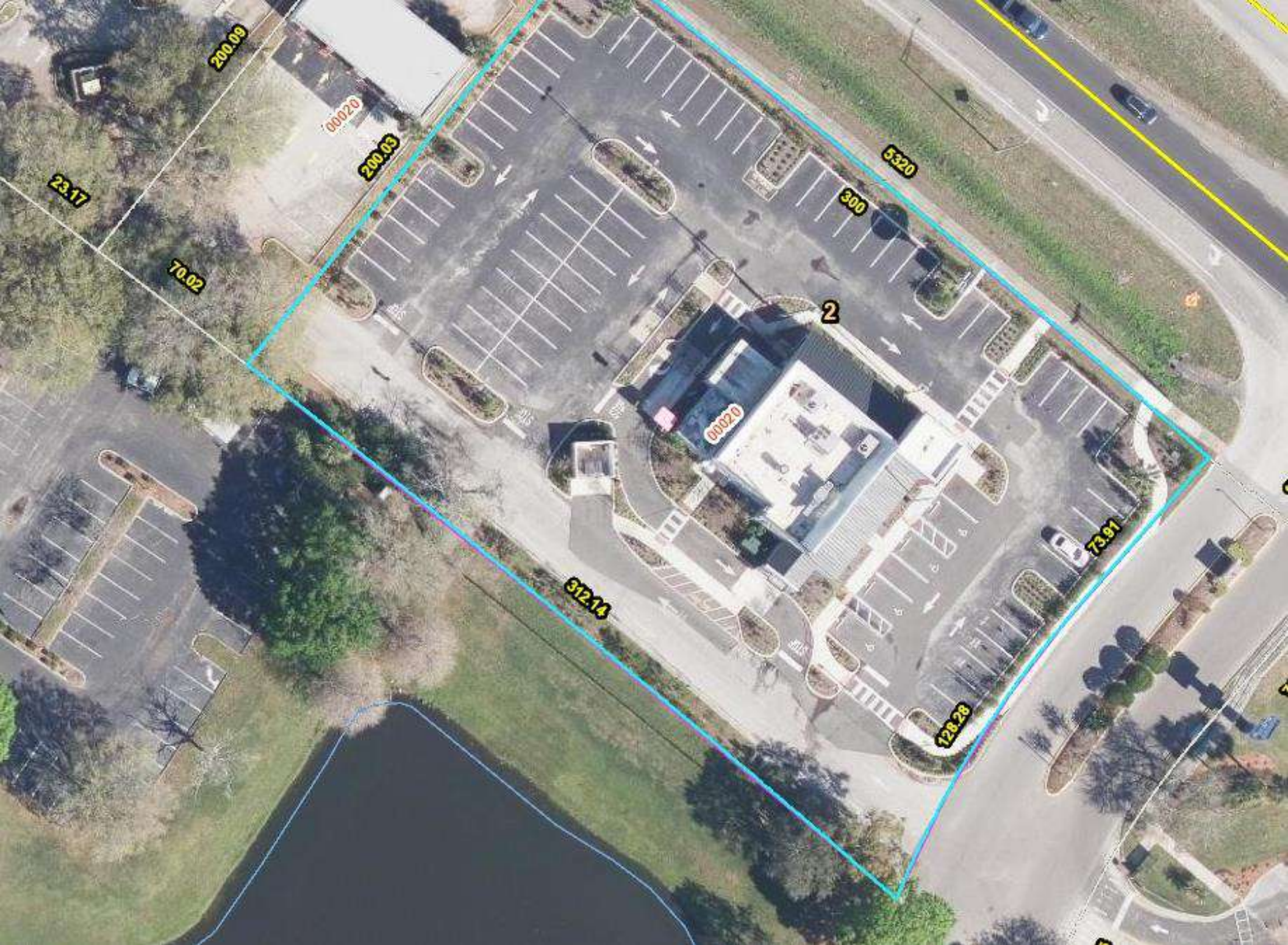
NORTH	Orlando Recycling and Shredding
SOUTH	Nassau Apartments
EAST	Express Wash
WEST	Taco Bell

MECHANICAL

HVAC	Central
ELECTRICAL / POWER	3 - 208/120v electric panels

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Cinder Block
EXTERIOR	Cinder Block
PARKING SURFACE	Asphalt







04

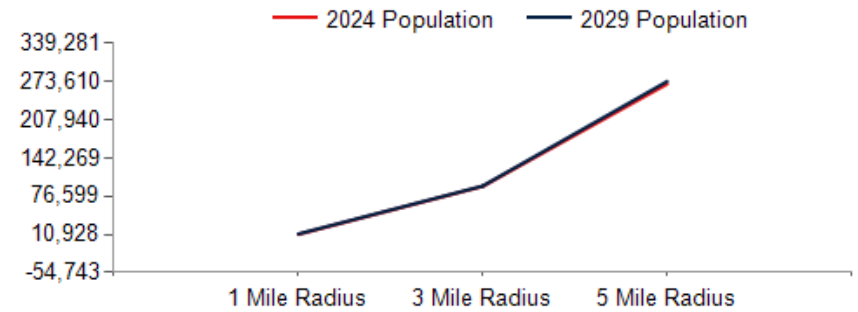
Demographics

Demographics

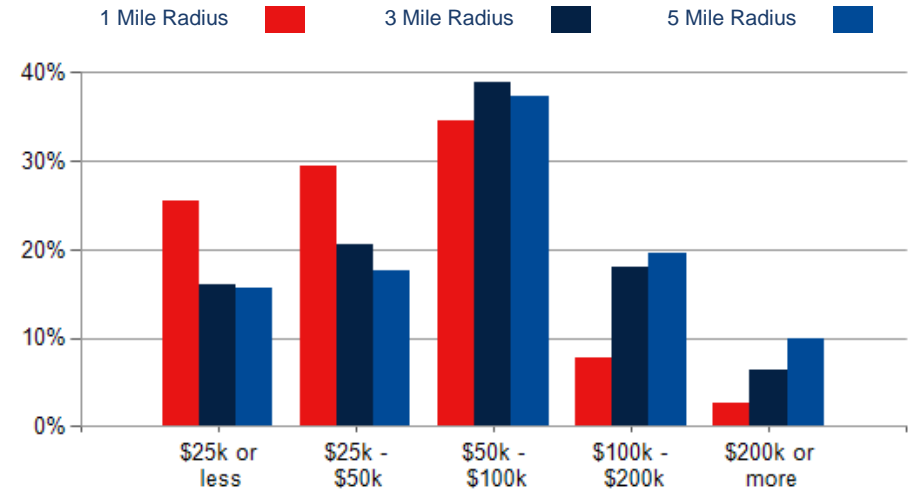
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,451	83,409	232,057
2010 Population	9,646	82,438	234,130
2024 Population	10,928	93,388	269,170
2029 Population	11,739	94,057	273,610
2024-2029: Population: Growth Rate	7.20%	0.70%	1.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	753	3,678	10,881
\$15,000-\$24,999	379	2,161	5,858
\$25,000-\$34,999	463	2,688	7,025
\$35,000-\$49,999	842	4,757	11,762
\$50,000-\$74,999	1,150	8,592	24,186
\$75,000-\$99,999	384	5,519	15,482
\$100,000-\$149,999	292	4,655	13,822
\$150,000-\$199,999	53	1,832	6,958
\$200,000 or greater	117	2,335	10,565
Median HH Income	\$44,963	\$61,315	\$66,153
Average HH Income	\$57,620	\$85,536	\$99,502

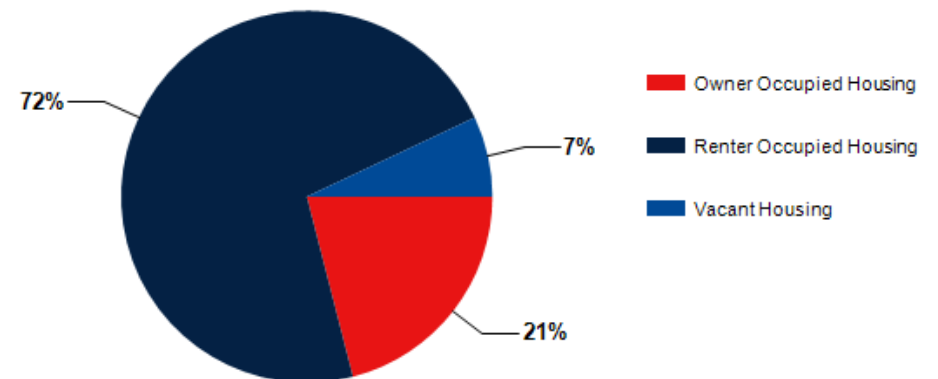
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,270	33,389	94,287
2010 Total Households	3,880	31,591	90,574
2024 Total Households	4,434	36,216	106,540
2029 Total Households	4,723	36,479	109,113
2024 Average Household Size	2.41	2.55	2.48
2024-2029: Households: Growth Rate	6.35%	0.70%	2.40%



2024 Household Income



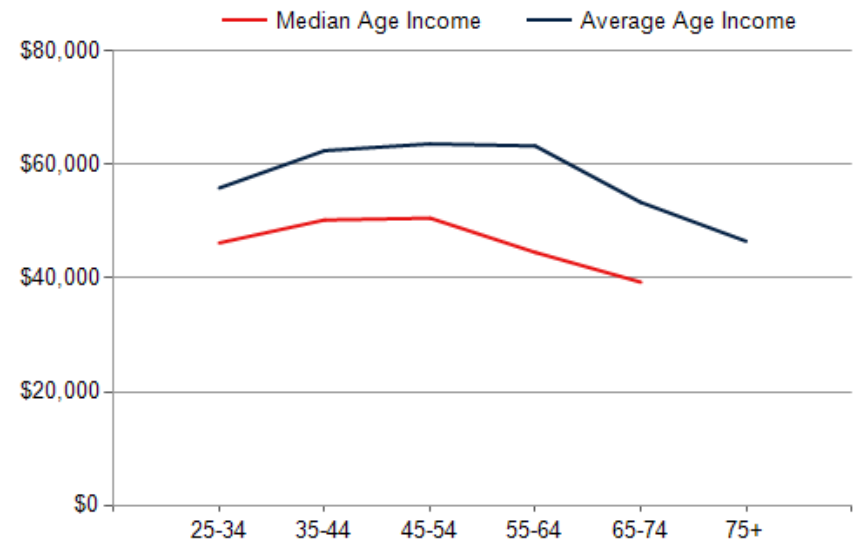
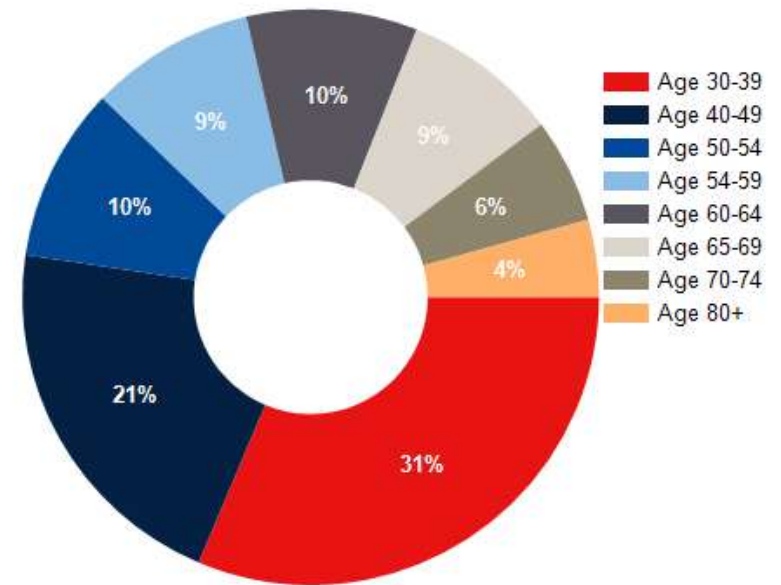
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,038	8,271	23,066
2024 Population Age 35-39	802	7,214	19,977
2024 Population Age 40-44	660	6,214	17,784
2024 Population Age 45-49	572	5,371	15,641
2024 Population Age 50-54	575	5,694	16,601
2024 Population Age 55-59	543	5,460	15,974
2024 Population Age 60-64	563	5,583	16,291
2024 Population Age 65-69	514	4,866	14,193
2024 Population Age 70-74	346	3,521	11,115
2024 Population Age 75-79	255	2,427	8,036
2024 Population Age 80-84	159	1,384	4,781
2024 Population Age 85+	145	1,301	4,680
2024 Population Age 18+	8,347	73,158	215,193
2024 Median Age	33	37	38
2029 Median Age	35	38	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,206	\$62,107	\$66,287
Average Household Income 25-34	\$55,885	\$80,950	\$91,974
Median Household Income 35-44	\$50,252	\$71,131	\$77,174
Average Household Income 35-44	\$62,471	\$98,170	\$112,015
Median Household Income 45-54	\$50,583	\$69,909	\$77,441
Average Household Income 45-54	\$63,655	\$97,750	\$115,325
Median Household Income 55-64	\$44,528	\$63,594	\$71,087
Average Household Income 55-64	\$63,283	\$90,794	\$109,311
Median Household Income 65-74	\$39,282	\$53,552	\$57,841
Average Household Income 65-74	\$53,351	\$75,291	\$89,417
Average Household Income 75+	\$46,510	\$61,478	\$74,834



05

Company Profile

Advisor Profile



Oren Stephen
Principal

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Principal

AGENTs

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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