

**FOR LEASE**  
4,500 RSF TO 11,200 RSF +/-



PYLON SIGNAGE

**CAN SIZE TO SUIT**

# **FOR LEASE: FORMER CASH AMERICA PAWN**

**AT THIS LOCATION SINCE 1994**

**1,482 RSF to 11,200 RSF +/-**

5300 Silver Star RD, Unit 2, Orlando, FL 32808

DAILY TRAFFIC  
**79,000**  
VPD

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If the property is sold in an auction format, property shall also be Subject to the Auction Terms and Conditions.

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1,482 TO 11,200 RSF +/- • INCENTIVES MAY BE AVAILABLE • CALL FOR PERSONALIZED RATES!

# OFFERING MEMORANDUM

THE SILVER STAR SHOPPING CENTER: FORMER CASH AMERICA PAWN

DAILY TRAFFIC  
**79,000**  
VPD

5300 SILVER STAR RD, UNIT 1, ORLANDO, FL 32808

## Incredible Opportunity to take over Cash America's store for the past 29 years!

Vanwald and Associates is pleased to present the incredible opportunity to lease Unit 2 of the Silver Star Shopping Center, in Orlando, Florida.

**PROVEN LOCATION.** The location has already been vetted by several national power houses. McDonalds is known to lease some of the best real estate in the world. One of their busiest stores in the Orlando market is located directly adjacent to your new retail location and part of the same center.

**Low CAM.** The center is very well managed and the unit owner is always diligent in keeping expenses low. These savings are passed to tenants in the form of low CAM charges. Call for the current amount.

**AMPLE PARKING.** The unit benefits of shared parking with the entire center. The parking ratio is of a little over 5 space/1,000 SF.

**EASY ACCESS.** The unit can be easily accessed from both Silver Star Road and Pine Hills Road.

**FLEXIBLE ZONING.** The zoning allows for a multitude of uses, from retail stores to food service and office and medical uses.

## Great For:

- ✓ Pawn Shop
- ✓ General Retail/ Grocery
- ✓ Beauty Supply
- ✓ Food Service
- ✓ Smoke Shop
- ✓ Medicinal Marijuana Dispensary
- ✓ Office or Medical

✓ CAN SIZE TO SUIT (1,482 RSF AND UP)



### ✓ FORMER SPACE OF CASH AMERICA SINCE 1994

Cash America has been at this location since 1994. They are not leaving the area since this has been a great producer for them, but are moving into a brand new prototype. This speaks volumes for the location and it's potential.

### ✓ NEWER ROOF (2016) | REMODELED CENTER

The building has a newer roof and it's part of the Silver Star Shopping Center. The center has been remodeled and upgraded in 2017-2020 with new roofs, new parking paving and more.

### ✓ PERFECT FOR PAWN SHOP, BEAUTY SUPPLY, FOOD SERVICE, and more...

This location is ideal for a pawn shop since Cash America successfully operated the store for almost 30 years and will continue to remain in the area. Beauty Supply stores can be very popular and it is a use missing from the center. McDonalds and Hardies have also demonstrated the potential for food service uses.

### ✓ GREAT VISIBILITY

This unit benefits of the best visibility in the entire center. The unit is clearly visible from Silver Star RD and the traffic light at the corner ensures a consistent captive audience.

### ✓ PYLON SIGNAGE

Large and visible Pylon Signage can be available on the tall monument located directly by the McDonalds on Silver Star RD.

### ✓ HAWTHORNE APARTMENTS

A brand new, \$20 million project was developed on about 6 AC of the center. These 120 brand new, 55 and up, apartments have increased the traffic through the center and added to the overall aesthetics of it. A new tenant can benefit from this by offering ancillary services or taking advantage of the traffic.

### ✓ McDONALDS | SINCE 1979 | EXPOSURE AND FOOT TRAFFIC

McDonalds has been at this location since 1979 and signed a new, 20 year lease in 2017. The food giant committed further by replacing the older restaurant with a brand new prototype store in 2018. The property is visible from the drive through and benefits from the foot traffic. Join them in making this center your companies success!

### ✓ ATTRACTIVE RATES | FLEXIBLE TERMS | TENANT INCENTIVES CAN BE AVAILABLE

The rent can be very attractive with negotiable lease terms. Landlord can build to suit for the right tenant and on a case by case basis. Tenant incentives can be available. Please call listing broker for more information on rates, incentives and for showings!

PROPERTY  
UNIT 1 OF UNIT 2 OF THE  
SILVER STAR SHOPPING CENTER

ADDRESS  
5300 SILVER STAR RD, UNIT 1,  
ORLANDO, FL 32808

COUNTY  
ORANGE

PROPERTY TYPE  
RETAIL/ OFFICE/ MEDICAL

ZONING  
COMMERCIAL/ PD

TRAFFIC COUNTS  
79,000 VPD (AT INTERSECTION)

UNIT SIZE  
11,200 +/- RENTABLE SQUARE FEET

AVAILABLE ON  
CALL FOR AVAILABILITY

STARTING RENT  
CALL FOR A PERSONALIZED RATE QUOTE!

# KEY METRICS

## Property

### UNIT 1 OF UNIT 2 OF THE SILVER STAR SHOPPING CENTER

5300 Silver Star RD, Unit 1, Orlando, FL  
32808

## Square Feet

# 11,200

RENTABLE SQUARE FEET  
+/-

## Suites Available

# CAN SIZE TO SUIT

## Available On

### CALL FOR LATEST AVAILABILITY

## RATE NEGOTIABLE

PER SQ. FT. PER YEAR  
(NNN)

## Traffic Counts

# 79,000

VEHICLES/DAY +/-  
(per ESRI)

## Lease Term

# NEGOTIABLE

LONGER TERM LEASES MAY BENEFIT FROM BEST RATES,  
INCENTIVES AND OTHER PREFERENTIAL TERMS.

## Lease Type

# NNN

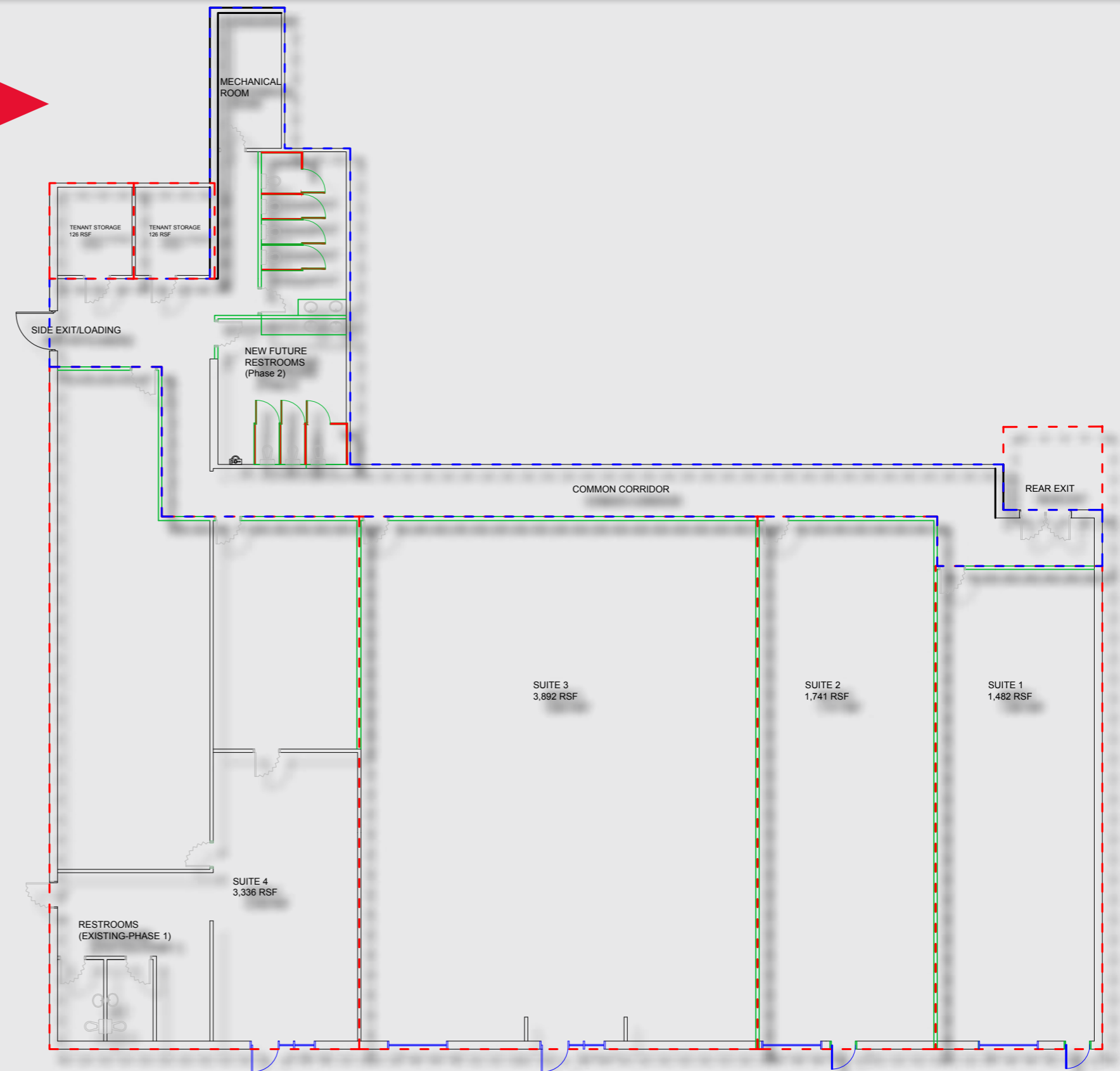
# UNIT DETAILS



**OFFERING DETAILS: CAN SIZE TO SUIT (1,482 RSF AND UP)**

Building Name	<b>Unit 1 OF Unit 2 of Silver Star Shopping Center</b>
Building Address	<b>5300 Silver Star RD, Unit 1, Orlando, FL 32808</b>
Type	<b>Retail/ Pawn/ Office/ Medical/ Food Service</b>
Floors	<b>1</b>
Center Remodeled	<b>2017-2020</b>
Building Roof Age	<b>2016</b>
Tenancy	<b>Single/Multiple</b>
Unit(s) Rentable SF	<b>1,482 RSF to 11,200 RSF +/-</b>
Signage	<b>On Fascia of Building &amp; Pylon on Silver Star RD</b>
Rental Rate	<b>Call for a personalized quote!</b>
Lease Term	<b>Negotiable</b>
Lease Type	<b>NNN</b>
Tenant Incentive	<b>Can be available. Call listing broker!</b>
Zoning	<b>Commercial/PD</b>

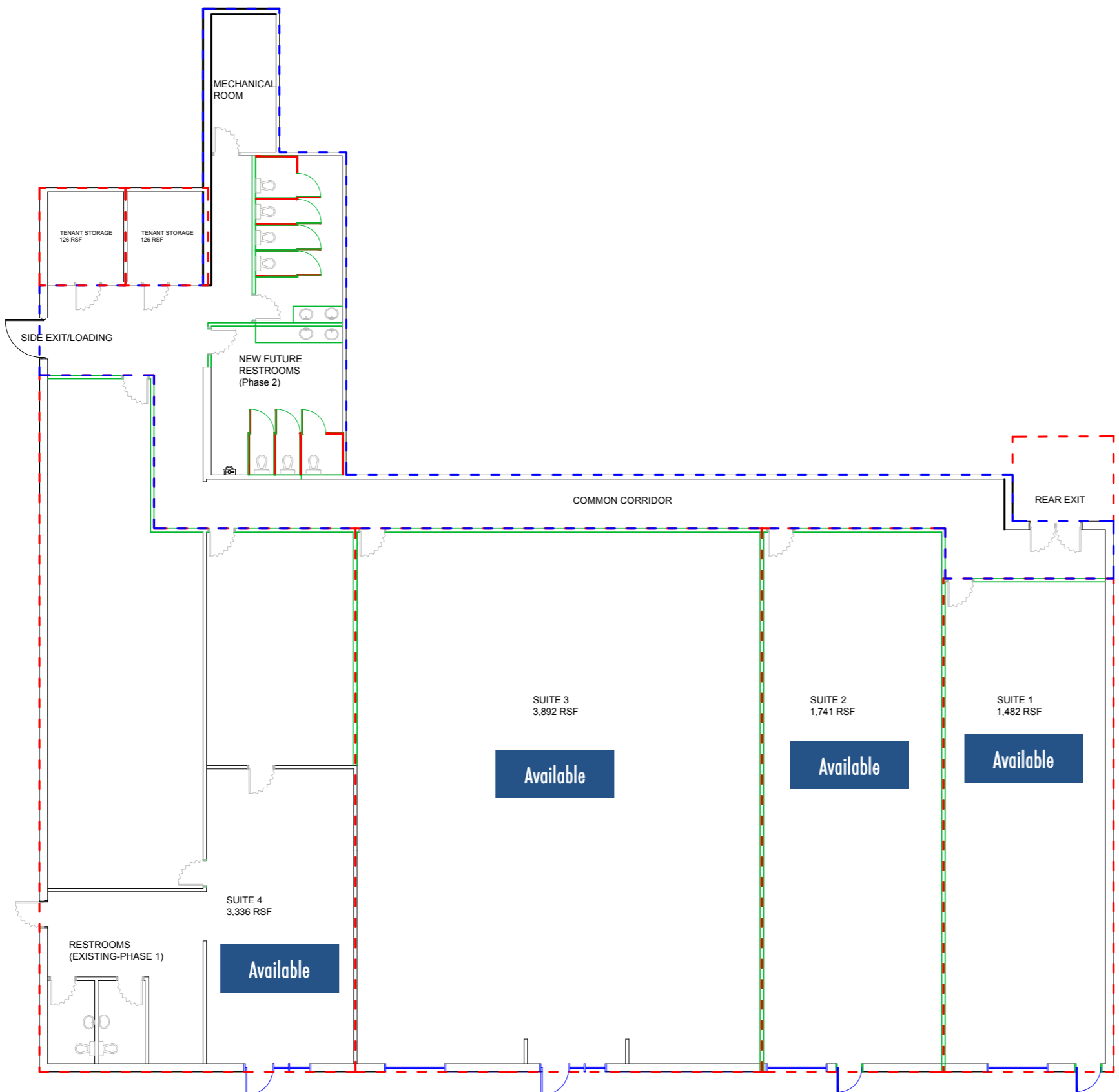
- Best Suited For
- Pawn**
  - General Retail/ Grocery**
  - Food Service**
  - Beauty Supply Store**
  - General Office**
  - Medical Services**
  - Whole Sale, and more...**



# FOR LEASE: FORMER CASH AMERICA PAWN

## AVAILABLE SUITES

### REMODELED SUITES



## BRIEF

### OFFICE CENTER AVAILABILITY & RATES

**GREAT LOCATION AVAILABLE**  
**NEWLY REMODELED OFFICE SUITES**  
**CAN BUILD AND SIZE TO SUIT**

SUITE	SIZE (RSF) Can Size to Suit	TENANT	RATE/RSF/Year NNN
1	1,482	AVAILABLE	\$2,840 & UP
2	1,741	AVAILABLE	\$3,264 & UP
3	3,892 - 11,200	AVAILABLE	Call for Rates!
4	3,336 - 7,500	AVAILABLE	Call for Rates!





STRATEGIC LOCATION

# EXCELLENT LOCATION

79,000 VEHICLES PER DAY



**FOR LEASE**  
**4,500 RSF TO 11,200 RSF +/-**



*Hawthorne Park*



← PYLON SIGNAGE

**EXCELLENT LOCATION**



**79,000  
VEHICLES  
PER DAY**

**FOR LEASE**

**EXCELLENT LOCATION**

TRAFFIC SIGNAL

35,000  
VEHICLES  
PER DAY

FULL ACCESS!!!



SILVER STAR RD

# ADDITIONAL PHOTOS



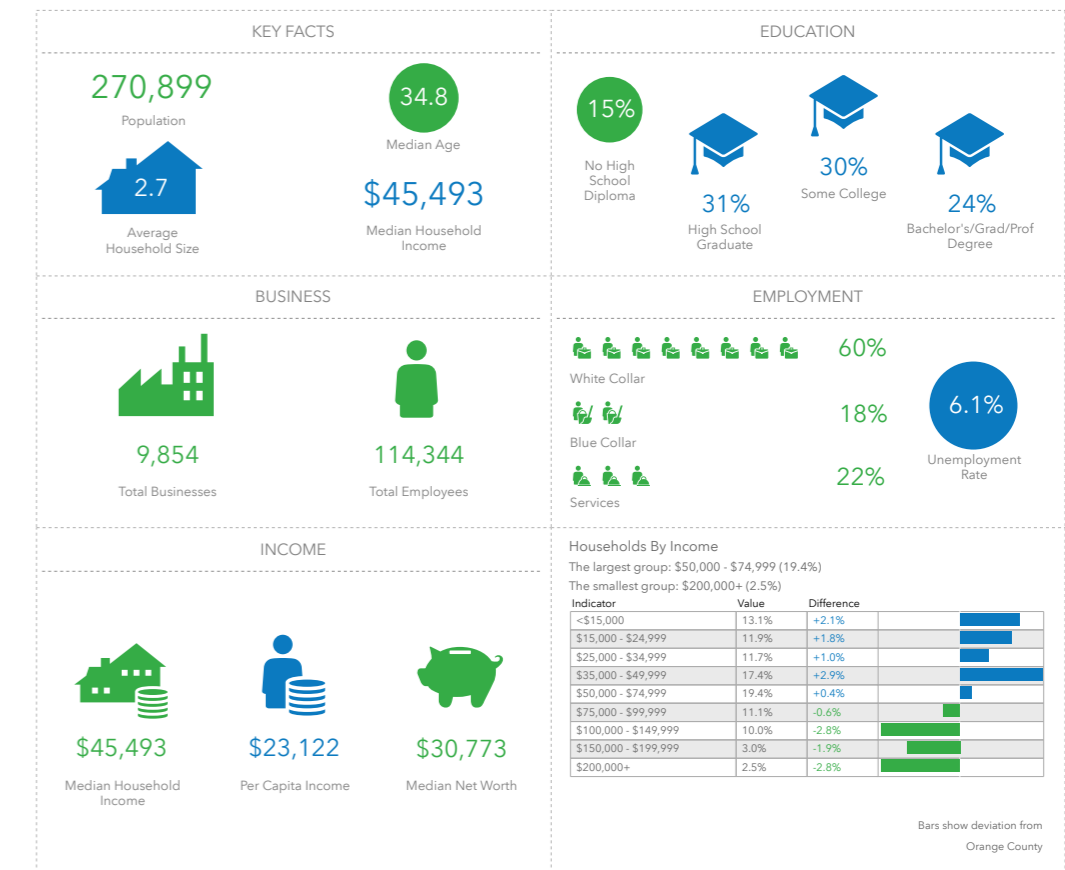
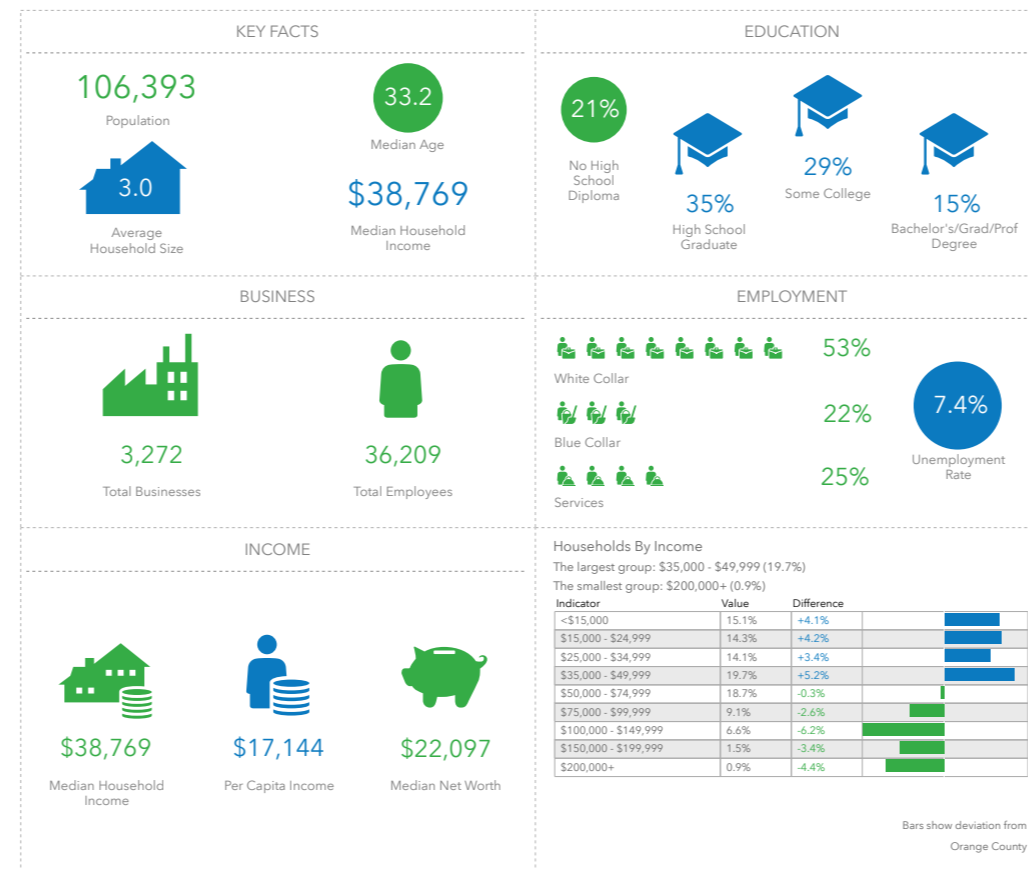
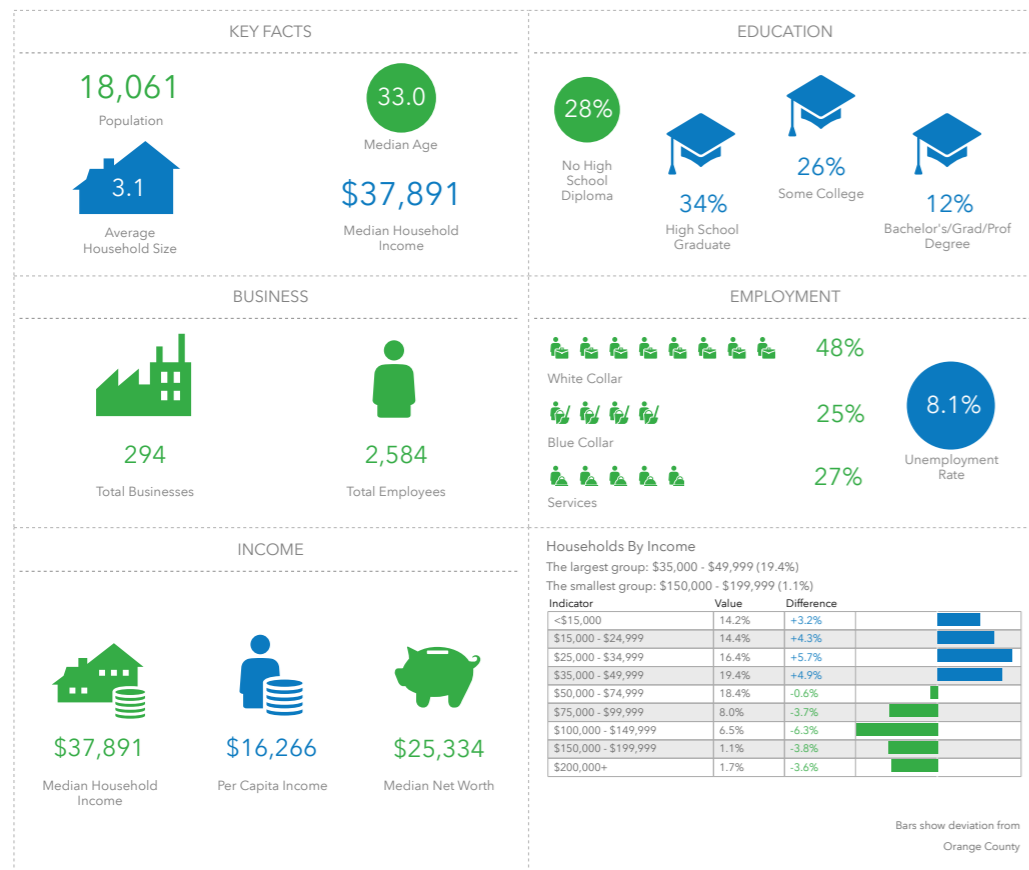
DEMOGRAPHIC PROFILE REPORT

# DEMOGRAPHIC PROFILE

(1-3-5) SNAPSHOTS & DAILY TRAFFIC



# DEMOGRAPHIC PROFILE

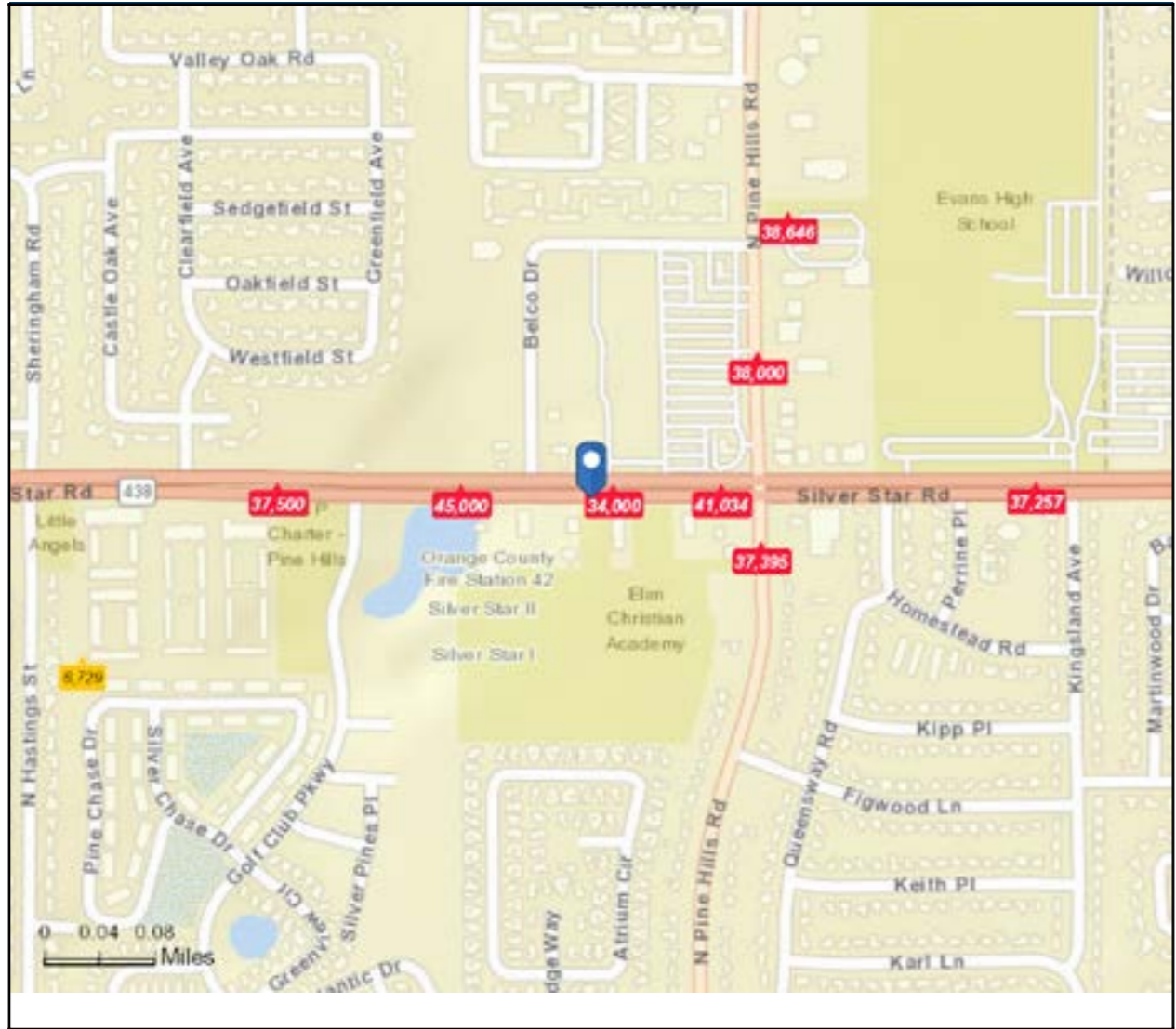




## Traffic Count Map - Close Up

5300 Silver Star Rd, Orlando, Florida, 32808  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.57784  
Longitude: -81.45346



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q1 2018).

August 09, 2018



## Market Profile

5300 Silver Star Rd, Orlando, Florida, 32808  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.57784  
Longitude: -81.45346

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	18,423	96,480	231,416
2010 Total Population	15,910	99,471	246,639
2018 Total Population	18,061	106,393	270,899
2018 Group Quarters	39	803	3,302
2023 Total Population	19,623	112,816	291,216
2018-2023 Annual Rate	1.67%	1.18%	1.46%
2018 Total Daytime Population	13,050	100,863	267,000
Workers	2,789	43,660	132,424
Residents	10,261	57,203	134,576
<b>Household Summary</b>			
2000 Households	5,878	32,669	84,668
2000 Average Household Size	3.13	2.92	2.70
2010 Households	5,128	33,789	91,142
2010 Average Household Size	3.10	2.92	2.67
2018 Households	5,780	35,748	99,439
2018 Average Household Size	3.12	2.95	2.69
2023 Households	6,258	37,744	106,685
2023 Average Household Size	3.13	2.97	2.70
2018-2023 Annual Rate	1.60%	1.09%	1.42%
2010 Families	3,711	23,788	59,045
2010 Average Family Size	3.60	3.44	3.26
2018 Families	4,146	24,923	63,365
2018 Average Family Size	3.62	3.47	3.29
2023 Families	4,478	26,233	67,599
2023 Average Family Size	3.63	3.49	3.30
2018-2023 Annual Rate	1.55%	1.03%	1.30%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,545	34,792	90,986
Owner Occupied Housing Units	51.6%	57.3%	54.1%
Renter Occupied Housing Units	38.2%	36.6%	39.0%
Vacant Housing Units	10.2%	6.1%	6.9%
2010 Housing Units	6,987	39,542	105,466
Owner Occupied Housing Units	41.4%	46.5%	46.2%
Renter Occupied Housing Units	32.0%	38.9%	40.2%
Vacant Housing Units	26.6%	14.5%	13.6%
2018 Housing Units	7,591	41,309	113,537
Owner Occupied Housing Units	37.1%	41.6%	41.4%
Renter Occupied Housing Units	39.1%	45.0%	46.2%
Vacant Housing Units	23.9%	13.5%	12.4%
2023 Housing Units	8,231	43,675	121,710
Owner Occupied Housing Units	39.0%	43.3%	42.6%
Renter Occupied Housing Units	37.0%	43.2%	45.1%
Vacant Housing Units	24.0%	13.6%	12.3%
<b>Median Household Income</b>			
2018	\$37,891	\$38,769	\$45,493
2023	\$42,365	\$42,963	\$52,223
<b>Median Home Value</b>			
2018	\$133,333	\$152,074	\$180,814
2023	\$162,093	\$178,557	\$210,061
<b>Per Capita Income</b>			
2018	\$16,266	\$17,144	\$23,122
2023	\$19,365	\$19,896	\$27,211
<b>Median Age</b>			
2010	31.9	32.2	33.8
2018	33.0	33.2	34.8
2023	34.0	34.0	35.3

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

August 09, 2018





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