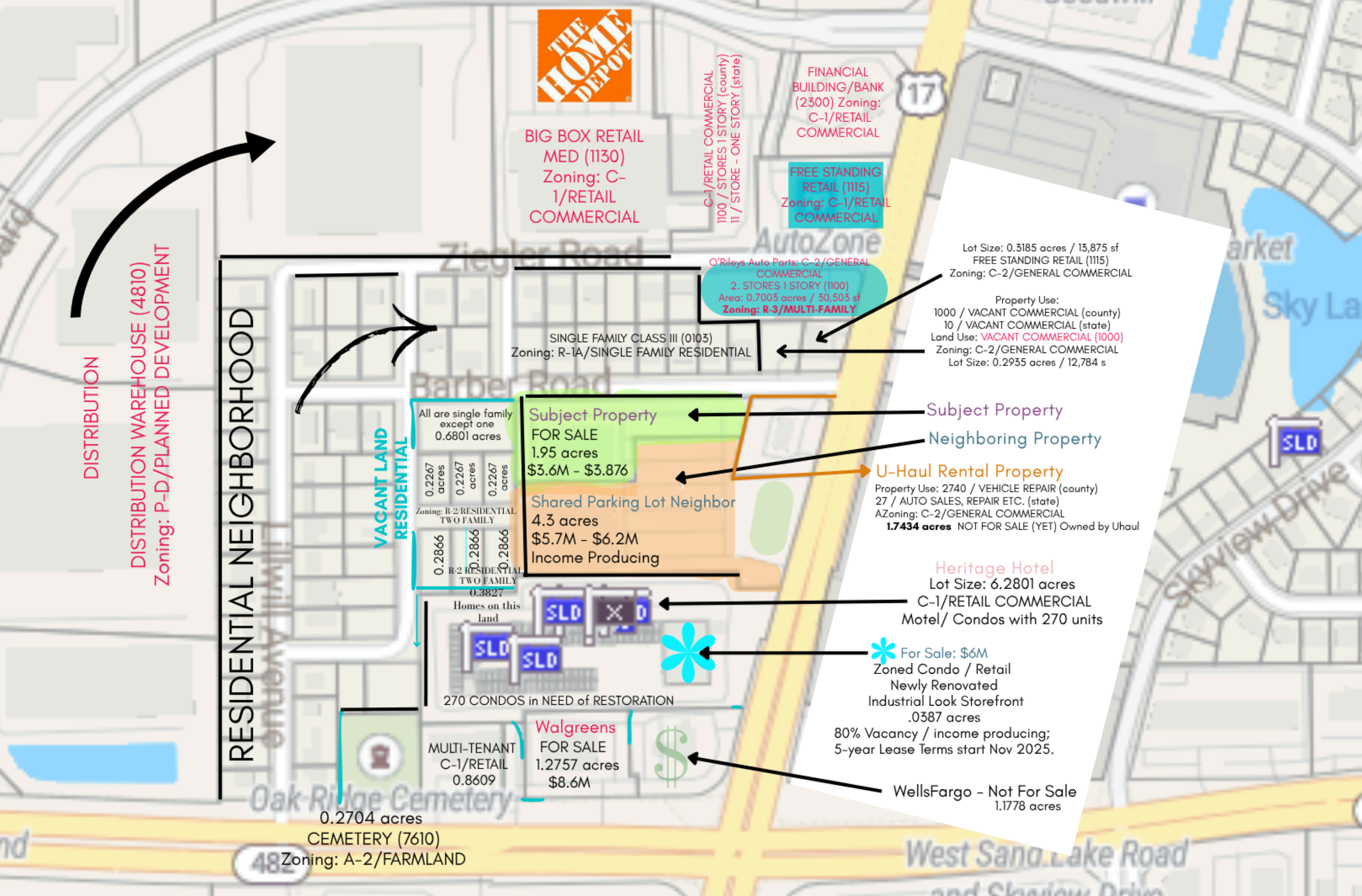


Big Box Retail cut into the neighborhood.
New Owner giving the neighborhood back and creating a development like the Milk District filled with Culture & Community.... and hopefully independant businesses!



Probable Tenancy Lined Up!

Owner-Occupant, Investor, or Redevelopment Team...

All you have to do is CHOOSE the TENANCY that Fit your Needs!

A1:E1 fx TI Allowance: -\$268,128 Summarize this table																
	A	B	C	D	E	I	J	K	L	M	O	P	Q	R		
1	TI Allowance: -\$268,128										SALE PRICE + ANNUAL TAX					
2									Purchase Price	PP	\$3.75	\$3.88	PP	Purchase Price		
3									Annual Tax&Ins	TAX	\$88,568.50	\$90,603.60	TAX	Annual Tax&Ins		
4		CAP RATE WITH INTERESTED PARTIES @ FULL TENANCY & TI ALLOWANCE OF \$12/SQ FT SPREAD OVER 60 MONTHS.							22,344	CAP	Annual CAM per SF		CAP	22,344		
5	22,344 SF			Total TI Allowance of \$268,168	Tenant Total Monthly DUE Years 1-5	Annual Base Rent w/ TI Allowance	By including CAM into Cost, New Owner has to pay it, therefore, to get a True CAP Rate I can only include Base Rent for ROI	Total Annual TI Credit Spread over 5-Years (60mo)	Total Investment with TI Allowance & LOWEST CAM Built in	L O W	\$3.96	\$4.05	H I G H	Total Investment with TI Allowance & CAM Built in		
6	Annual Total	Annual per SF	RETAIL Monthly								\$7,380.71	\$7,550.30				
7	\$268,128	\$12	\$22,344	-\$4,470	\$17,874	\$214,488	1st Year 5%-5.7% due to TI Allowance & any added Closing Costs	-\$53,640	\$239,339	6.90%	\$25,255	\$25,424	6.18%	\$239,912		
8	\$290,472	\$13	\$24,206	-\$4,470	\$19,736	\$236,832	6.10%	-\$53,640	\$263,545	7.60%	\$27,117	\$27,286	6.80%	\$264,118		
9	\$312,816	\$14	\$26,068	-\$4,470	\$21,598	\$259,176	6.70%	-\$53,640	\$287,751	8.34%	\$28,979	\$29,148	7.43%	\$288,324		
10	\$335,160	\$15	\$27,930	-\$4,470	\$23,460	\$281,520	7.26%	-\$53,640	\$311,957	9.04%	\$30,841	\$31,010	8%	\$312,530		
11	\$357,504	\$16	\$29,792	-\$4,470	\$25,322	\$303,864	7.83%	-\$53,640	\$336,163	9.74%	\$32,703	\$32,872	8.60%	\$336,736		
12	\$379,848	\$17	\$31,654	-\$4,470	\$27,184	\$326,208	8.41%	-\$53,640	\$409,931	10.93%	\$34,565	\$34,734	10.57%	\$416,812		
13											Total/ MO with TI Adjust + CAM	Total/ MO with TI Adjust + CAM				
14											\$3.75	\$3.88				
15											SALE PRICE + ANNUAL TAX					
16																

This Payment Schedule was created for Buyers who may be carrying a Debt-Service.
In the event this is a CASH Purchase, Tenants prefer no payment due for 7-months for Build-Out.

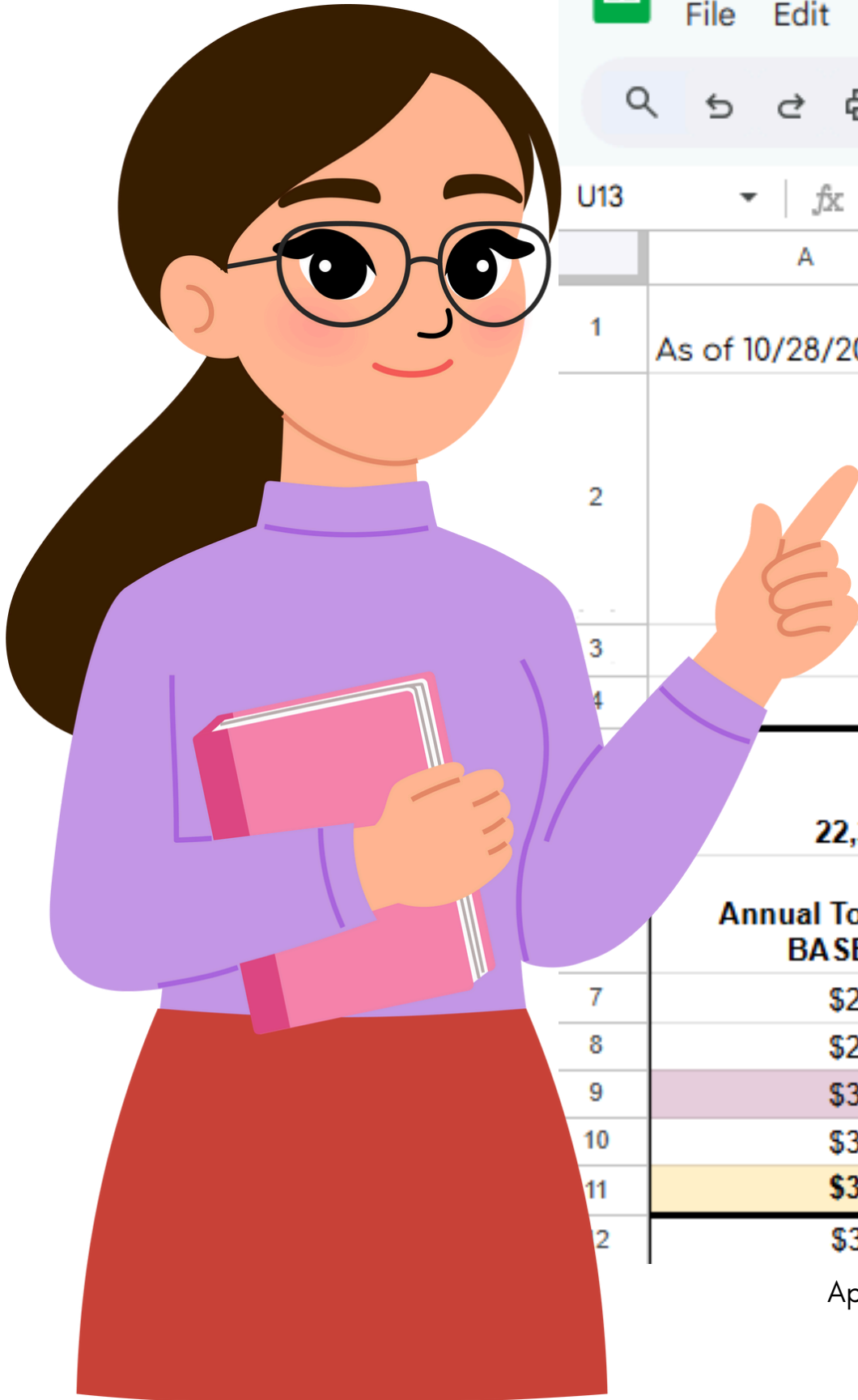
continued....

K	L	M	O	P	Q	R	S	T	U
			SALE PRICE + ANNUAL TAX						
OVER 60 MONTHS.	Purchase Price	PP	\$3.75	\$3.88	PP	Purchase Price			
	Annual Tax&Ins	TAX	\$88,568.50	\$90,603.60	TAX	Annual Tax&Ins			
	22,344	CAP	Annual CAM per SF		CAP	22,344			
Total Annual TI Credit Spread over 5-Years (60mo)	Total Investment with TI Allowance & LOWEST CAM Built in	L O W	\$3.96	\$4.05	H I G H	Total Investment with TI Allowance & CAM Built in	TI Added Back for Gross Credit	Gross Retail per SF	Total Annual Price per SF w/ \$4.05 CAM
-\$53,640	\$239,339	6.90%	\$25,255	\$25,424	6.18%	\$239,912	\$53,640	\$293,552	\$16.05
-\$53,640	\$263,545	7.60%	\$27,117	\$27,286	6.80%	\$264,118	\$53,640	\$317,758	\$17.05
-\$53,640	\$287,751	8.34%	\$28,979	\$29,148	7.43%	\$288,324	\$53,640	\$341,964	\$18.05
-\$53,640	\$311,957	9.04%	\$30,841	\$31,010	8%	\$312,530	\$53,640	\$366,170	\$19.05
-\$53,640	\$336,163	9.74%	\$32,703	\$32,872	8.60%	\$336,736	\$53,640	\$390,376	\$20.05
-\$53,640	\$409,931	10.93%	\$34,565	\$34,734	10.57%	\$416,812	\$53,640	\$470,452	\$21.05
			Total/ MO with TI Adjust + CAM	Total/ MO with TI Adjust + CAM					
			\$3.75	\$3.88					
			SALE PRICE + ANNUAL TAX						

Every number you need....
is somewhere in this
deck... (I hope!)



Full Picture without TI Allowances so you can calculate your (client) needs, and plan on owner-occupant renovations if you don't desire tenancy!

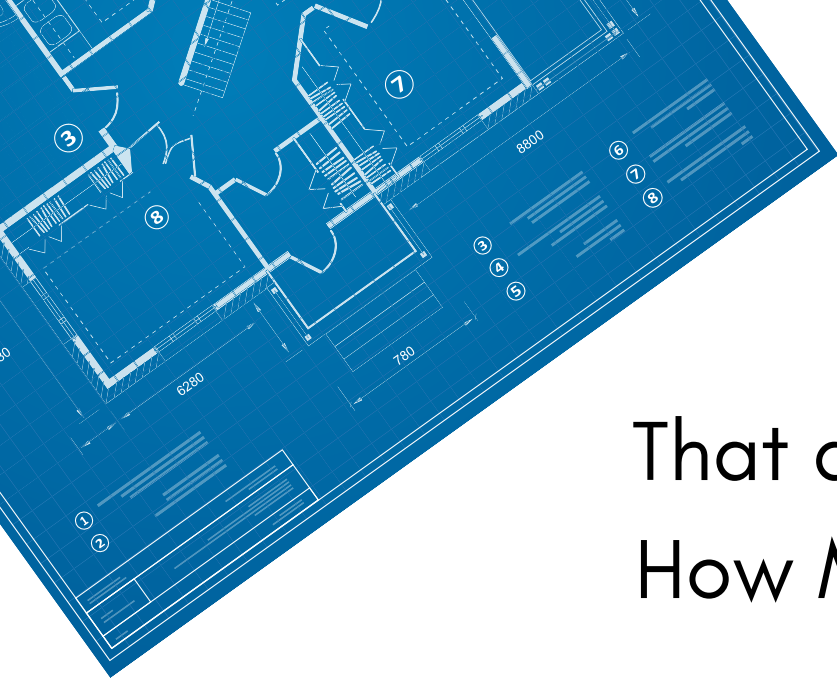


10/28/2025: Tenancy Projections & CAP RATES									
File Edit View Insert Format Data Tools Extensions Help Ask Gemini									
U13									
	A	B	C	D	E	I	J	K	L
1	As of 10/28/2025: 2 x Full-Tenancies lined up for New Owner (if desired). Call Jackie Victoria 407.312.9790 for more info								
2	FULL TENANCY BY ANNUAL SQ FT W/ BASE MONTHLY PAYMENT SCHEDULE + CAM RATES BASED ON PURCHASE PRICE							Purchase Price	
3								Annual Tax&Ins	
4								22,344	CAP
	22,344 SF							Cap Rate at \$3.6M + \$320,000 Vanilla Shell = \$3.92M	Low
	Annual Total per BASE Sq Ft	Annual per SF	RETAIL Monthly	Total TI Allowance of \$TBD	Tenant Total Monthly DUE	Annual Base Rent w/ ZERO TI Allowance	[INTENTIONALLY LEFT BLANK]	\$3,920,000	
7	\$268,128	\$12	\$22,344	\$0	\$22,344	\$268,128		6.84%	
8	\$290,472	\$13	\$24,206	\$0	\$24,206	\$290,472		7.41%	
9	\$312,816	\$14	\$26,068	\$0	\$26,068	\$312,816	Long-Term Tenancy	7.98%	
10	\$335,160	\$15	\$27,930	\$0	\$27,930	\$335,160	BetterSpread	8.55%	\$18.85
11	\$357,504	\$16	\$29,792	\$0	\$29,792	\$357,504	Nearby Comp C-3	9.12%	\$19.85
12	\$379,848	\$17	\$31,654	\$0	\$31,654	\$379,848	Targeted Value	9.69%	\$20.85

Approximate Vanilla Shell Quote is appx. \$320K (median price) --- Used here as a base-line. Quote for Restoration included in Folder.
You & I may know you can get it for less, but for those not in the industry or new to Real Estate, quote has been provided. :)

K	L	N	O	P	Q	R	S	T	U	V	
		Monthly Total Tenant Payments at Asking Price					LOWEST C-1 COMP			HIGHEST C-1 COMP	
							Refurbished Neighboring Property LEASED as of 10/2025 Lowest Value w/ Full Gross Retail of \$27/sq ft - Highest Annual Sq Ft w/ Highest CAM Rate (Rental Comps Attached)	This does NOT include office space COMP pricing + Future Land Use Zoned for Mixed Use	5yr & 10 yr Exit Strategy: Exponential Room for Growth & Future Returns BY ADDING 3% ANNUAL INCREASE	Refurbished Neighboring Property LEASED as of 10/2025; Highest Value w/ ABSOLUTE NNN Retail of \$55 Sq ft - w/ Highest CAM RATE (Rental Comps Attached)	
Purchase Price		\$3.60	\$3.75	\$3.8765		Purchase Price		\$Annual Value-Add Left on the Table based on 10/2025 Neighboring Property C-1 Renovated Retail Comps			
Annual Tax&Ins		\$86,145.76	\$88,568.50	\$90,603.60		Annual Tax&Ins					
22,344	CAP	CAM			CAP	22,344					
Cap Rate at \$3.6M + \$320,000 Vanilla Shell = \$3.92M	Low	\$3.85	\$3.96	\$4.05	High	Cap Rate at \$3.876M + \$320,000 Vanilla					
\$3,920,000		\$7,178	\$7,380.71	\$7,550.30		\$4,196,500	\$27.00	22,344		\$55.00	
6.84%	\$15.85	\$29,522	\$29,725	\$29,894	\$16.05	6.39%	\$10.95	\$244,666.80	Create Versital New Retail Spaces or use Equity for Redevelopment. [Verify with your Lender.]	\$38.95	
7.41%	\$16.85	\$31,384	\$31,587	\$31,756	\$17.05	6.92%	\$9.95	\$222,322.80		\$37.95	
7.98%	\$17.85	\$33,246	\$33,449	\$33,618	\$18.05	7.45%	\$8.95	\$199,978.80		\$36.95	
8.55%	\$18.85	\$35,108	\$35,311	\$35,480	\$19.05	7.99%	\$7.95	\$177,634.80		\$35.95	
9.12%	\$19.85	\$36,970	\$37,173	\$37,342	\$20.05	8.52%	\$6.95	\$155,290.80		\$33.95	
9.69%	\$20.85	\$38,832	\$39,035	\$39,204	\$21.05	9.05%	\$5.95	\$132,946.80			
		Total / MO with \$0 TI Adjust + CAM	Total / MO with \$0 TI Adjust + CAM	Total / MO with \$0 TI Adjust + CAM							
		\$3.6M	\$3.75M	3.8765M							

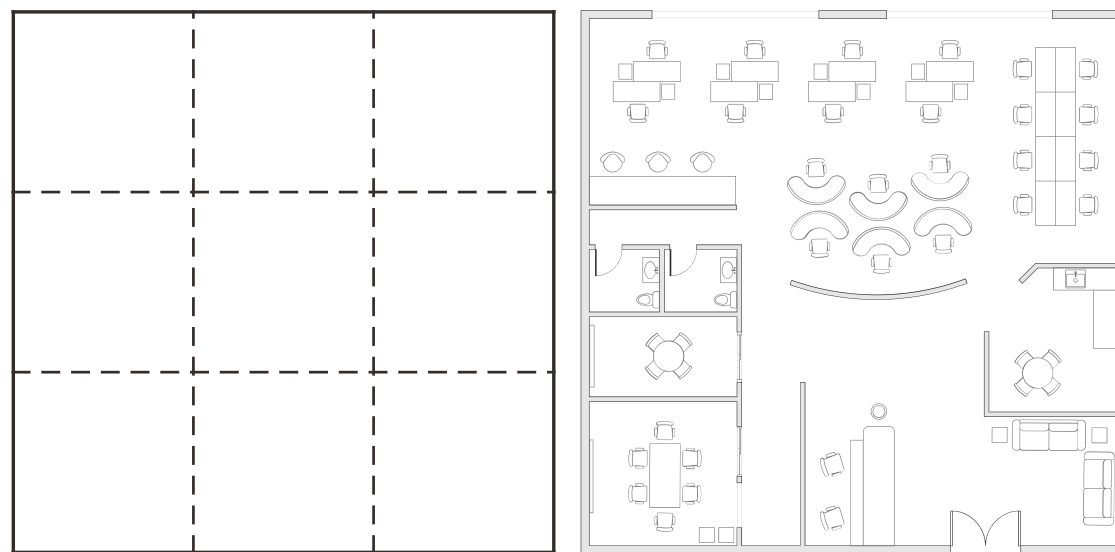
Tremendous Opportunity for Financial Growth



RENTAL COMPS

So glad you asked... What ***IS*** the going rate anyway?
That depends.... Renovated or Not? ... TI Allowance, how much?... What Zoning?...
How Many Driveways.... Is there a sign?.... How many UFO's have landed there?....
What do you mean? I thought this was a Big Box?!

There's Big Box... and then there's a Box with *space* that could be Utilized like a Department Store, or redesigned/ redeveloped for upwards of 8+ Tenants w/ 99 parking spaces...
What you do with your **22,344 sq ft** of **C-1 Retail** off a **55VPD** with Sign on OBT **.3 miles** from one of the Busiest Intersections in Orlando is up to you...



But, here's what the neighbor is charging...



Building Location: Adjacent to Subject Property with diving fenceline separating driveways and property

Adjacent Property



Newly renovated, 1974 Building with new 20' to 60' Glass store front, Industrial-modern look

Distance to Subject Property	Zoning	Lot Size (Acres) / 16,868 sf	7900 S Orange Blossom Trail - 32809	Type of Business	Sq Ft	Location Type	Annual Rent Amount	Annual Rental Amount per \$/Sq Ft	Monthly Payments	Lease Type	Lease Term	Signed Lease within last 180-Days	Parking Spaces
312 ft	Condo Retail	0.3872	1st Floor Ste 110	Medical	8,262	Retail Storefront	\$231,336	\$28.00	\$19,278	Full-Service Gross	5-Year Term	<input type="checkbox"/>	45
312 ft	Condo Retail	0.3872	1st Floor Ste 130	Standard Retail	1,068	Retail Storefront	\$474,192	\$37.00	\$39,516	Full-Service Gross	5-Year Term	<input checked="" type="checkbox"/>	5
312 ft	Condo Retail	0.3872	1st Floor Ste 140	Standard Retail	1,068	Retail Storefront	\$474,192	\$37.00	\$39,516	Full-Service Gross	5-Year Term	<input checked="" type="checkbox"/>	5
312 ft	Condo Retail	0.3872	1st Floor Ste 160	Restaurants And Cafes	4,909	Retail Storefront	\$137,452	\$28.00	\$11,455	Full-Service Gross	5-Year Term	<input checked="" type="checkbox"/>	25
312 ft	Condo Retail	0.3872	1st Floor Ste 170	Restaurants And Cafes	691	Retail Storefront	\$456,060	\$55.00	\$38,005	NNN	5-Year Term	<input checked="" type="checkbox"/>	3.5
		##		TOTALS:	15,998		\$1,773,232	\$xx.xx	\$147,770		---	<input checked="" type="checkbox"/>	100 Total
From Subject Property's Driveway	C-1 Retail	v. Subject Property's 1.95 Acre / 85,013 sf	7750 S Orange Blossom Trail - Orlando FL 32809	Subject Property 1990 Concrete Block Building TOTAL	22,344			\$xx				<input type="checkbox"/>	99 Owned Parking Spaces at Subject Property

Link to Data Site: <https://www.cityfeet.com/conf/listing/7900-s-orange-blossom-trl-orlando-fl-32809/cs28791219>



Distance to Subject Property	Zoning	Lot Size (Acres) / SF	Address	Type of Business	Sq Ft	Annual Rent Amount	Annual Rental Amount per \$/Sq Ft	Cam Fee	Total Monthly w/ CAM	Appx Monthly Payments	Column 1	Lease Term	Total Lease Term Revenue	Leased Date
5.2 miles	Industrial C-4	79,279	1887 CENTRAL FLORIDA PARKWAY, ORLANDO, Florida 32827	Warehouse / Office / Logistics w/ Loading Dock	9800	\$178,850	\$15.32	\$2.25	\$17.57	\$14,350	Absolute (NNN) + annual increase	3-Year Term	\$516,558.00	05/31/2025
		##							\$xx.xx			5-Year Term	\$xx.xx	##

Summary of Market

Leased retail and commercial shopping centers over 11,000 sq ft in the Orange Blossom Trail / Sand Lake Rd corridor average \$21 - \$35 per sq ft annually for both Gross & NNN based on comparable signed leases. These properties are mostly community or neighborhood centers with anchor tenants such as Publix, Bealls, or Ross. Available data indicates occupancy above 90% throughout this metro submarket . . Although Big Boxes can be less however, Daily Dealz supports traffic into this property.



Same Industrial C-4 Comp but more details to see it :)

1887 CENTRAL FLORIDA PARKWAY, ORLANDO, Florida 32827

Listing

06283529

1887 CENTRAL FLORIDA PARKWAY, ORLANDO, FL 32827



County: Orange

Property Style: Industrial

Heated Area:

Total Area: 28,500 SqFt / 2,648 SqM

Flex Space SqFt:

Office Retail Space SqFt:

Com Trans Terms: Annual Rate Increase

Lease Term: 3 to 5 Years

Terms Of Lease: Absolute (Triple) Net

Total Annual Assoc Fees: \$0.00

New Construction: No

Flood Zone Code: 0

Number of Tenants: 2-3 Tenants

Financial Package:

Status: Leased

Lease Price: \$13,066.00 / Total
Monthly Amount

Lease Amount Frequency: Monthly

Net Leasable SqFt: 9,800

Lease \$/SqFt: \$16.00

Year Built: 1983

ADOM: 80 **CDOM:** 80

Leased Price: \$14,350.00 / Total
Monthly Amount

Leased \$/SqFt: 17.57

Sold Date: 05/31/2025

Sold Price: \$172,200

This 9,800 SF dock-high industrial space features 3,000 SF of office space, including five private offices, a conference room, a break room, and multiple restrooms. The warehouse is equipped with two wide dock doors, offering efficient loading and unloading. Zoned Industrial-4 (Orange County), the space has 480V, 3-phase, 800-amp power and a clear height of 18' to 21'. Available for lease at \$16/SF/YR NNN, this space is ideal for businesses needing a combination of office and warehouse functionality.

Land, Site, and Tax Information

SE/TP/RG: 10-24-29

Subdivision #:

Tax ID: [29-2410-0000-00-014](#)

Taxes: \$0.00

Book/Page: 4/98

Legal Desc: BEG NE COR LOT 1 REGENCY INDUS

Road Frontage: Access Road, Private Road

Add Parcel: No

of Parcels:

Lot Dimensions:

Water Frontage: No

Zoning:

Future Land Use:

Development:

Tax Year: 2024

Complex/Comm Name:

Flood Zone: 0

Additional Tax IDs:

Lot Size Acres: 1.82

Section #: 10

Block/Parcel: 0

Lot #: 0

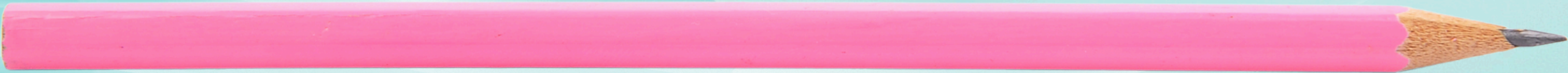
Front Exposure:

Front Footage:

Lot Size: 79,279 SqFt / 7,365 SqM

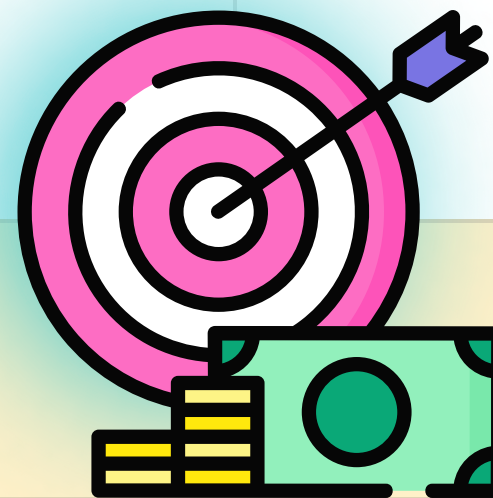
Not an investor? Can't Figure out what anything is worth? No problem. This next slide is for you!
Here's some comps to help! Calculated for both Land Only & Building Only... See for yourself!

	A	B	C	D	E	G	I	J	K	L	M	N	O	P
1	SUBJECT PROPERTY: 7750 S Orange Blossom Trail - 32809													
2	Distance to Subject Property	Applicable Zoning	Total Acres	\$Price / Acre	\$Price / SF Land	Total sq ft of Building(s) Area	\$Price per Square Foot of BUILDING	Sold Date	SALE PRICE	Address	Year Built	Subject Property Inferior / Superior with Estimate	ADJUSTED PRICES FOR SUBJECT PROPERTY BASED ON COMP COMPARISON: Total Price per Acre for Comp of SUBJECT Building Area for Comp [D* 1.95 acres]	Total Price per sq ft ADJUSTED for 22,344 Pepboys SUBJECT Building Area based on Comp Pricing [I*22,344]
3	3.8 miles	C-1 (Vacant Land Pad)	0.667 acres / 29,055 sf	\$4.2M	\$96	N/A : Land Only	N/A : Land Only	07/30/2025	\$2,800,000	4675 S ORANGE BLOSSOM TRL ORLANDO, FL 32839-1705	N/A Vacant Land	Superior	\$8.2M	N/A
4	312 ft	C-1 Retail MULTI-TENANT	0.3872 acres / 16,868 sf	\$7M	\$163	16,830 sf	\$163 / sf	03/05/2024	\$2,746,000	7900 S ORANGE BLOSSOM TRL # 1 ORLANDO, FL 32809-6910	1974	Comparable in purchased condition	\$7M	\$3.65M
5	13.3 miles:***	C-1 RETAIL MULTI-TENANT (1105)Zoning: P-D/PLANNED DEVELOPMENT	1.8178 acres / 79,185 sf	\$2.75M	\$63	17,880 sf	\$280 / sf	10/02/2025	\$5,000,000	222 NEIGHBORHOOD MARKET RD STE 114 ORLANDO, FL 32825-3525	2008	Inferior due to age; -\$500K for a/c, roof, and old interior. Adjusted Comp is \$4.9M	\$5.4M	\$6.25M
6	2.9 miles	C-3 WHOLESALE COMMERCIAL	0.8461 acres / 36,855 sf	\$1.57M	\$36	13,321 sf	\$100 / sf	06/02/2025	\$1,329,200	9320 S ORANGE BLOSSOM TRL ORLANDO, FL 32837	1992	Unknown	\$3.1M	\$2.25M
7	7.2 miles	P-D Planned Development / Two-Story Office Building	1.6752 acres / 72,970 sf	\$4.3M	\$101	20,096 sf	\$368/sq ft	09/03/2025	\$7,350,000	6052 TURKEY LAKE RD STE 204 ORLANDO, FL 32819-4219	2009	Inferior	\$8.5M	\$8.22M
9	1.7 miles	CONDO-WAREHOUSE DISTRIBUTION I	0.0852 acres / 3712 sq ft	\$26M	\$593	4,760 sf	\$462 / sq ft	07/15/2025	\$2,200,000	7330 Exchange Dr, #10 - Orlando, FL 32809	2018	Inferior		
10														



If I haven't shown Value yet, please let me know so that I can fire myself!

Subject Property Inferior / Superior with Estimate	ADJUSTED PRICES FOR SUBJECT PROPERTY BASED ON COMP COMPARISON: Total Price per Acre for Comp of SUBJECT Building Area for Comp [D* 1.95 acres]	Total Price per sq ft ADJUSTED for 22,344 Pepboys SUBJECT Building Area based on Comp Pricing [I*22,344]	Approximation of Value +/- (figure out how to assign value)	Verified by a Human
Superior	\$8.2M	N/A	plus the value of 22,344 concrete 1990 buildings w/ 10-Boys	Yes
Comparable in purchased condition	\$7M	\$3.65M	Purchased as a renovation project. XXXXXXXXXXXXXXXXXXXX , XXXXXXXXXXXX He owns the Building itself. Relisted at renovated and full tenancy for \$6M. This property is located 312 ft from neighboring driveway, which is Subject Property.	Yes
Inferior due to age; -\$500K for a/c, roof, and old interior. Adjusted Comp is \$4.9M	\$5.4M	\$6.25M	(most similar comp compared to surroundings, traffic patterns, development area, sq footage, and lot size.	Yes
Unknown	\$3.1M	\$2.25M	Superior C-1 vs C-3 yields +\$60 x 22,344 = +1.341M add to value	Yes
Inferior	\$8.5M	\$8.22M	Inferior. Note: Across Street from Universal Orlando	Yes



As of 10/28/2025: 2 x Full-Tenancies lined up for New Owner (if desired). Call Jackie Victoria 407.312.9790 for more info									Monthly Total Tenant Payments at Asking Price				
	FULL TENANCY BY ANNUAL SQ FT W/ BASE MONTHLY PAYMENT SCHEDULE + CAM RATES BASED ON PURCHASE PRICE						Purchase Price		\$3.60	\$3.75	\$3.8765		Purchase Price
							Annual Tax&Ins		\$86,145.76	\$88,568.50	\$90,603.60		Annual Tax&Ins
							22,344	CAP	CAM			CAP	22,344
22,344 SF	Annual per SF	RETAIL Monthly	Total TI Allowance of \$TBD	Tenant Total Monthly DUE	Annual Base Rent w/ ZERO TI Allowance	[INTENTIONALLY LEFT BLANK]	Cap Rate at \$3.6M + \$320,000 Vanilla Shell = \$3.92M	Low	\$3.85	\$3.96	\$4.05	High	Cap Rate at \$3.876M + \$320,000 Vanilla
Annual Total per BASE Sq Ft							\$3,920,000		\$7,178	\$7,380.71	\$7,550.30		\$4,196,500
\$268,128							6.84%	\$15.85	\$29,522	\$29,725	\$29,894	\$16.05	6.39%
\$290,472							7.41%	\$16.85	\$31,384	\$31,587	\$31,756	\$17.05	6.92%
\$312,816							Long-Term Tenancy 7.98%	\$17.85	\$33,246	\$33,449	\$33,618	\$18.05	7.45%
\$335,160							BetterSpread 8.55%	\$18.85	\$35,108	\$35,311	\$35,480	\$19.05	7.99%
\$357,504							Nearby Comp C-3 9.12%	\$19.85	\$36,970	\$37,173	\$37,342	\$20.05	8.52%
\$379,848	\$17	\$31,654	\$0	\$31,654	\$379,848	Targeted Value	9.69%	\$20.85	\$38,832	\$39,035	\$39,204	\$21.05	9.05%
									Total / MO with \$0 TI Adjust + CAM	Total / MO with \$0 TI Adjust + CAM	Total / MO with \$0 TI Adjust + CAM		
									\$3.6M	\$3.75M	3.8765M		

TAXES

Current 2024 Taxes:

Specific to 7550 S OBT - 32809 [Orange County Property Appraiser](#)

Estimated Annual Taxes: Tax information is for probable estimation only utilizing Orange County Tax Estimator Tool; Reader acknowledges the parties creating this information is NOT a licensed CPA, Tax Consultant, or Attorney and ACKNOWLEDGES this is for transparency of additional associated costs for the sale of building.

Total Appx: Taxes & Insurance

Tax Approximation	Sale Price	Building Insurance: Based on Automotive/ Service Repair	Highest Approximate Used for Tax Guestimate	CAM per sq ft	Monthly CAM Amt DUE
\$52,331.18 to \$58,145.76	\$3,600,000	\$28,000	\$86,145.76	\$3.85	\$7,178.81
\$54,511.65 to \$60,568.50	\$3,750,000	\$28,000	\$88,568.50	\$3.96	\$7,380.71
\$56,343.24 to \$62,603.60	\$3,876,500	\$28,000	\$90,603.60	\$4.05	\$7,550.30
Link to Tax Calculator for This Property.					



**PROPERTY INFORMATION****PID #** 27 23 29 0000 00 051**Property Type:** Commercial**Property Address:**7750 S ORANGE BLOSSOM TRL
ORLANDO, FL 32809-6906**Current Owner:**

SHACKLE LLC

Tax Mailing Address:

[REDACTED]

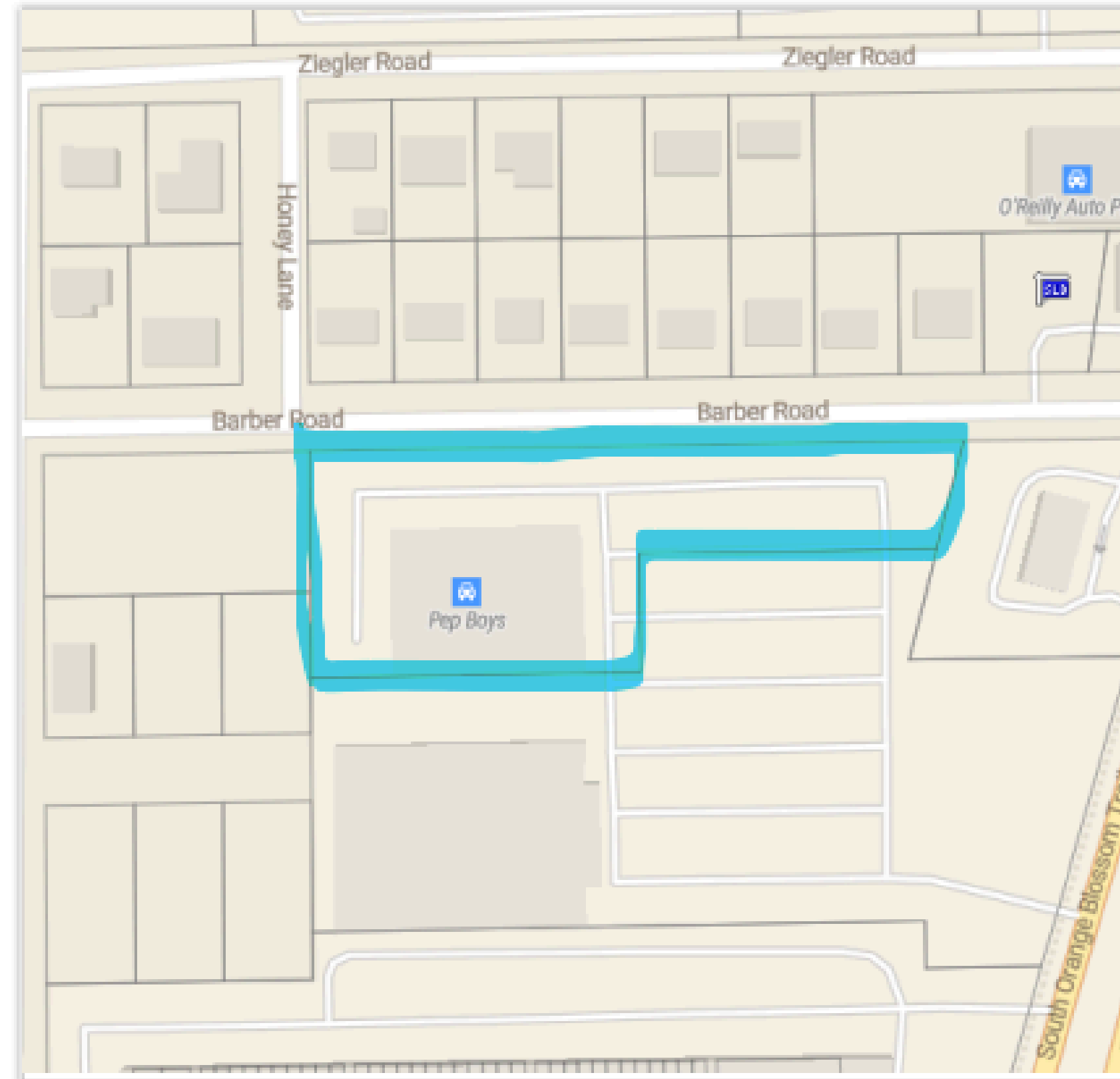
Property Use:

2740 / VEHICLE REPAIR (county)

27 / AUTO SALES, REPAIR ETC. (state)

Land Use:

VEHICLE REPAIR (2740)

Zoning: C-1/RETAIL COMMERCIAL**Lot Size:** 1.9516 acres / 85,013 sf**Waterfront:** No**Subdivision:** n/a**Subdivision #:** 0000**Census Tract/Block:** 016902 / 1051**Twn:** 23 **Rng:** 29 **Sec:** 27**Block:** 00 **Lot:** 051**Neighborhood Code:** 960201000**Coordinates:** 28.453(lat) -81.4018(lon)**Legal Description:**DEG W 98.65 FT W 264.40 FT S 105 FT W 293.36 FT TO
POB IN SEC 27-23-29

Big Box Retail cut into the neighborhood.



Keep for Long-Term Yield

Use for Owner-Occupancy

Redevelop the Land

Pepboys: 7750 S Orange Blossom Trail - Orlando - FL - 32809

It's hard to lose when you find something this good!

Have a profitable next place for your 1031 Exchange



*Agent is NOT a licensed CPA, Tax Consultant, or Financial Analyst; Trust But Verify;
All Due-Diligence is the responsibility of The Buyer/Buyer's Agent.*