

8734 Lee Vista  
Blvd.

8734 Lee Vista Blvd.  
Orlando, FL 32830

Oren Stephen  
Principal  
(407) 777-3133  
orenstephenproperties@gmail.com



# THE SPACE

Location	8734 Lee Vista Blvd., Orlando, FL, 32830
COUNTY	Orange
APN	24-23-30-8969-00-020
Cross Street	Lee Vista BLVd
Traffic Count	20,000
Square Feet	1400
Rent Per SF (Annual)	\$35.84
Lease Type	Triple-Net

**Notes** \$5.84/SQft CAM

## HIGHLIGHTS

- Suite 100 is available for Lease
- Currently a Little Caesar's Pizza
- Across the Street From High-Traffic Publix Anchored Shopping Center
- Under 5 Minutes to 528 and 417



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,473	64,527	171,429



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$95,481	\$86,234	\$91,448



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,955	23,502	62,735

---

## PROPERTY FEATURES

---

CURRENT OCCUPANCY	<b>6.00 %</b>
TOTAL TENANTS	<b>6</b>
BUILDING SF	<b>8,540</b>
GLA (SF)	<b>1,400</b>
LAND SF	<b>39,153</b>
LAND ACRES	<b>.9</b>
YEAR BUILT	<b>2006</b>
ZONING TYPE	<b>Retail</b>
BUILDING CLASS	<b>Shopping Center</b>
LOCATION CLASS	<b>B</b>
NUMBER OF STORIES	<b>1</b>
NUMBER OF BUILDINGS	<b>1</b>
NUMBER OF PARKING SPACES	<b>15</b>
NUMBER OF PADS	<b>33</b>
CORNER LOCATION	<b>Yes</b>
NUMBER OF INGRESSES	<b>1</b>
NUMBER OF EGRESSES	<b>1</b>

---

## NEIGHBORING PROPERTIES

---

NORTH	<b>East Colonial</b>
SOUTH	<b>Lake Nona</b>
EAST	<b>Valencia College</b>
WEST	<b>MCO (Airport)</b>

---

---

## MECHANICAL

---

HVAC	<b>Yes</b>
FIRE SPRINKLERS	<b>Yes</b>
ELECTRICAL / POWER	<b>Yes</b>
LIGHTING	<b>Yes</b>

---

## TENANT INFORMATION

---

MAJOR TENANT/S	<b>Little Caesar's</b>
SHADOW ANCHOR	<b>Thai Ice Cream</b>
LEASE TYPE	<b>NNN</b>

---





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,508	30,841	98,529
2010 Population	7,805	49,862	133,056
2022 Population	8,473	64,527	171,429
2027 Population	8,612	65,989	183,233
2022 African American	897	6,212	16,027
2022 American Indian	35	349	968
2022 Asian	808	3,278	8,443
2022 Hispanic	4,310	38,637	92,282
2022 Other Race	1,603	14,207	32,829
2022 White	2,981	22,359	67,879
2022 Multiracial	2,135	18,066	45,141
2022-2027: Population: Growth Rate	1.65 %	2.25 %	6.70 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	102	1,500	3,929
\$15,000-\$24,999	129	1,503	4,086
\$25,000-\$34,999	220	2,121	5,371
\$35,000-\$49,999	424	3,362	8,673
\$50,000-\$74,999	546	4,734	12,301
\$75,000-\$99,999	632	4,079	9,656
\$100,000-\$149,999	506	3,714	10,844
\$150,000-\$199,999	231	1,319	3,894
\$200,000 or greater	165	1,168	3,977
Median HH Income	\$76,540	\$65,002	\$66,989
Average HH Income	\$95,481	\$86,234	\$91,448

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	944	12,757	41,027
2010 Total Households	2,696	18,336	50,206
2022 Total Households	2,955	23,502	62,735
2027 Total Households	2,990	24,012	66,377
2022 Average Household Size	2.87	2.74	2.72
2000 Owner Occupied Housing	768	7,838	23,415
2000 Renter Occupied Housing	119	3,787	14,386
2022 Owner Occupied Housing	2,273	14,008	37,272
2022 Renter Occupied Housing	682	9,495	25,463
2022 Vacant Housing	123	1,042	3,476
2022 Total Housing	3,078	24,544	66,211
2027 Owner Occupied Housing	2,247	14,181	40,765
2027 Renter Occupied Housing	743	9,831	25,613
2027 Vacant Housing	183	1,428	4,955
2027 Total Housing	3,173	25,440	71,332
2022-2027: Households: Growth Rate	1.20 %	2.15 %	5.70 %

Source: esri

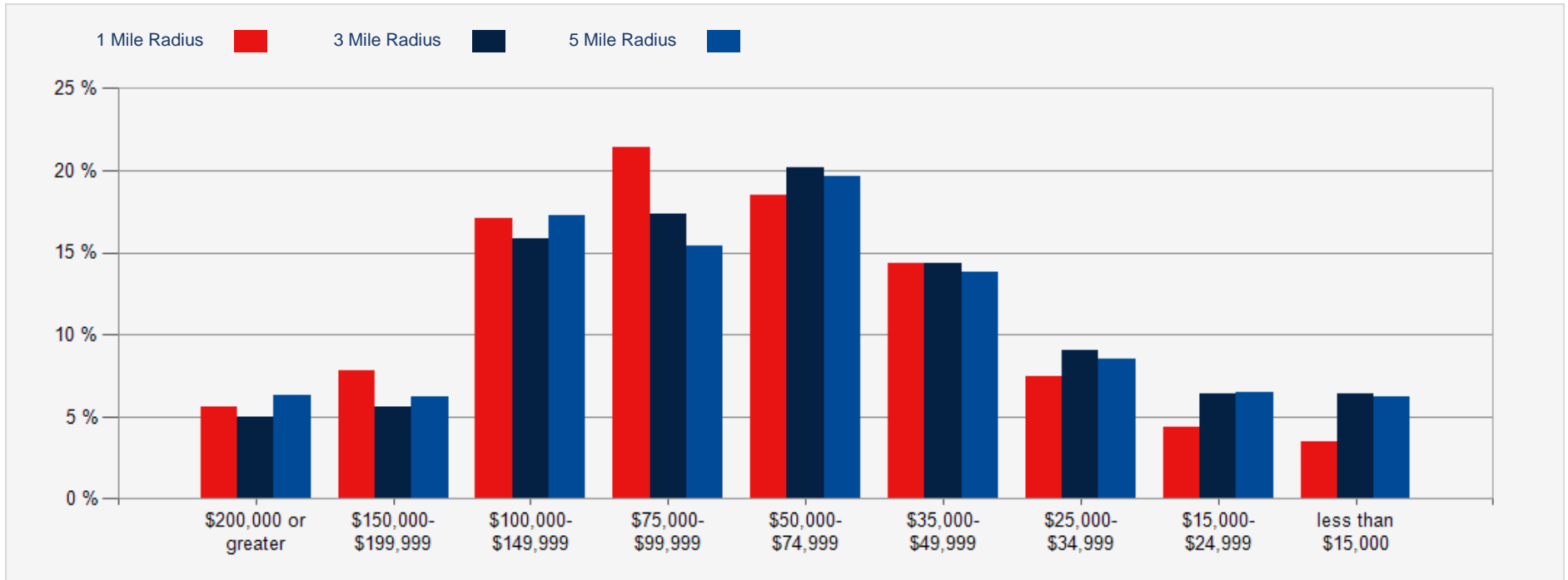
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	615	5,344	14,893
2022 Population Age 35-39	611	4,876	13,204
2022 Population Age 40-44	624	4,612	12,010
2022 Population Age 45-49	634	4,272	11,041
2022 Population Age 50-54	571	3,786	10,279
2022 Population Age 55-59	508	3,628	10,247
2022 Population Age 60-64	475	3,269	9,363
2022 Population Age 65-69	410	2,840	7,911
2022 Population Age 70-74	378	2,425	6,398
2022 Population Age 75-79	255	1,611	4,336
2022 Population Age 80-84	144	907	2,581
2022 Population Age 85+	102	698	2,199
2022 Population Age 18+	6,614	49,988	133,385
2022 Median Age	39	36	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,629	\$61,487	\$63,050
Average Household Income 25-34	\$82,961	\$79,992	\$83,154
Median Household Income 35-44	\$94,906	\$83,805	\$84,041
Average Household Income 35-44	\$113,342	\$104,993	\$107,709
Median Household Income 45-54	\$89,440	\$79,000	\$81,272
Average Household Income 45-54	\$113,554	\$102,984	\$107,913
Median Household Income 55-64	\$81,870	\$71,129	\$74,654
Average Household Income 55-64	\$102,436	\$89,327	\$97,673
Median Household Income 65-74	\$58,280	\$49,775	\$54,005
Average Household Income 65-74	\$78,097	\$69,612	\$79,286
Average Household Income 75+	\$60,079	\$50,721	\$59,525

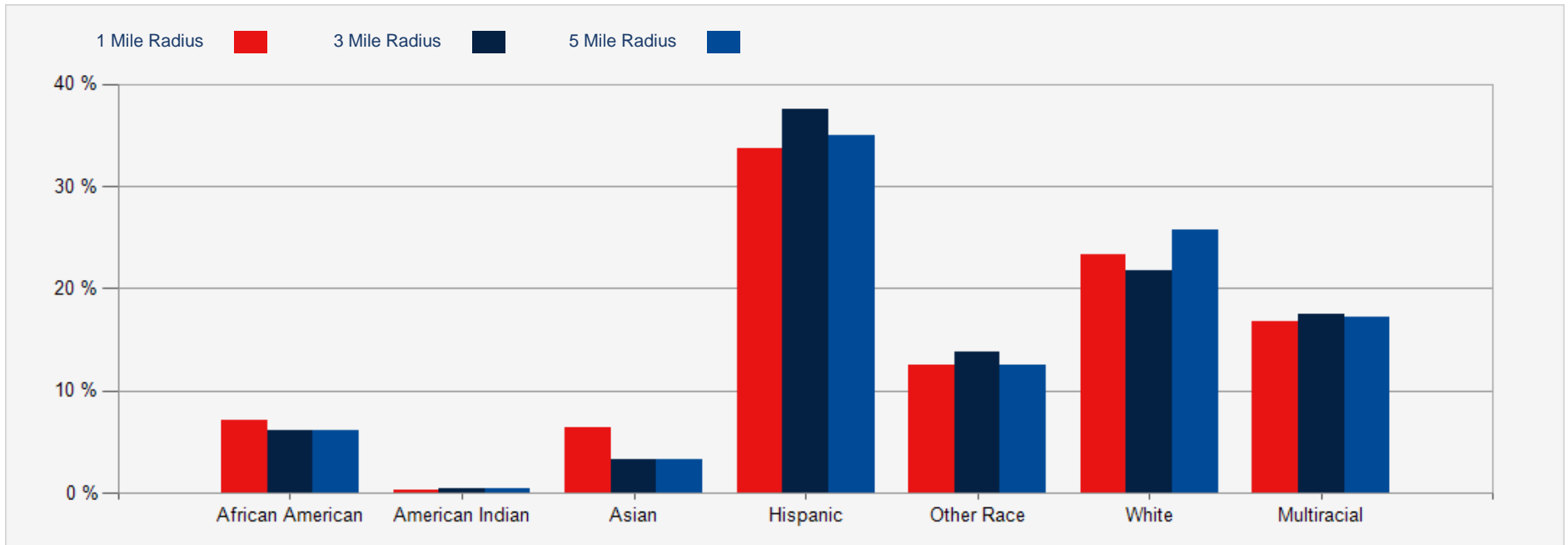
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	590	5,427	15,348
2027 Population Age 35-39	650	5,333	15,924
2027 Population Age 40-44	622	4,595	13,237
2027 Population Age 45-49	623	4,254	11,614
2027 Population Age 50-54	615	3,811	10,283
2027 Population Age 55-59	553	3,454	9,586
2027 Population Age 60-64	469	3,222	9,300
2027 Population Age 65-69	428	2,871	8,418
2027 Population Age 70-74	347	2,317	6,732
2027 Population Age 75-79	305	1,828	5,059
2027 Population Age 80-84	187	1,122	3,166
2027 Population Age 85+	121	785	2,426
2027 Population Age 18+	6,683	50,882	141,132
2027 Median Age	40	36	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,087	\$74,445	\$77,108
Average Household Income 25-34	\$99,176	\$95,041	\$99,996
Median Household Income 35-44	\$105,518	\$95,304	\$98,172
Average Household Income 35-44	\$132,036	\$123,514	\$128,011
Median Household Income 45-54	\$103,366	\$89,962	\$95,197
Average Household Income 45-54	\$131,752	\$121,673	\$128,873
Median Household Income 55-64	\$93,513	\$82,197	\$86,541
Average Household Income 55-64	\$122,414	\$106,473	\$116,890
Median Household Income 65-74	\$71,683	\$59,033	\$65,357
Average Household Income 65-74	\$97,576	\$85,339	\$97,396
Average Household Income 75+	\$76,149	\$63,945	\$74,617

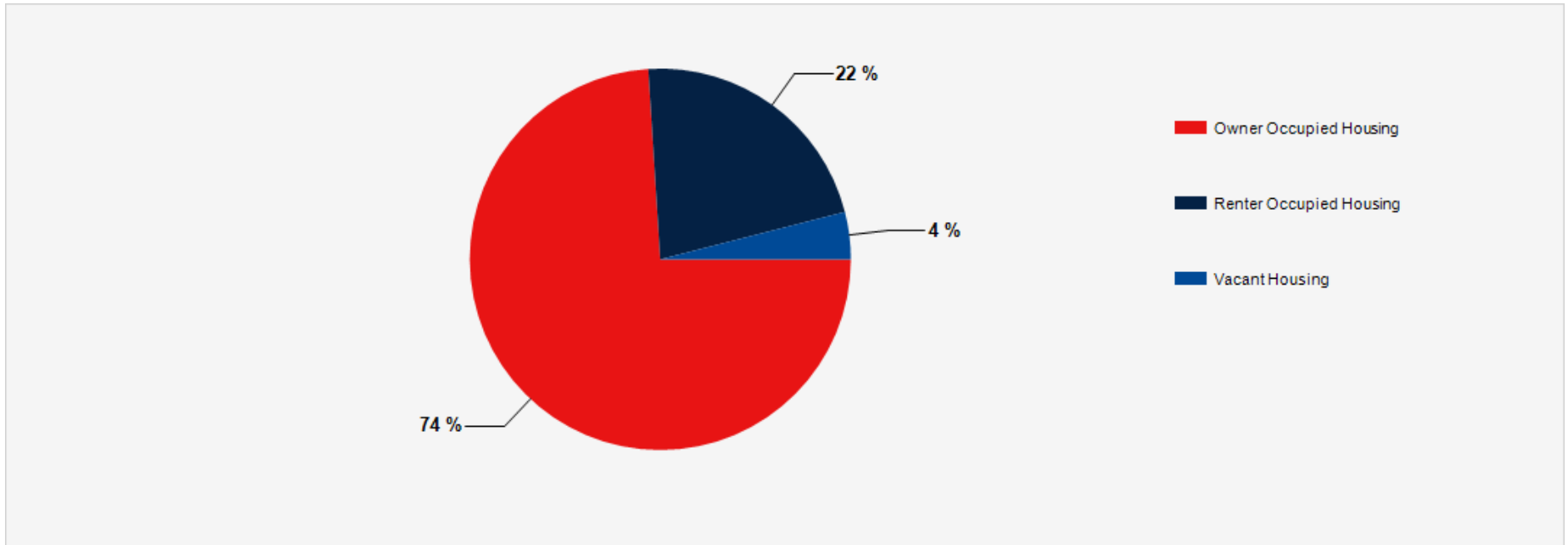
## 2022 Household Income



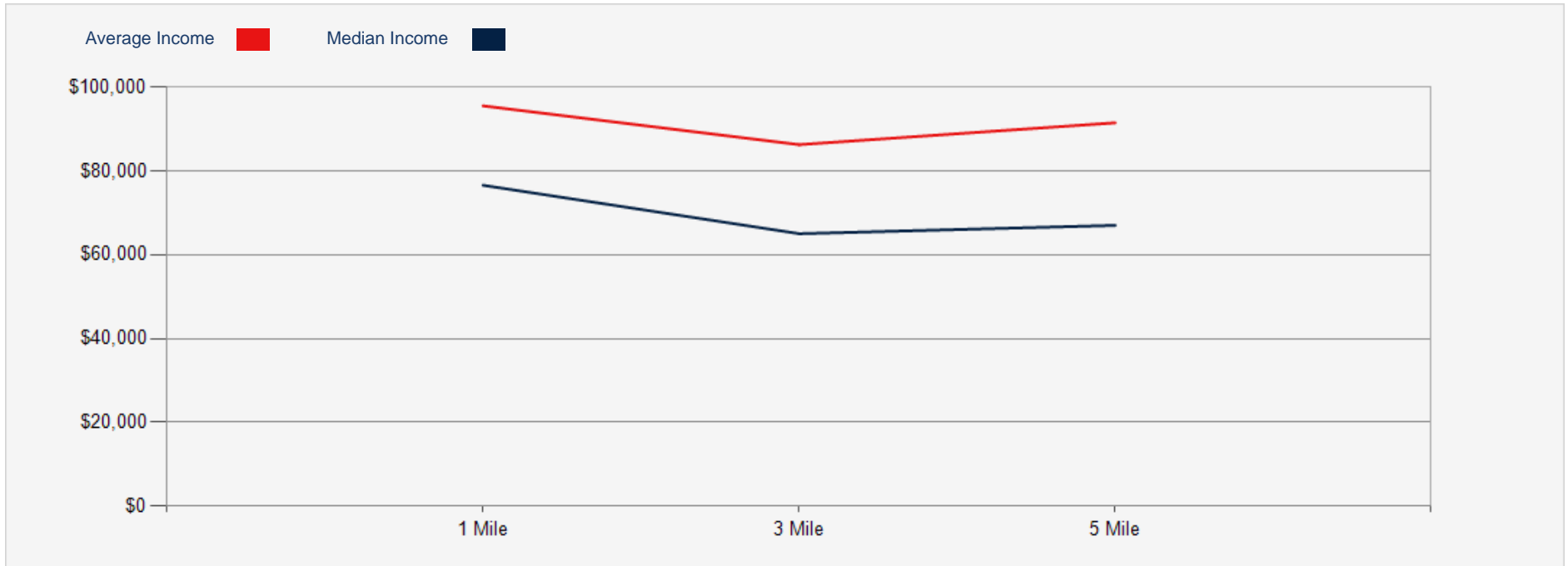
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





## Oren Stephen

Principal

Oren Stephen of ISL Commercial Real Estate offers his knowledge and experience to every transaction. His strengths as a brokerage professional include securing and servicing new and repeat business through a passion for effective client business needs assessment, understanding the mindset of an investor, tenant or landlord, and creating successful client outcomes. Oren has a successful track record of selling and leasing Single Tenant Net Leased Retail Properties, Retail Strip Centers, Office Buildings, and Warehouses.

Oren Stephen is a graduate of Duquesne University with a Bachelor's Degree in Business Management. He is committed to the highest quality of service for his clients, making their real estate investment, sales, purchasing, and leasing goals his highest priority. Oren started in his commercial real estate career after college as an intern in the Washington DC office of Marcus and Millichap Real Estate Investment Services and then transitioned to Sales Associate specializing in Office, Industrial and Retail Investment properties in Maryland, DC, and Virginia.

While attending college, he played Division 1 singles and doubles in tennis on Duquesne's team. In his free time, he enjoys playing tennis, swimming, and paddle boarding

### AGENT

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed property 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. He is committed to the highest quality of service for his clients, with a successful track record of selling, leasing and adding value to the properties he purchased or sold.

Emmanuel started as a retail business owner in Massachusetts with 6 employees and operated for 5 years. He purchased his first property in 2016. He fell in love with real estate investing and property acquisition. Emmanuel plans to start a portfolio of commercial buildings and continue to help clients pursue their investment goals.

### MICHAEL VOSS

Michael Voss has extensive knowledge of the local central Florida area. He is currently going to school for economics at UCF. He has his real estate license and is working with the ISL team on leasing and investing. He enjoys networking with emerging property developers and new business owners to help find functional office spaces for businesses. In Michael's spare time, he likes to skydive, hunt, and has a passion for outdoor activities.

### FRANK DAVI, JR

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.

As a visionary entrepreneur, he's established an interior architecture firm and ventured into the realm of construction ownership on both U.S. coasts. His background reveals an in-depth knowledge of project development, complemented by a passion for crafting investment-grade spaces that offer compelling opportunities for stakeholders.

He's adept at connecting private equity investors and venture capitalists to ventures that not only supplement but also amplify their existing portfolios.

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ISL Commercial and it should not be made available to any other person or entity without the written consent of ISL Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ISL Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ISL Commercial has not verified, and will not verify, any of the information contained herein, nor has ISL Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Oren Stephen**

Principal

(407) 777-3133

orenstephenproperties@gmail.com



ISLcommercial.com