



ORLANDO, FLORIDA

# TURNKEY:

PLANS | ENGINEERING | APPROVALS  
PERMITS | PAID IMPACT FEES

10,635 SF

CLASS A

RETAIL CENTER

UNIVERSITY ECON



**NEW PRICE: \$1,750,000**

SELLER FINANCING: 20% DOWN PAYMENT

1-YEAR TERM FOR BUILDER STARTUP, COVERING THE HOLD PERIOD UNTIL CONSTRUCTION BEGINS.



## CLASS A LOCATION

9030 UNIVERSITY BLVD. ORLANDO, FL 32817



### LOCATED FOR SUCCESS

Prime Signalized Corner

Conveniently Located near the 417 – UCF – Winter Park - Orlando

ECONLOCKHATCHEE TRAIL

SIGNALIZED  
INTERSECTION



UNIVERSITY BOULEVARD

CLASS A RETAIL  
10,635 SF

1

2

3

4

5

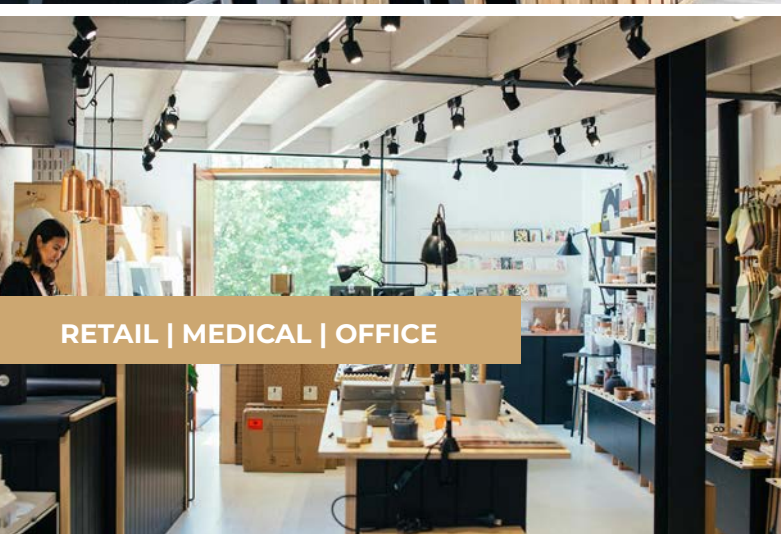
PARKING SPACES

PRELUD

S-1

4.5'





RETAIL | MEDICAL | OFFICE



## OPPORTUNITY OVERVIEW

- Exclusive Class A Orlando, FL location
- 9030 University Blvd. Orlando, FL 32817
- Prime signalized Intersection fronting University Blvd and Econ Trail
- Traffic Counts: University Blvd 37,000 AADT, Econ Trail 13,200 AADT, Central Florida Greenway 95,000
- Approved 10,635 SF Class A Retail Center
- Single user or up to 5 individual tenants
- Unique double storefront design to achieve highest exposure
- 5 Parking Spaces per 1,000 SF
- Fully Approved Project-Ready To Build
- Offering includes: Premium 10,635 SF building pad
- Full Architectural and Engineered Plans
- All County Approvals
- Building Permit
- Paid Impact Fees

## FULL TURNKEY PACKAGE

- **PRICE: \$1,750,000**  
**SELLER FINANCING: 20% DOWN PAYMENT**  
**1-YEAR TERM FOR BUILDER STARTUP,**  
**COVERING THE HOLD PERIOD UNTIL**  
**CONSTRUCTION BEGINS.**

**UECON**  
MODERN RETAIL

**BUILDING LAYOUT****SUITE 101**

68.8 X 36.6 = 2,518 SF

**SUITE 102**

68.8 X 28.8 = 1,981 SF

**SUITE 104**

68.8 X 28.8 = 1,981 SF

**1****2****3****4****5****UNIT SIZES**

CAN VARY DEPENDING ON USE

**SUITE 103**

68.8 X 23.8 = 1,637 SF

**SUITE 105**

68.8 X 36.6 = 2,518 SF

Disclaimer: The information provided in this brochure is for general guidance only. While efforts have been made to ensure accuracy, measurements, sizes, finishes, maps, and floor plans are approximate and subject to change. Any reliance on this information should be independently verified. We are not liable for inaccuracies or discrepancies.

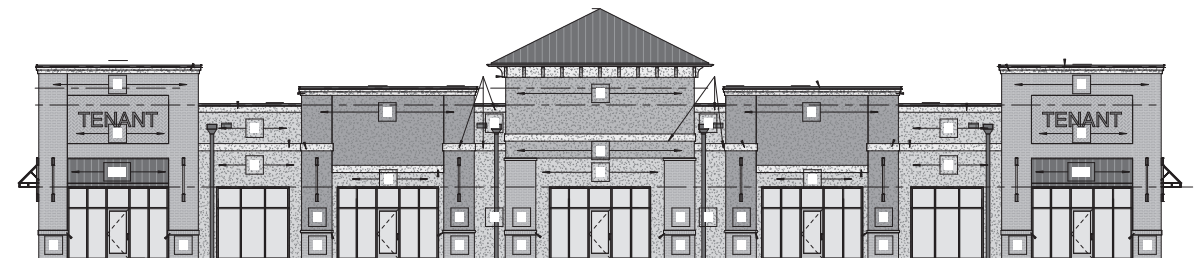
UECON



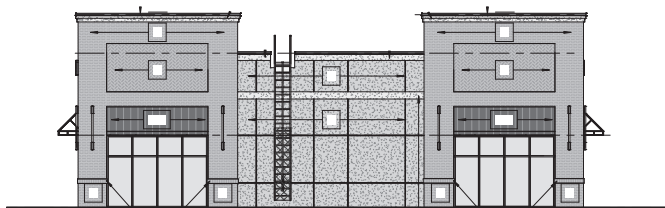
VIEW FROM PARKING



EAST SIDE



VIEW FROM UNIVERSITY



WEST SIDE







# TURNKEY

**10,635 SF CLASS "A" RETAIL CENTER**

**IMMEDIATE BUILD**

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STIRLING | INTERNATIONAL  
REAL ESTATE

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