

Cambridge Oaks Plaza

3950 S US HWY 17-92, Casselberry, Florida 32707

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I-4
10 ± Minutes

66,000
Cars/Day

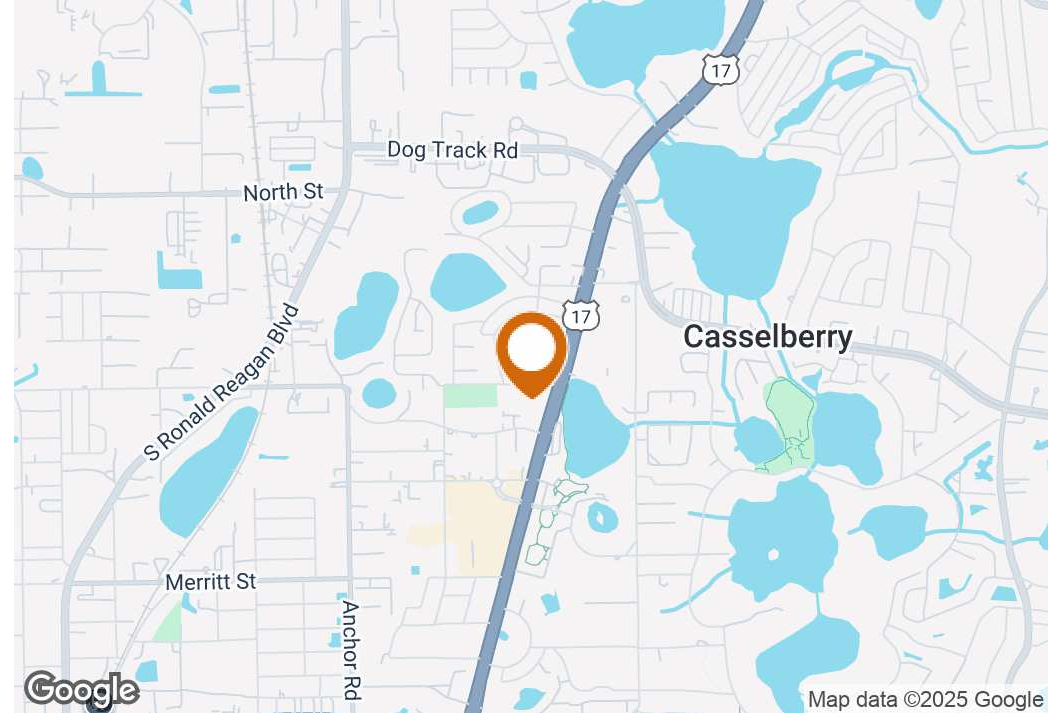
SUBJECT

S US Hwy 17-92

Culver's



PROPERTY SUMMARY



Offering Summary

| | |
|-------------------|--------------------------|
| Lease Rate: | \$18.00 p/RSF NNN |
| Available SF: | 1,260 - 3,780 RSF |
| Available Suites: | 2064 & 2072-2080 |
| Year Built: | 2007 |
| Zoning: | CG |
| Traffic Count: | 66,000 Cars/Day |
| Parking Spaces: | 129 |
| Parking Ratio: | 4.01/1,000 |

Property Overview

Welcome to Cambridge Oaks Plaza a well-located retail strip center that is situated in a high-traffic area with excellent visibility from HWY US 17-92. The center is anchored with a variety of national, regional, and local tenants, including a pharmacy, multiple restaurants and smoothie shops, and a gym. The center is almost 100% occupied and has a strong tenant mix that provides a mix of daily and weekly needs for the surrounding community.

Property Highlights

- Located within SBA Hubzone and Opportunity Zone
- Well-maintained, stand-alone building
- Excellent visibility near a signalized corner
- Strategically located for high foot and vehicular traffic
- Surrounded by successful retailers
- Ample parking for tenants and customers



PROPERTY DESCRIPTION

Property Description

Boasting excellent visibility along a busy road, this retail center provides an ideal location to showcase your products and services. With its strategic position, your business will benefit from high levels of foot and vehicular traffic, ensuring maximum exposure to potential customers.

Join a diverse community of successful retailers in the immediate vicinity, creating a synergistic environment that attracts a steady flow of visitors. The presence of established businesses nearby generates increased footfall and enhances the potential for collaboration and cross-promotion.

One of the standout features of this retail center is the ample parking available to accommodate both tenants and their customers. The convenience of hassle-free parking ensures easy accessibility, encouraging repeat visits and boosting customer satisfaction. Additionally, the center is located within an SBA Hubzone and Opportunity Zones.

The interior of the building offers a well-designed layout suitable for a variety of retail businesses. The two-story structure provides ample space for displaying your products, accommodating customer interactions, and organizing back-office operations.

As a small business owner, this neighborhood retail center provides an exceptional opportunity to establish or expand your retail presence in a prime location. Benefit from the convenience, visibility, and foot traffic that this bustling area has to offer.

Don't miss out on securing your lease in this sought-after retail destination. Contact us today to arrange a viewing and explore the exciting possibilities awaiting your business at Cambridge Oaks.

TENANT MIX

66,000
Cars/Day

SUBJECT

US Hwy 17-92

Culver's

Tenant Mix

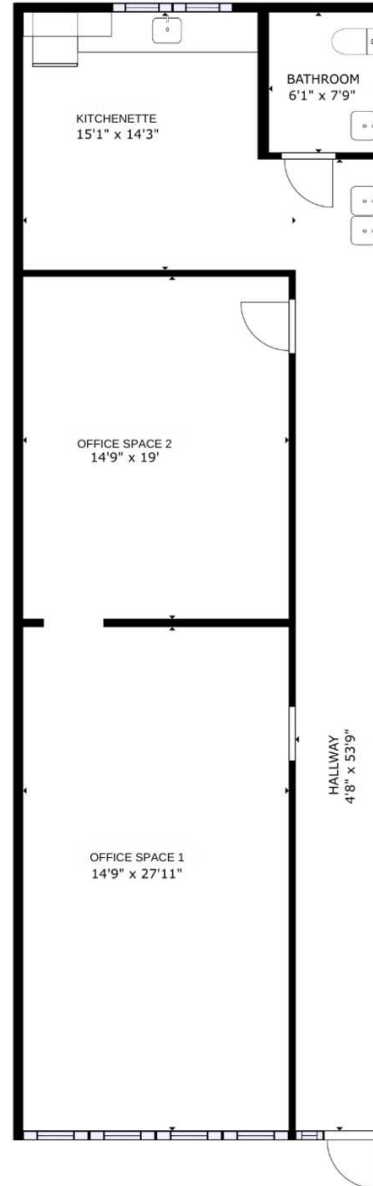
Suite Number

1000
1008-1016:
1024:
1032-1040:
1048:
1056:
1064:
1072:
1080:
1088:
2000-2016:
2024:
2056:
2064:
2072-2080:
2088:

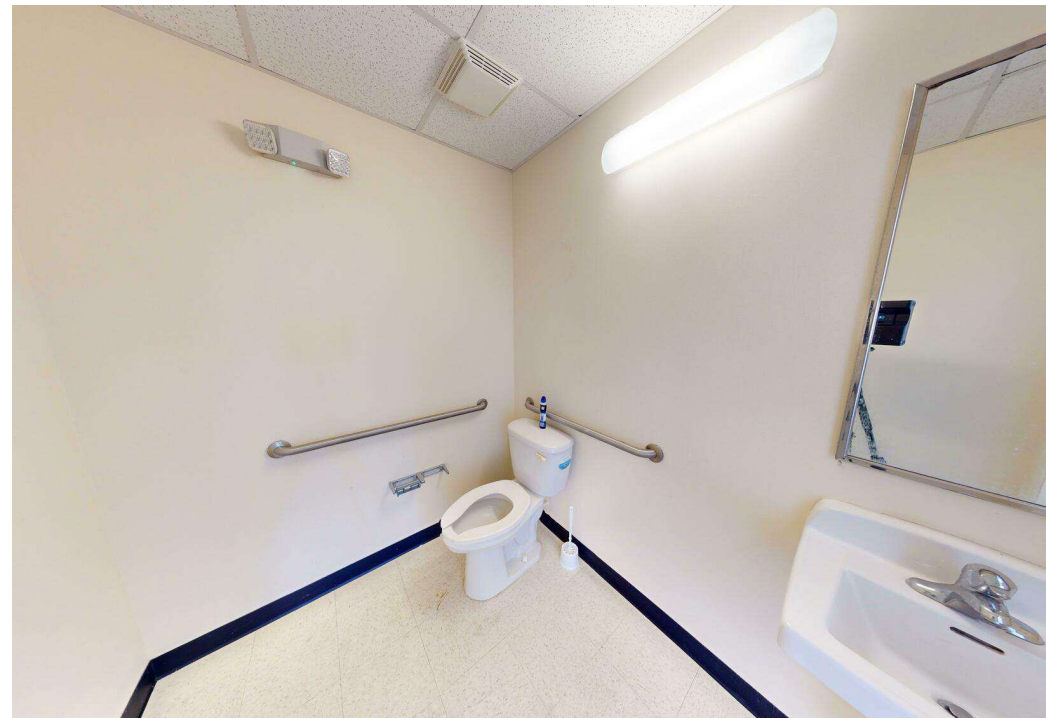
Co-Tenants

Rivera Chiropractic
Yunus Eye Associates
Velvet Brew Café
VetCor: Cat Hospital of Orlando
Cambridge Oak's Pharmacy
Sharpblends Barbershop
Concord Oaks Springs Spa
Hibachi-Express
Happy Island Nails & Spa
Planet Smoothie
Rhythm & Smooth
American Top Team
All Inclusive 4U Vacations
Available (Professional Office)
Available (Professional Office)
Joyceus Studio

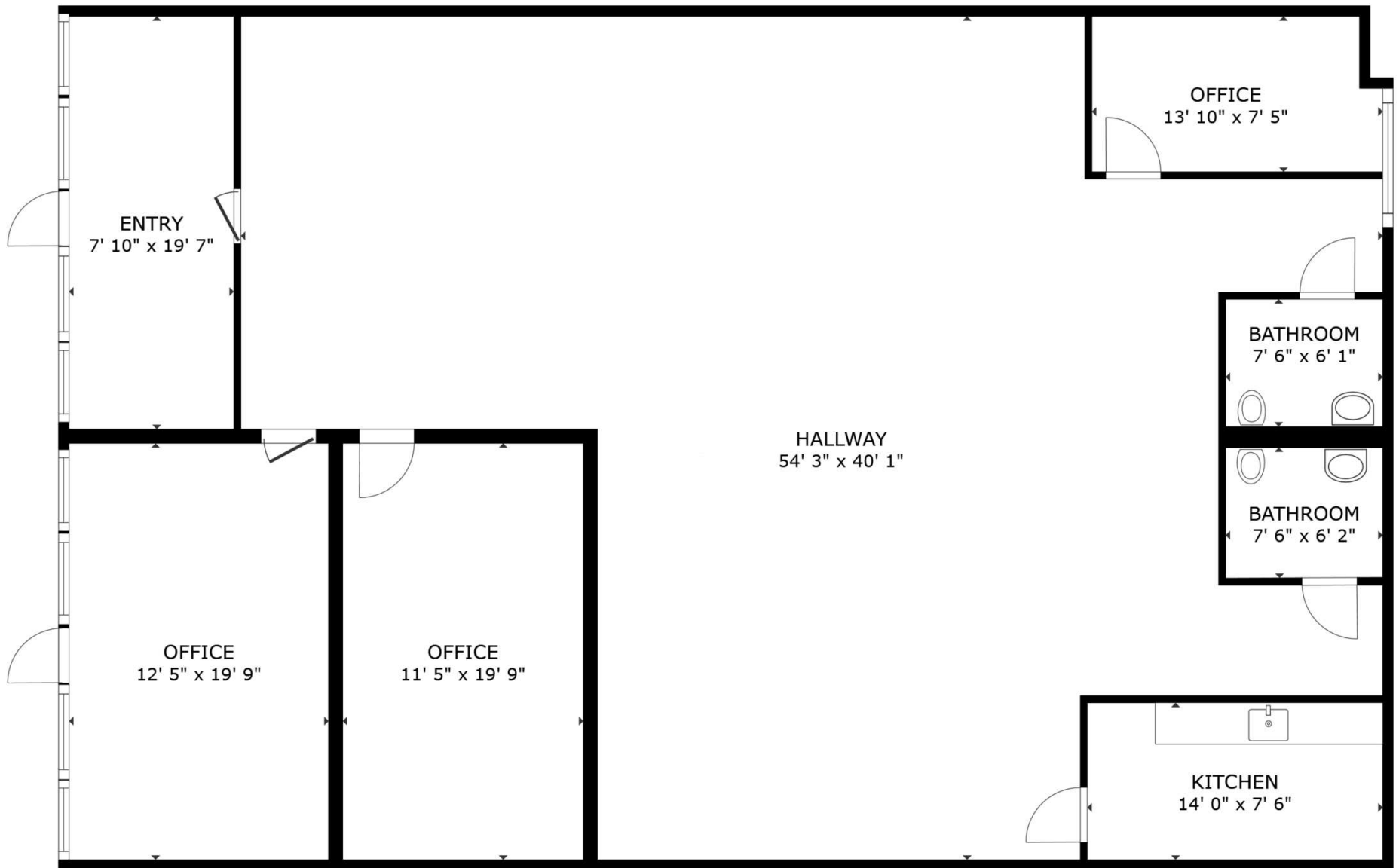
UNIT 2064 FLOORPLAN



UNIT 2064 PHOTOS



SUITE 2072-2080 FLOOR PLAN



FLOOR PLAN

SUITE 2072-2080



DEMOGRAPHICS MAP & REPORT

Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 7,548 | 95,665 | 235,769 |
| Average Age | 43 | 43 | 42 |
| Average Age (Male) | 41 | 41 | 41 |
| Average Age (Female) | 44 | 44 | 44 |

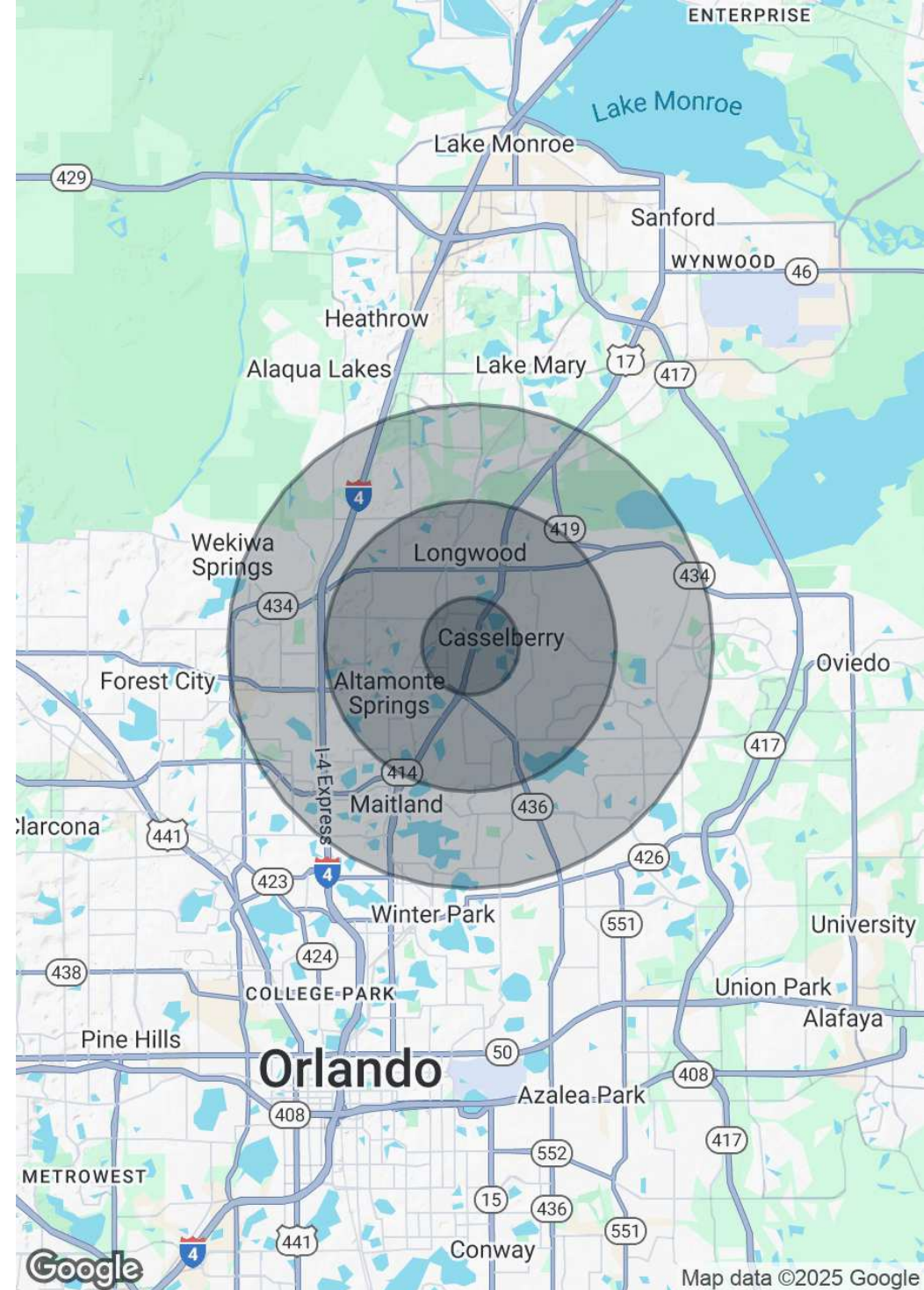
Households & Income

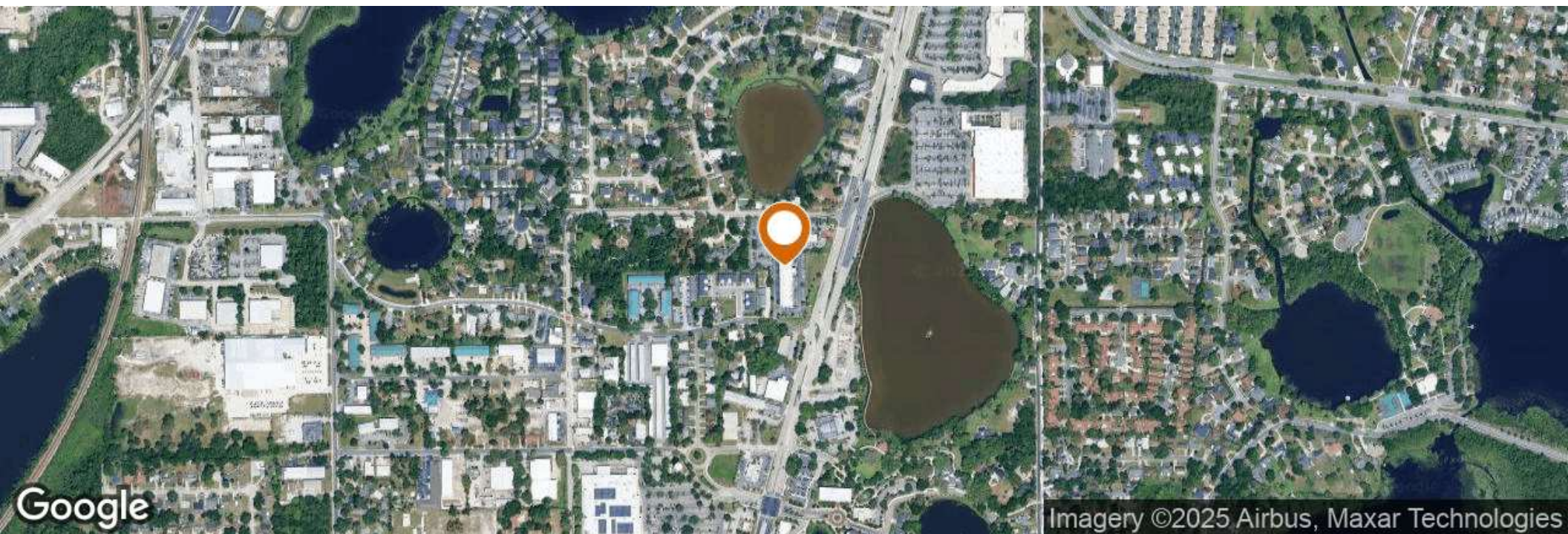
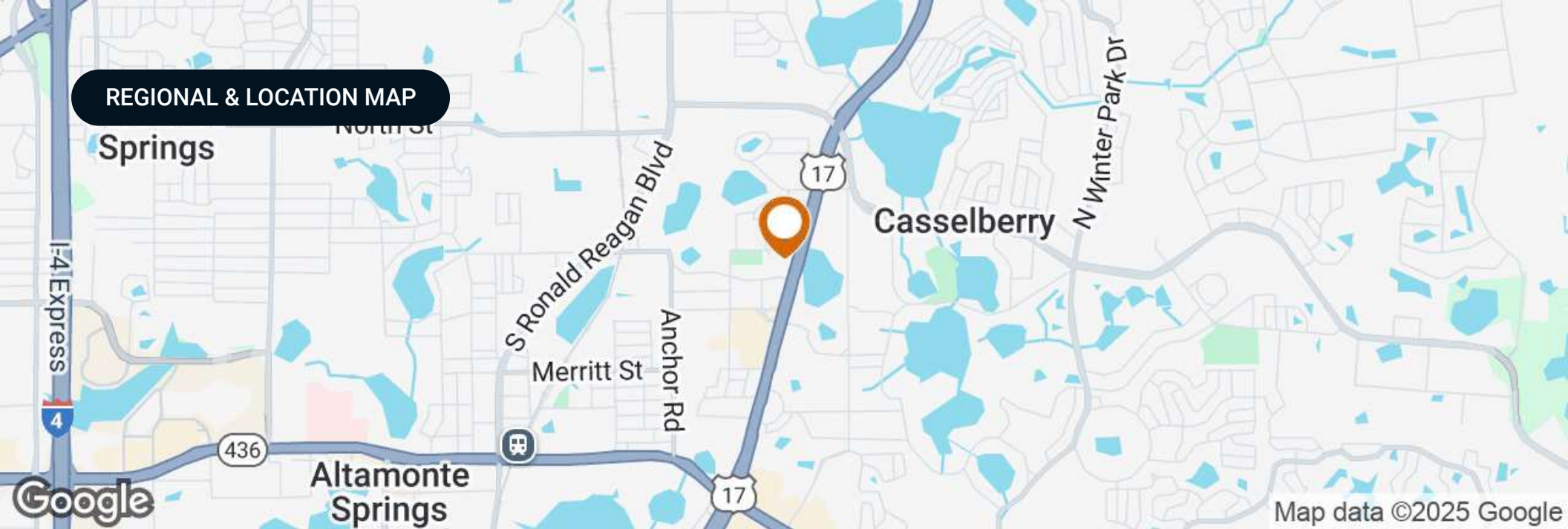
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,186 | 39,710 | 97,287 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$78,424 | \$90,705 | \$103,722 |
| Average House Value | \$306,047 | \$348,184 | \$419,256 |

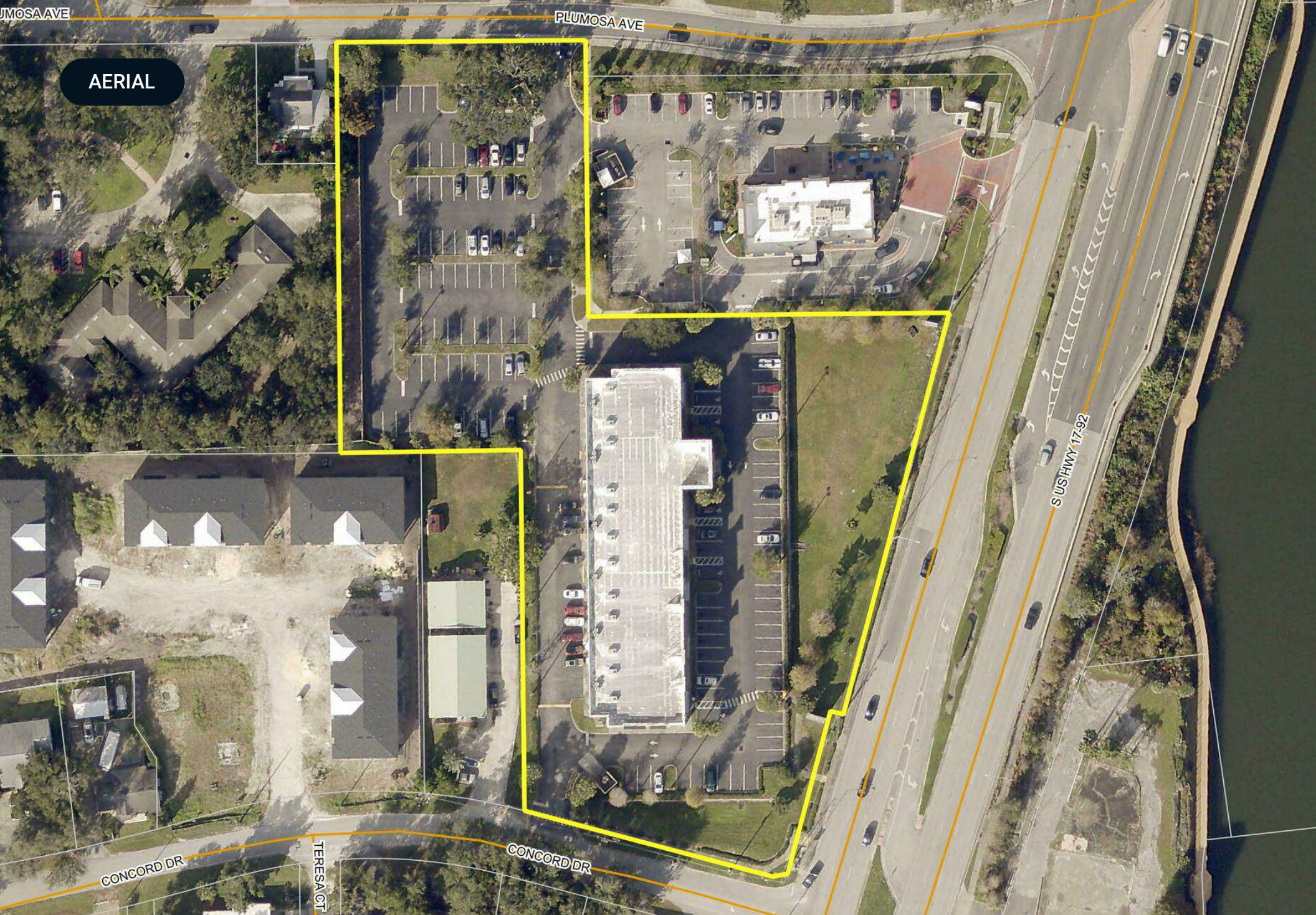
Traffic Counts

Concord Dr./Plumosa Ave. & S HWY 17 92 66,000/day

Demographics data derived from AlphaMap







ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Rafael Mendez, CCIM

Regional Managing Director

rafael@saunderscommercial.com

Direct: **407-813-1984** | Cell: **407-748-8970**

FL #BK3317523

Professional Background

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

ADVISOR BIOGRAPHY



Bill Nguyen

Advisor

bill@saundersrealestate.com

Direct: **877-518-5263 x486** | Cell: **407-304-0553**

Professional Background

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Landlord & Tenant Representation

Memberships

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- International Council of Shopping Centers (ICSC)



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