



FOR LEASE

Cambridge Oaks Plaza

3950 S US HWY 17-92

Casselberry, FL 32707

PRESENTED BY:

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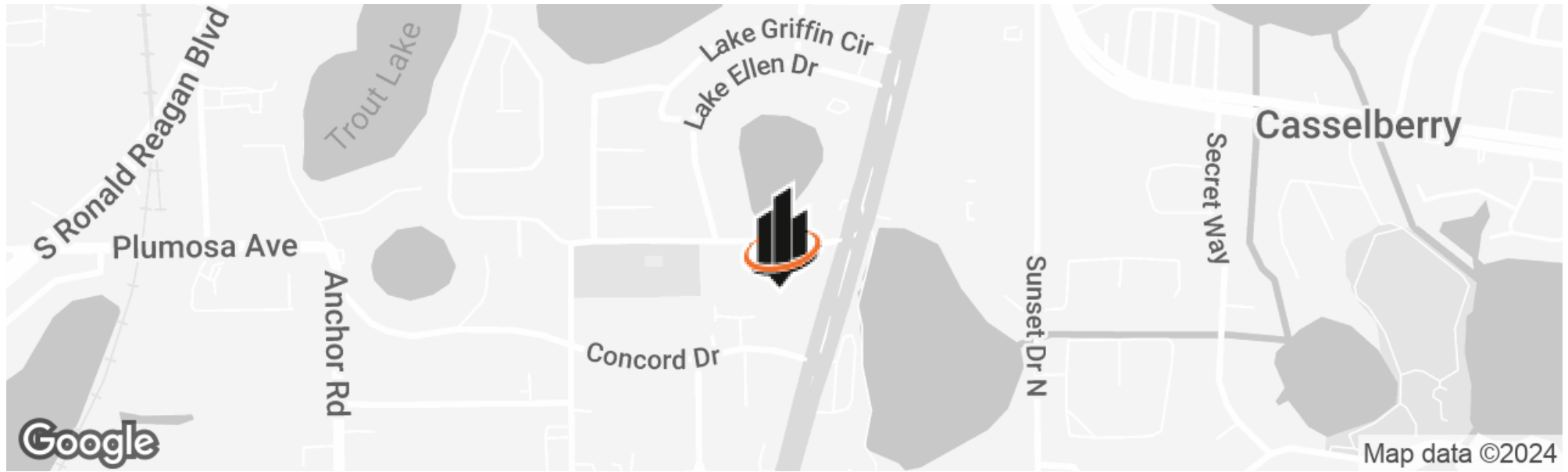
66,000
Cars/Day

SUBJECT

S US Hwy 17-92



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 or 35.00 p/RSF NNN
AVAILABLE SF:	1,260 or 2,800 RSF
AVAILABLE SUITES	1032-1040, & 2064
YEAR BUILT:	2007
ZONING:	CG
TRAFFIC COUNT:	66,000 Cars/Day
PARKING SPACES:	129
PARKING RATIO:	4.01/1,000

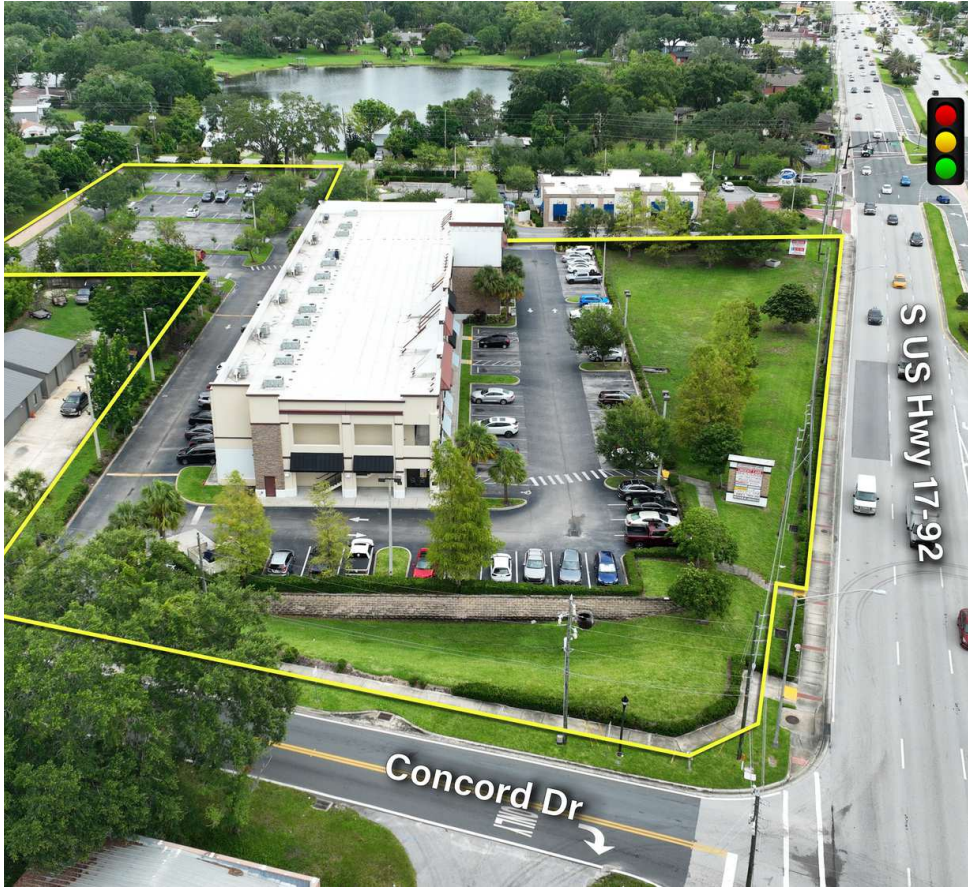
PROPERTY OVERVIEW

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 and 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



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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.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	1,260 - 2,800 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2064	Available	1,260 SF	NNN	\$20.00 SF/yr
1032-1040	Available	2,800 SF	NNN	\$35.00 SF/yr
2024	Available	1,260 - 5,200 SF	NNN	\$25.00 SF/yr

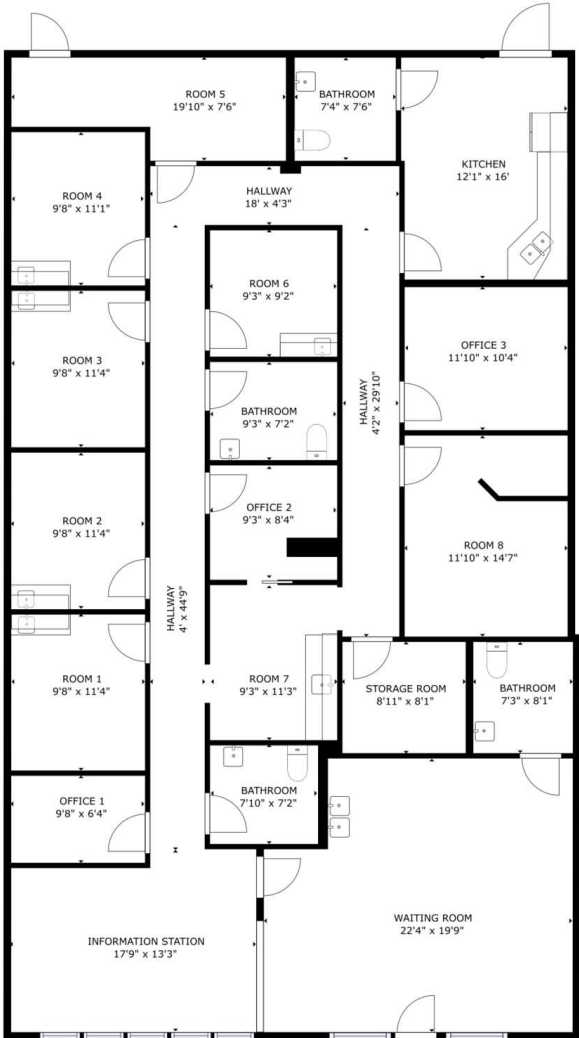
TENANT PROFILES



TENANT MIX

1000:	Rivera Chiropractic
1008-1016:	Yunus Eye Associates
1024:	Zippo's Pizzeria
1032-1040	Available (Medical Buildout)
1048:	Cambridge Oak's Pharmacy
1056:	Sharpblends Barbershop
1064:	Concord Oaks Springs Spa
1072:	Hibachi-Express
1080:	Happy Island Nails & Spa
1088:	Planet Smoothie
2000-2016:	Rhythm & Smooth
2024:	Available 1/1/2025 (Gym Buildout)
2056:	All Inclusive 4U Vacations
2064:	Available (Professional Office)
2072-2080:	ZVRS
2088:	Joyceus Studio

UNIT 1032-1040 FLOOR PLANS



GROSS INTERNAL AREA
 FLOOR 1: 2835 sq ft
 TOTAL: 2835 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



UNIT 1032-1040 PHOTOS | MEDICAL OFFICE SPACE



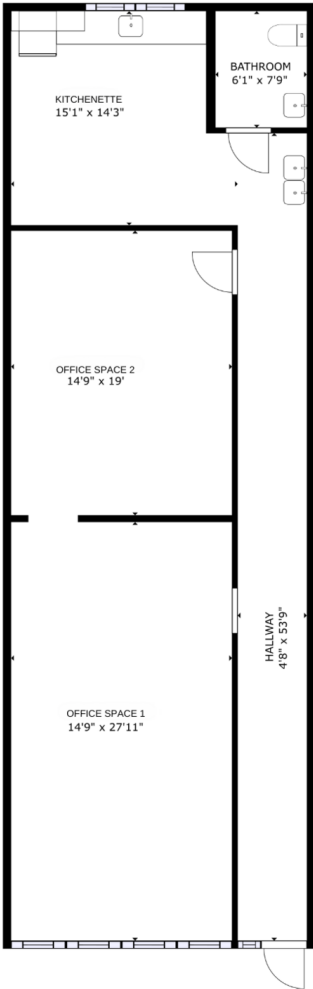
UNIT 1032-1040 PHOTOS | MEDICAL OFFICE SPACE



SUITE 2024 -GYM SPACE



UNIT 2064 FLOORPLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



UNIT 2064 PHOTOS - PROFESSIONAL OFFICE SPACE



DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

	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

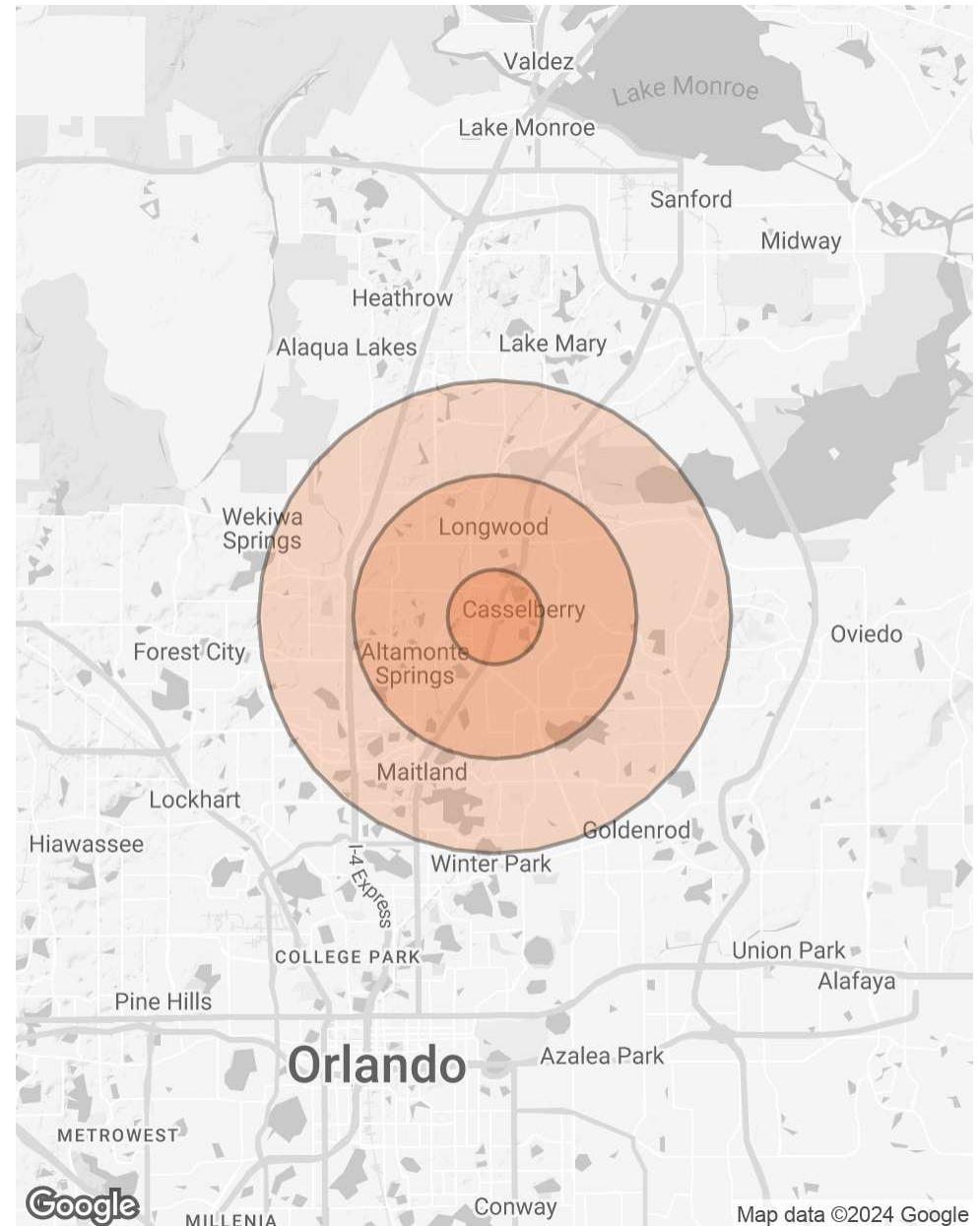
1 MILE 3 MILES 5 MILES

	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

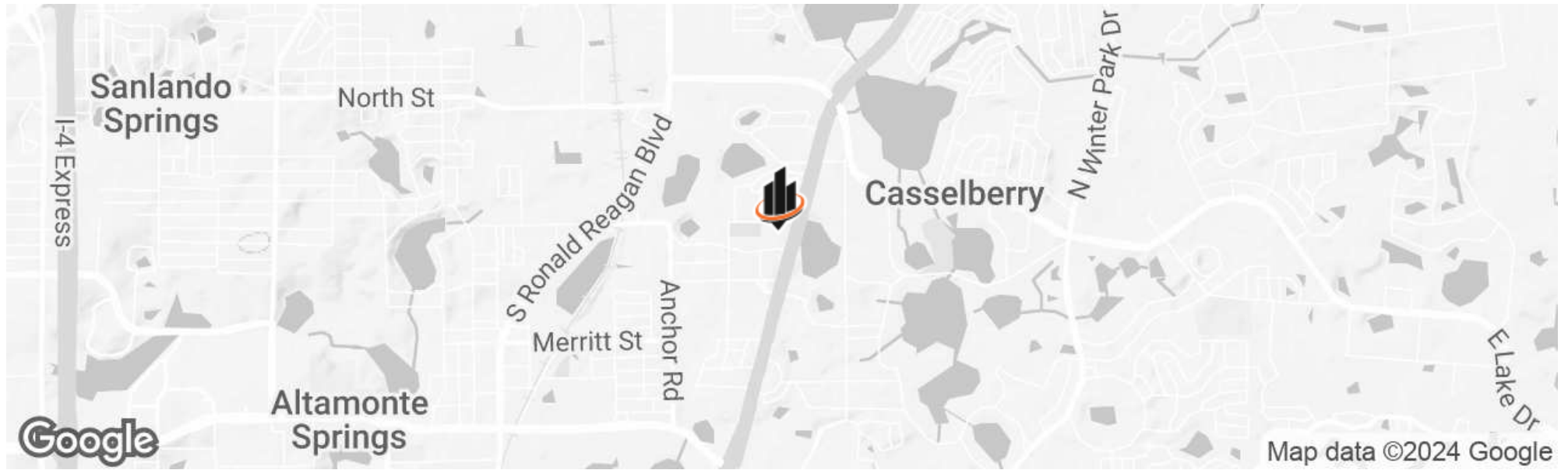
TRAFFIC COUNTS

CONCORD DR./PLUMOSA AVE. & S HWY 17 92 66,000/day

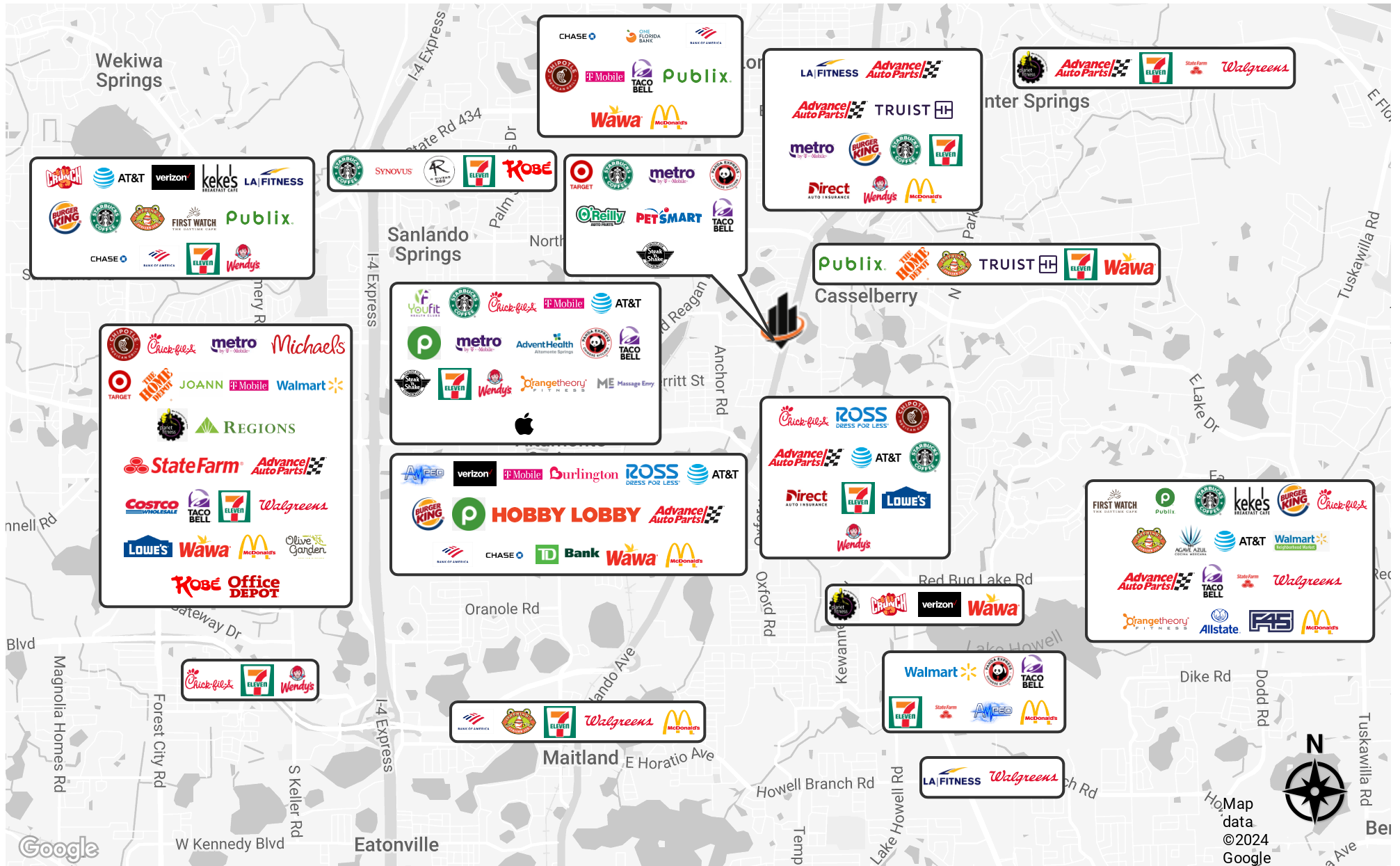
Demographics data derived from AlphaMap



REGIONAL AND LOCATION MAP



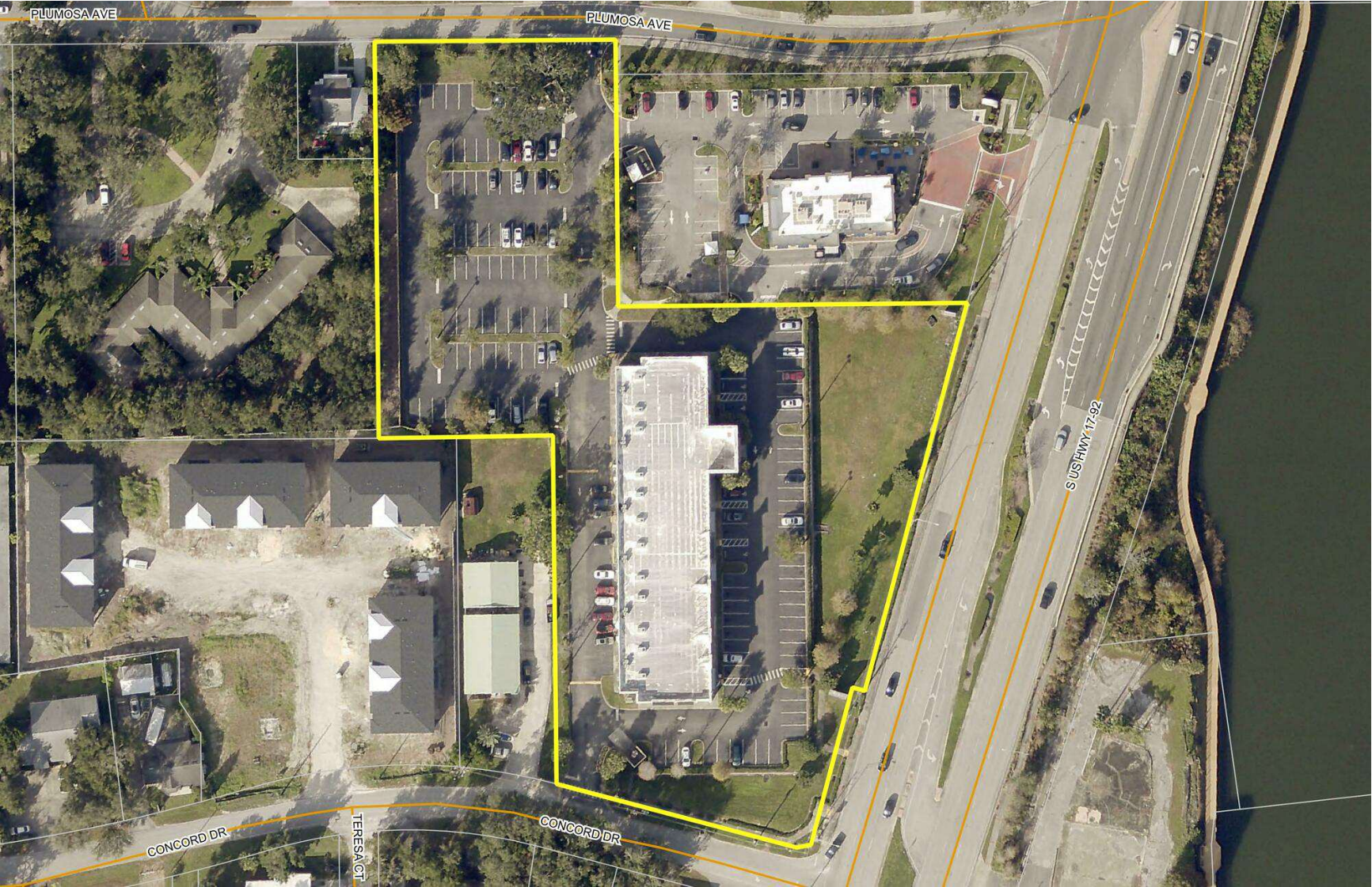
REGIONAL MAP



RETAILER MAP



AERIAL



ADDITIONAL PHOTOS



MEET THE TEAM



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