

Second Generation Land for Lease

11105 Bloomfield Drive, Orlando, Florida

Shadow outparcel site by UCF, State Road 408, and Waterford Lakes



Location Information:

- Second Generation land lease 1.38 acre site
- Located adjacent to busy Circle K gas station with cross access at lighted intersection
- All impact fees paid and credited for current self-service car wash use
- Current P-D zoning with allowable modification to any C-1 commercial zoning uses, Orange County
- Near busy University of Central Florida campus
- Visibility from northbound Rouse Road and Bloomfield Drive at corner intersection
- 2.4 miles from State Road 417 and State Road 408 Interchange, 10 miles to Downtown Orlando
- Nearby State Road 408 full interchange onto Rouse Road

Average Daily Traffic Counts:

ROUSE ROAD: 18,000 VPD

STATE ROAD 408:

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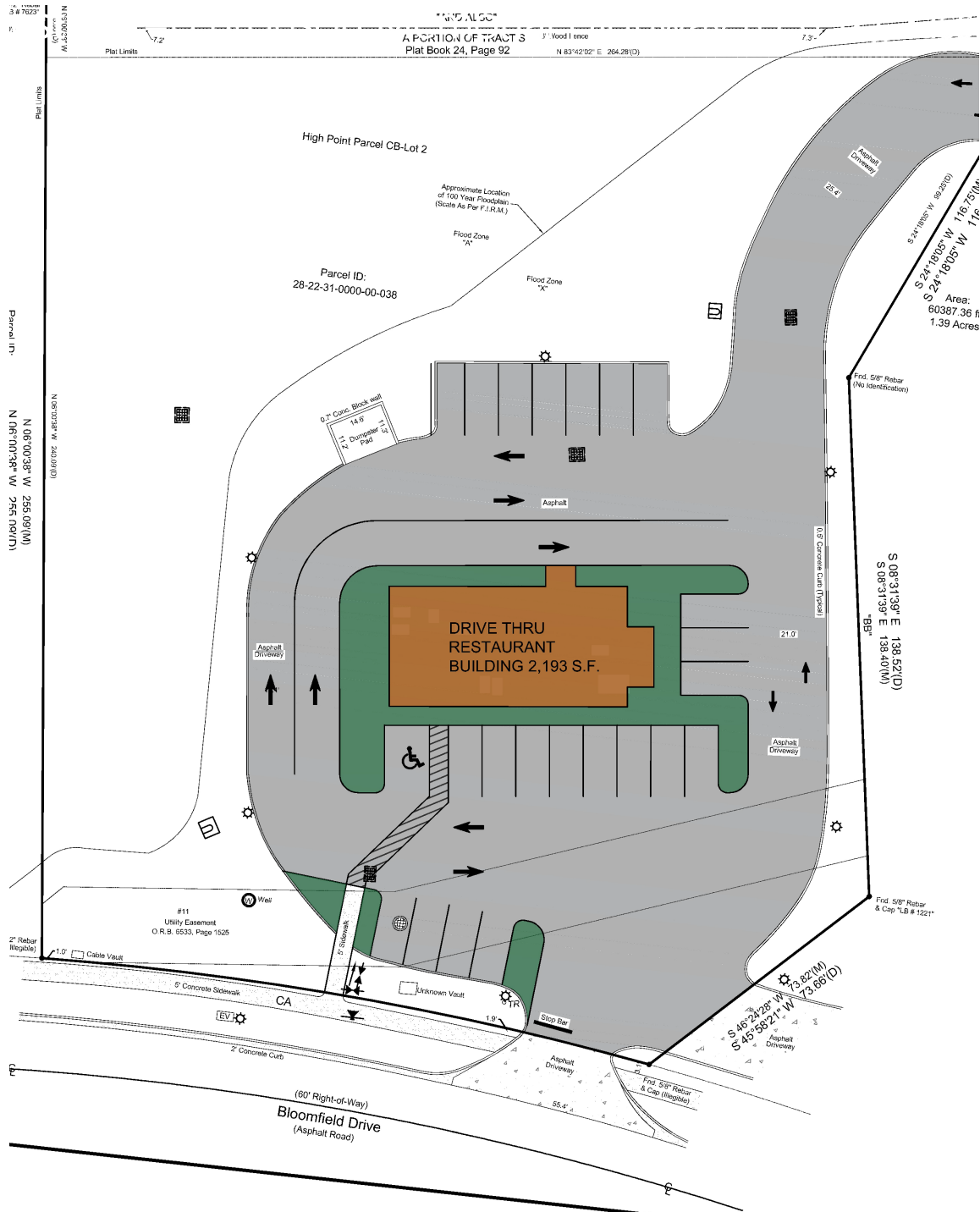
Existing Survey

Site Information:

- 1.38 acres
- Retention pond in place
- Impact Fees Paid for carwash use
- 2,717 square foot existing building
- Access driveways to Bloomfield Drive and connected to Rouse Road thru gas station
- Existing water separator
- Water, sewer and electric utilities in place



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Conceptual Redevelopment Site Plan

- Site is prime for any C-1 use to shadow busy gas station
- Potential coffee, fast-food or automotive uses serving large neighboring community with excellent demographics
- Development cost lower than virgin land sites due to existing infrastructure

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Leasing information:

- \$120,000 annual base rent
- Triple Net Lease
- Minimum 10-year lease
- Build-to suite negotiable with creditable tenant

Demographics

	<u>1-MILES</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	18,317	158,919	347,701
Five-Year Increase	3.2%	2.9%	2.1%
Avg Age	35.9	29.7	32.9
Total Households	4,309	19,358	78,749
Daytime Employees	15,590	135,972	291,845