

METRO WEST

2252 S. Kirkman Road | Orlando, FL



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INVESTMENT • SALES • LEASING

THE SPACE

Location	2252 S. Kirkman Road Orlando, FL, 32811
County	Orange
APN	01-23-28-5585-00-010
Cross Street	Kirkman Ave
Traffic Count	57,991
Square Feet	3467
Annual Rent PSF	\$17.00
Lease Type	NNN

Notes Cam 7\$



HIGHLIGHTS

- 3467 sf Rent = \$17 Base Rent
- Anchored by Super Walmart
- Over 300 Parking spaces
- Valencia College 40,000 Students in very close proximity
- Strong Foot Traffic of 3 million visitors at this center
- 10 Minutes from Universal Studios, I-drive and I-4 off of Kirkman Road
- Dense Residential Demographic within walking distance
- 10 Minutes away from the One of the Largest Theme parks in America



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,632	120,799	292,708



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,141	\$76,061	\$78,280



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,610	44,667	105,891

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	47,363
GLA (SF)	46,297
LAND SF	143,792
LAND ACRES	3.3
YEAR BUILT	2003
ZONING TYPE	Retail
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	300
NUMBER OF PADS	350
CORNER LOCATION	No
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

NEIGHBORING PROPERTIES

NORTH	Valencia West Campus
SOUTH	Universal Studios
EAST	Mall of Millenia
WEST	Windermere

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Wet

TENANT INFORMATION

MAJOR TENANT/S	Walmart
SHADOW ANCHOR	Planet Fitness
LEASE TYPE	NNN

Metro West Plaza

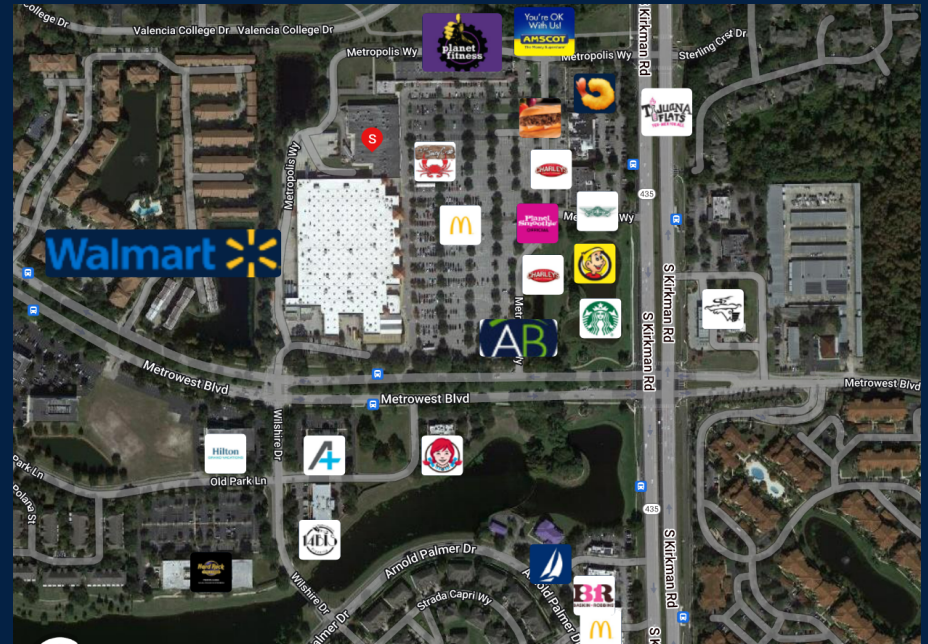
- The Metro West Orlando, Florida Walmart Plaza is situated in the heart of a vibrant and diverse community with access to incredible shopping, dining, entertainment and attractions.

Located just off of Kirkman, the Plaza boasts a variety of stores including Walmart Supercenter, Planet Fitness, Cato, Spectrum, and takeout restaurants such as Juicy Crab, Negril Jamaican, and Stoningtons shrimp.

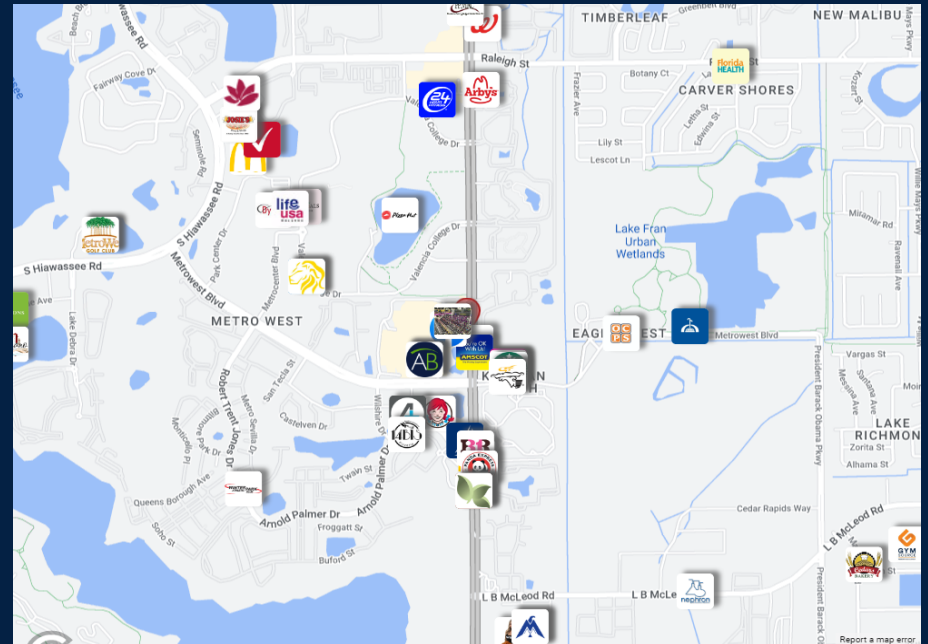
It is conveniently located near several local attractions such as Sea World, Universal Studios and Disney, and is placed in front of Valencia West campus making it an ideal spot for all your shopping and entertainment needs.

With plenty of parking available and easy access to major roadways, the Metro West Plaza makes it easy to get around and enjoy all that Central Florida has to offer.

Locator Map



Regional Map







VALENCIA COLLEGE, WEST CAMPUS

435



Winn-Dixie



MetroWest Golf Club



CARVER MIDDLE SCHOOL

Lake Fran Bike Trail



J.O. WILSON ELEMENTARY SCHOOL

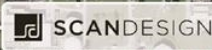


Eagle Nest Park

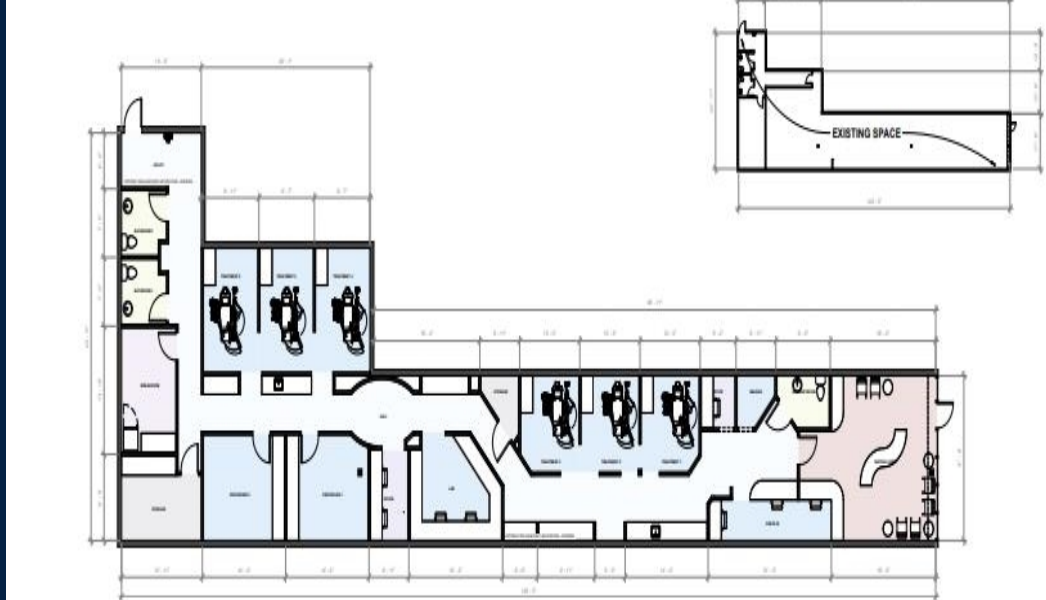
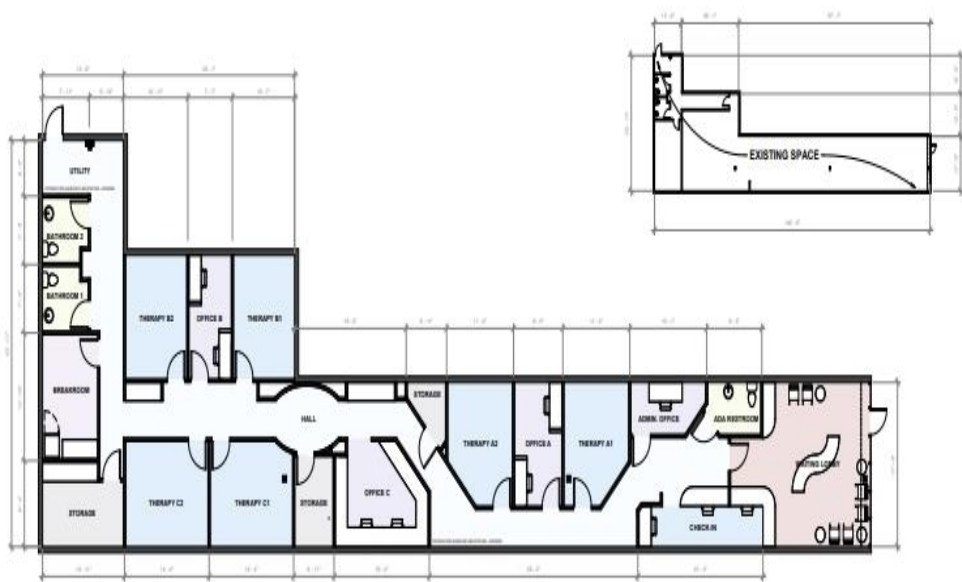
Willie Mays Park



435



All children's Farm

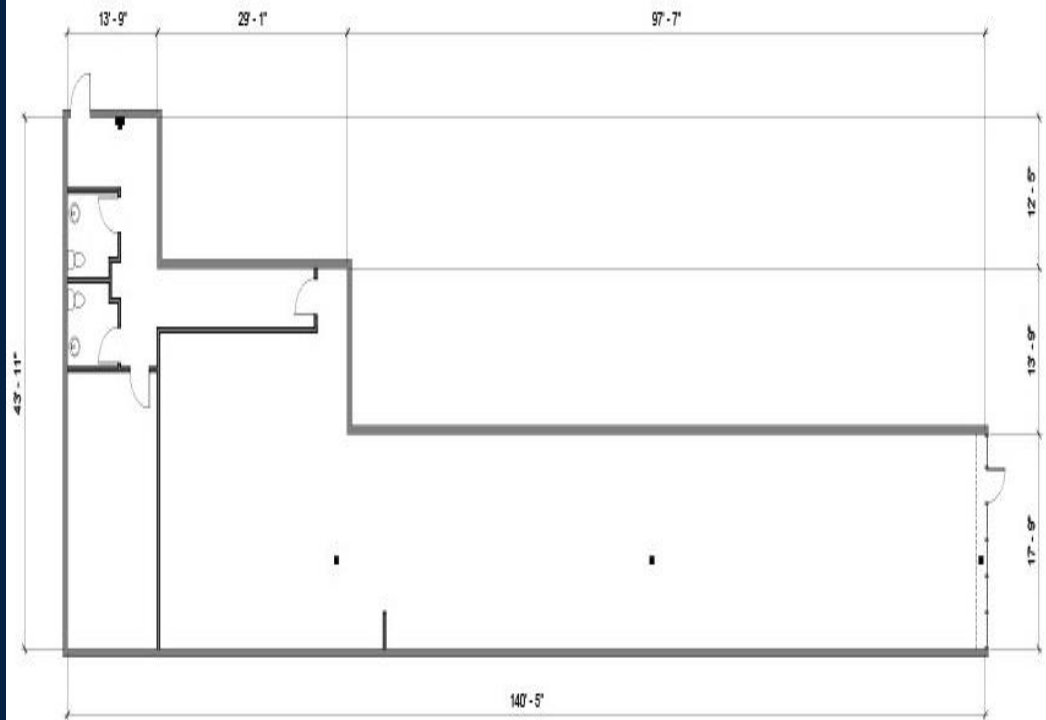
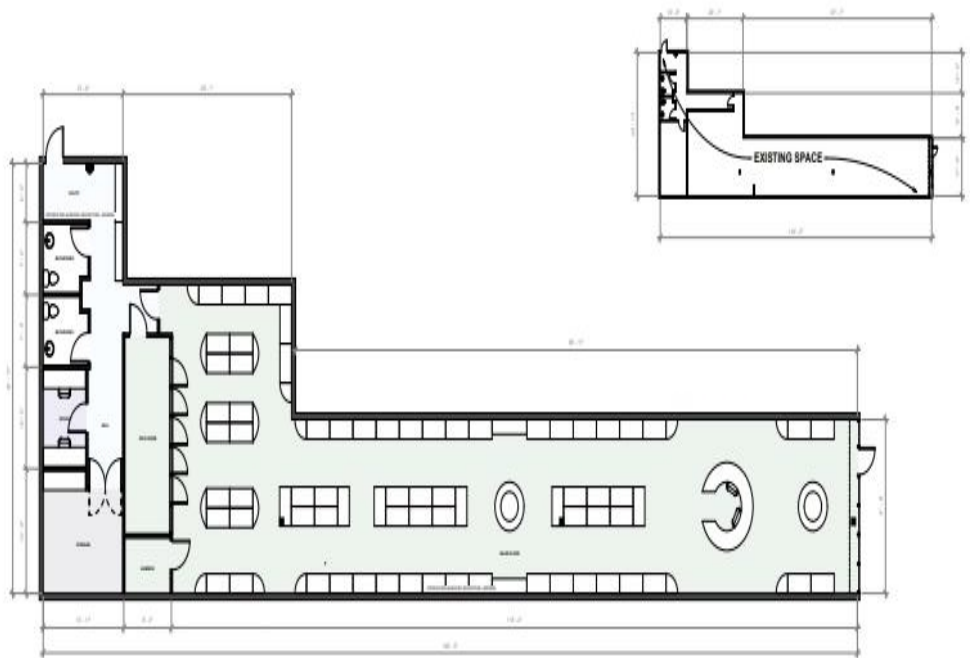


0 5 10 20' DIMENSIONS AND SQUARE FOOTAGES ARE ESTIMATES AND SHALL NOT BE RELIED UPON FOR CONSTRUCTION

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,454	87,166	225,529
2010 Population	19,292	101,731	250,229
2022 Population	24,632	120,799	292,708
2027 Population	25,036	123,413	299,592
2022 African American	8,748	44,567	124,498
2022 American Indian	63	401	1,211
2022 Asian	973	5,751	12,611
2022 Hispanic	7,042	32,945	75,563
2022 Other Race	3,372	14,964	33,302
2022 White	5,837	31,918	75,467
2022 Multiracial	5,621	23,050	45,310
2022-2027: Population: Growth Rate	1.65 %	2.15 %	2.35 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	792	3,992	10,800
\$15,000-\$24,999	656	3,927	10,050
\$25,000-\$34,999	1,036	5,278	11,933
\$35,000-\$49,999	1,492	6,800	16,531
\$50,000-\$74,999	2,744	10,763	22,133
\$75,000-\$99,999	1,440	5,661	13,479
\$100,000-\$149,999	914	4,362	10,744
\$150,000-\$199,999	299	1,745	4,285
\$200,000 or greater	236	2,135	5,933
Median HH Income	\$55,071	\$53,642	\$52,784
Average HH Income	\$70,141	\$76,061	\$78,280

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,861	35,504	87,265
2010 Total Households	8,071	38,423	91,443
2022 Total Households	9,610	44,667	105,891
2027 Total Households	9,706	45,502	108,048
2022 Average Household Size	2.55	2.64	2.71
2000 Owner Occupied Housing	1,463	14,309	39,793
2000 Renter Occupied Housing	4,387	18,104	40,720
2022 Owner Occupied Housing	1,706	14,767	41,298
2022 Renter Occupied Housing	7,904	29,900	64,593
2022 Vacant Housing	984	4,137	8,729
2022 Total Housing	10,594	48,804	114,620
2027 Owner Occupied Housing	1,745	15,114	42,339
2027 Renter Occupied Housing	7,961	30,388	65,710
2027 Vacant Housing	1,188	5,016	10,666
2027 Total Housing	10,894	50,518	118,714
2022-2027: Households: Growth Rate	1.00 %	1.85 %	2.00 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,355	10,905	24,558
2022 Population Age 35-39	2,022	9,411	20,841
2022 Population Age 40-44	1,729	7,920	17,912
2022 Population Age 45-49	1,442	7,272	17,084
2022 Population Age 50-54	1,220	6,743	16,974
2022 Population Age 55-59	944	6,350	16,869
2022 Population Age 60-64	752	5,519	15,499
2022 Population Age 65-69	653	4,526	13,037
2022 Population Age 70-74	476	3,360	9,873
2022 Population Age 75-79	305	2,265	6,591
2022 Population Age 80-84	192	1,368	4,004
2022 Population Age 85+	144	1,182	3,793
2022 Population Age 18+	19,580	95,345	226,897
2022 Median Age	30	33	34

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,236	\$54,327	\$53,379
Average Household Income 25-34	\$70,578	\$71,870	\$71,200
Median Household Income 35-44	\$61,266	\$59,673	\$58,575
Average Household Income 35-44	\$78,389	\$83,595	\$84,952
Median Household Income 45-54	\$57,783	\$58,950	\$60,096
Average Household Income 45-54	\$77,587	\$90,131	\$94,443
Median Household Income 55-64	\$54,950	\$56,825	\$57,067
Average Household Income 55-64	\$73,014	\$87,836	\$90,788
Median Household Income 65-74	\$44,337	\$44,702	\$45,058
Average Household Income 65-74	\$62,473	\$68,193	\$71,336
Average Household Income 75+	\$48,043	\$50,655	\$54,602

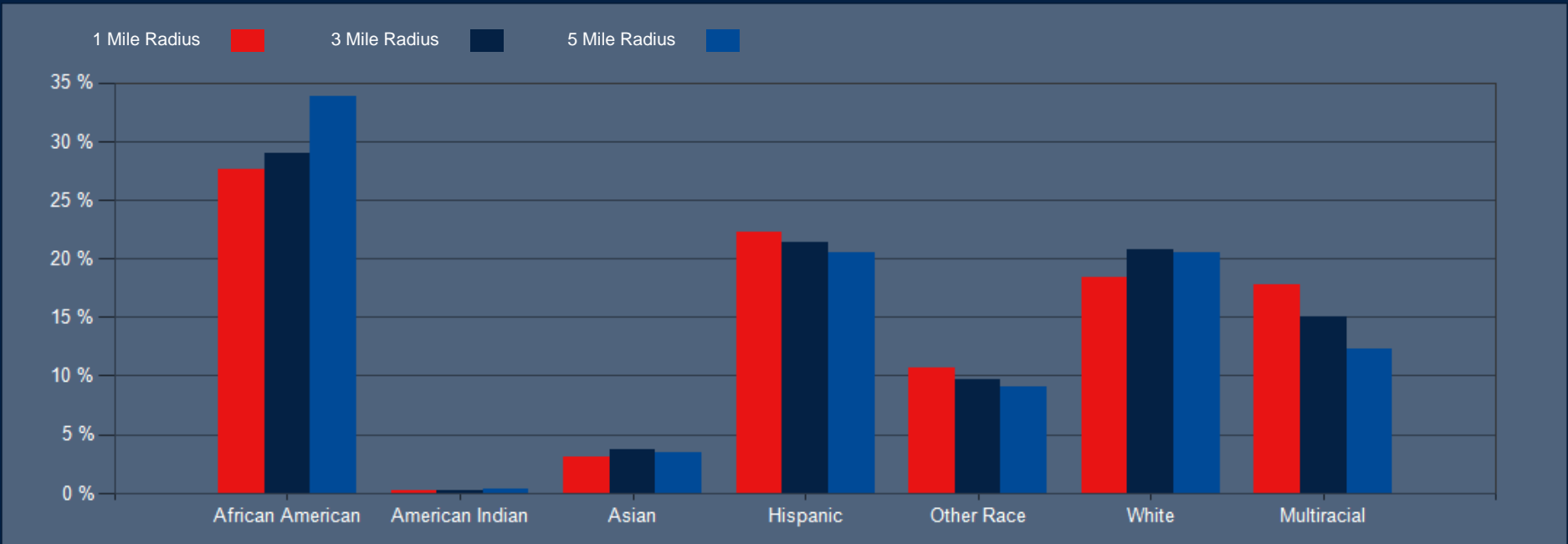
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,482	10,910	24,331
2027 Population Age 35-39	1,786	9,482	22,910
2027 Population Age 40-44	1,576	8,217	19,526
2027 Population Age 45-49	1,488	7,342	17,423
2027 Population Age 50-54	1,248	6,632	16,182
2027 Population Age 55-59	1,084	6,229	16,105
2027 Population Age 60-64	853	5,796	15,425
2027 Population Age 65-69	641	4,887	13,868
2027 Population Age 70-74	508	3,787	11,143
2027 Population Age 75-79	342	2,740	8,139
2027 Population Age 80-84	208	1,691	5,060
2027 Population Age 85+	173	1,354	4,226
2027 Population Age 18+	19,965	97,783	232,674
2027 Median Age	30	33	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,014	\$59,911	\$60,289
Average Household Income 25-34	\$81,140	\$82,013	\$82,971
Median Household Income 35-44	\$65,594	\$68,638	\$69,411
Average Household Income 35-44	\$88,872	\$101,554	\$103,447
Median Household Income 45-54	\$63,762	\$66,314	\$68,785
Average Household Income 45-54	\$89,974	\$103,864	\$108,422
Median Household Income 55-64	\$60,884	\$65,115	\$66,887
Average Household Income 55-64	\$84,474	\$101,977	\$105,717
Median Household Income 65-74	\$51,308	\$52,728	\$52,297
Average Household Income 65-74	\$74,407	\$84,344	\$87,040
Average Household Income 75+	\$57,832	\$63,615	\$68,353

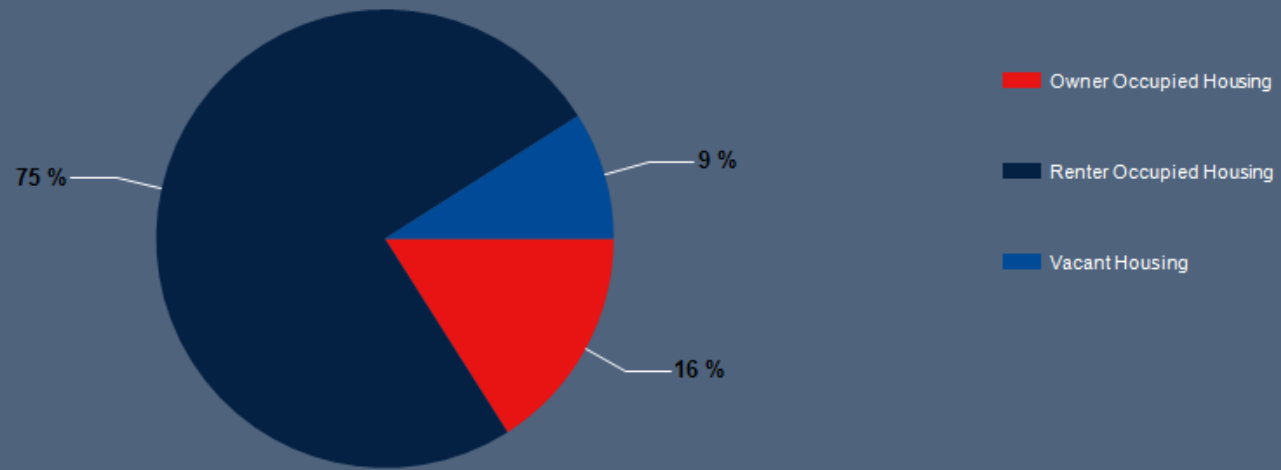
2022 Household Income



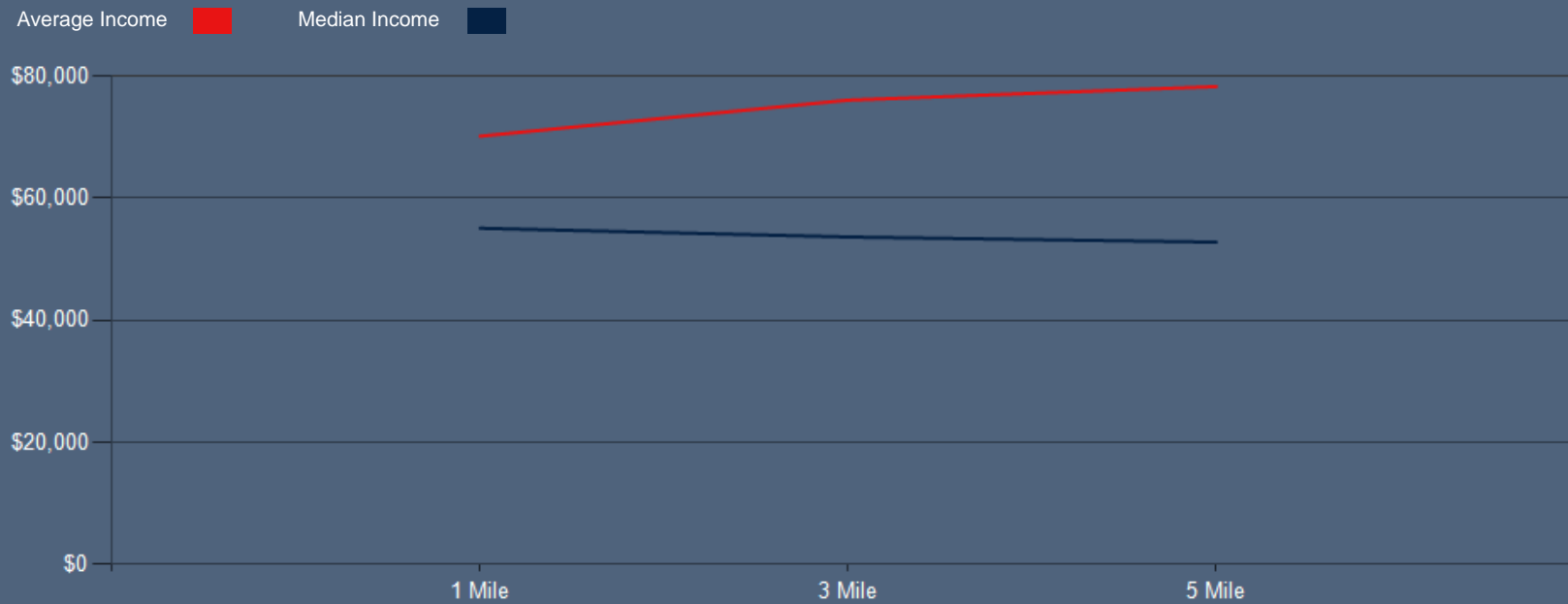
2022 Population by Race



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.

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Exclusively Marketed by:

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