

OFFERING MEMORANDUM

American Gyro Place | 707 S Orange Blossom Trail Orlando FL 32805



**FOR
LEASE**

Prepared By

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Details:

Modify Gross Lease

Call for More Details



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407-782-4866



Orlando, Florida

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Exclusively Presented By:

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Orlando, Florida

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All the information about the property conditions and financial statements needs to be verified by buyers from Seller, Premium Properties Commercial is not reliable of any information listed in this marketing package.



Executive Summary

707 S Orange Blossom Trail Orlando FL 32805

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2020 Population	11,235	109,472	323,460
2020 Median HH Income	\$25,417	\$50,006	\$48,503
2020 Average HH Income	\$38,947	\$77,120	\$71,292

AREA OVERVIEW

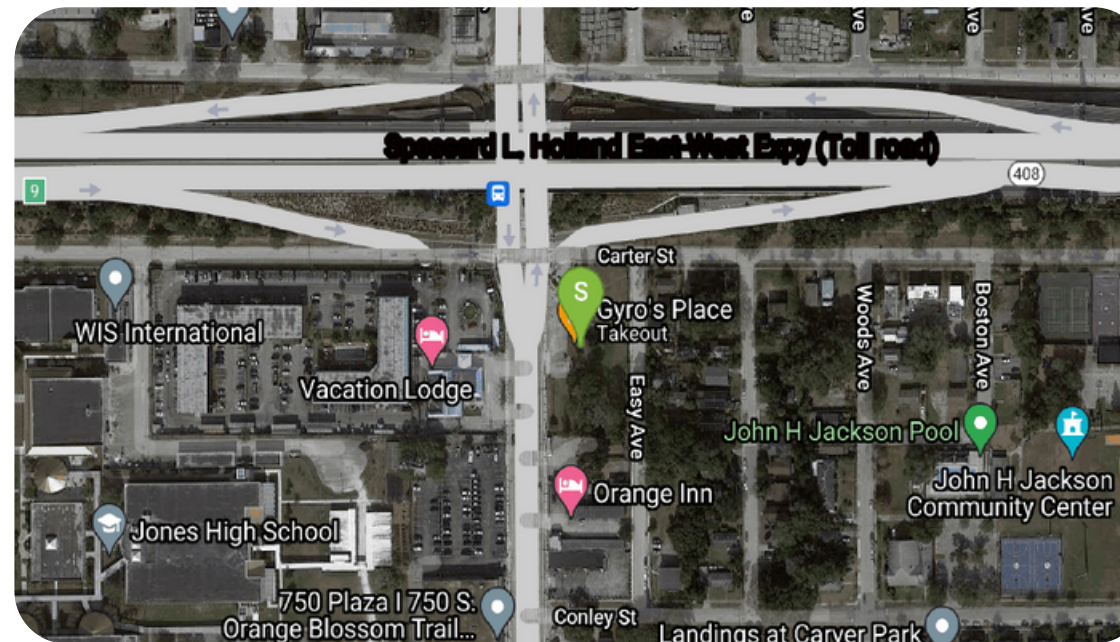
- 36,000 AADT
- 1.5 Miles away from Orlando Downtown
- 110,000 Residents within 3 Miles Distance
- High Demand for Retail Properties
- Median Household Income \$53,000 within 3 Miles distance
- Surrounded by National and local Retail, Industrial and Multi-Family/Hotel Properties
- Located in front of the FL-408 and minutes away from I-4 Interstate Highway easy access to everywhere in Orlando MSA

OFFER HIGHLIGHTS

-PROPERTY FOR LEASE

- Opportunity to generate cash flow with Multiple Use Business opportunity.
- Current Use of the property is Fast Food and Convenience Store and previous Owner leased the partial use of the property to car wash and generated extra rental income while operating their Business.
- More than 36,000 AADT in front of the property facade to Orange Blossom Trl and corner of Carter st next to FL-408 105,000 AADT with Egress and Ingress heavy traffic location.
- 1296 SQF Rentable space and total of half an Acre Land Space including adjacent lot with plenty of parking space.
- This is a former Gas Station Property with Convenience store and current use of Restaurant Building with entire Kitchen equipments including, Fryer, hood and salad bar also Walking cooler for and cashier desk for multiple use of Business.
- Use your imagination of this potential property to generate cash flow with your Business model.
- \$4000 Modify Gross Lease.

PROPERTY ACTUAL SITE



Building Summary

**COMMERCIAL
PROPERTY
FOR SALE**

707 S Orange Blossom Trail Orlando FL 32805

THE SPACE

Location	707 S Orange Blossom Trl, Orlando, FL, 32805
COUNTY	Orange
Cross Street	FL-408
Traffic Count	36000
Square Feet	1296
Annual Rent PSF	\$37.00 PSF
Lease Type	Modify Gross Lease

PROPERTY FEATURES

BUILDING SF	1,296
GLA (SF)	1,296
LAND SF	20,517
LAND ACRES	0.47
YEAR BUILT	1966
ZONING TYPE	AC-1/T/PH
BUILDING CLASS	C
LOCATION CLASS	B
PARKING RATIO	51
CORNER LOCATION	Orange Blossom & Carter St

Tenant Information

LEASE TYPE **Modify Gross Lease**



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,346	109,725	321,653



AVERAGE HOUSEHOLD INCOME

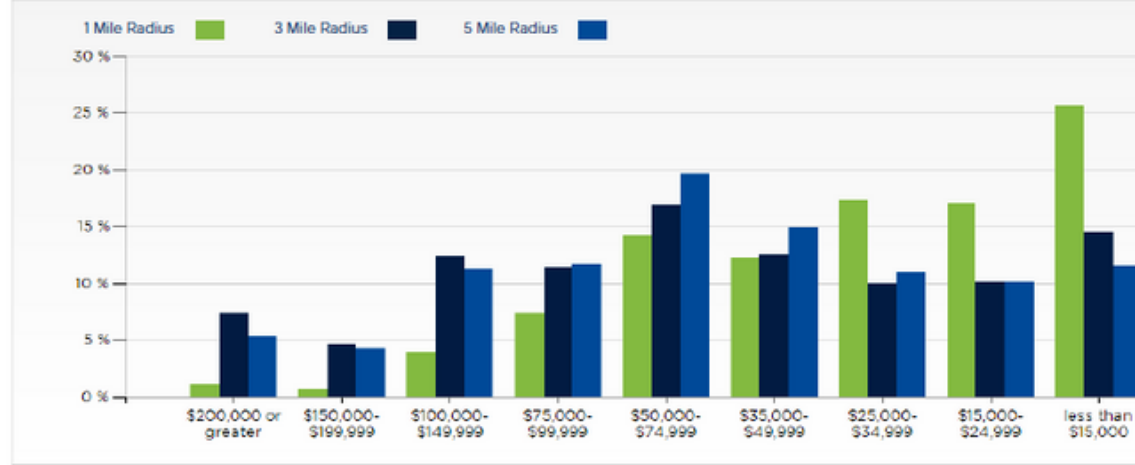
1.00 MILE	3.00 MILE	5.00 MILE
\$41,309	\$80,707	\$74,648



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,065	47,511	132,034

2021 Household Income



American Gyro Place





American Gyro Place
Subject Property



36,000 AADT Orange Blossom Trails

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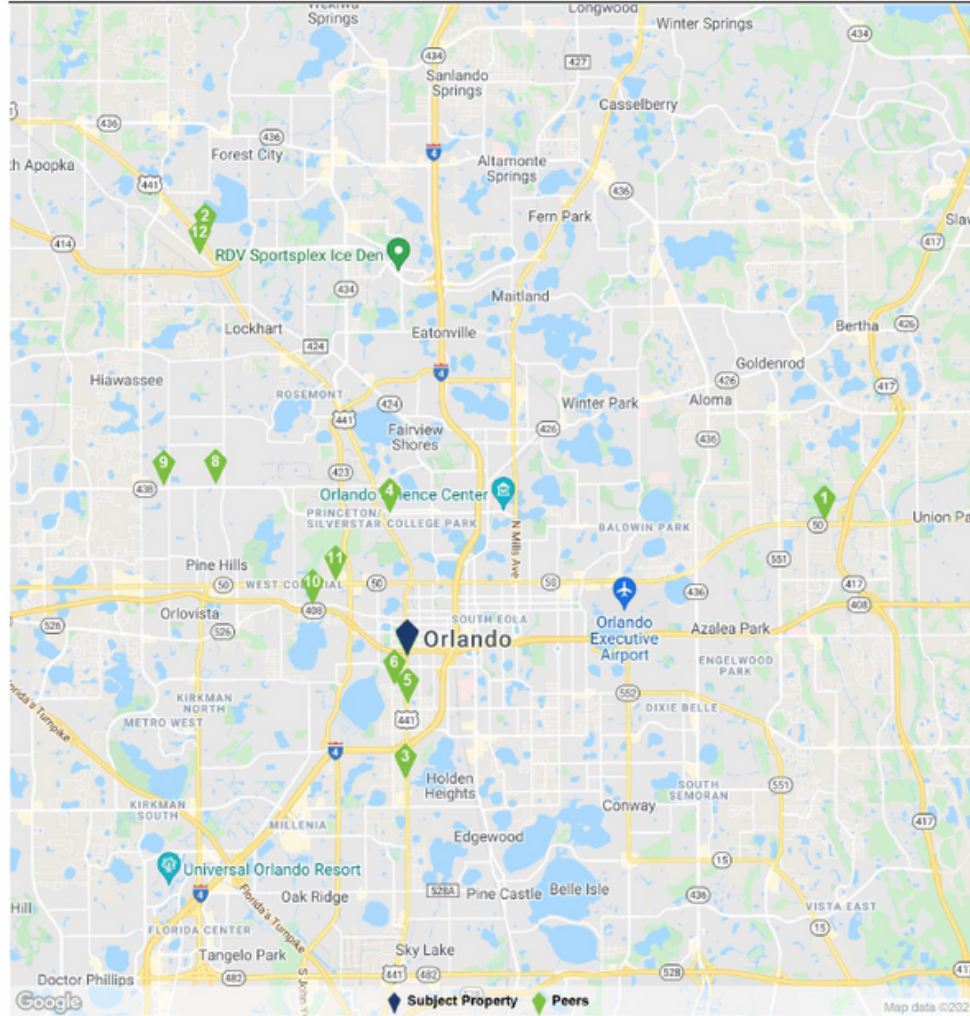
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 **Orlando, Florida**

Peer Properties Summary

707 S Orange Blossom Trl

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
12	\$22.67	61.4%	31.6%

PEER LOCATIONS




Peer Properties Summary

707 S Orange Blossom Trl

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spce	Avail %	Vac %	
1 8431-8433 E Colonial Dr ★★★★★	1976/-	7.9 mi	68	4,235	-	0	0%	0%	\$25 - 30 (Est.)
2 2441 S Orange Blossom Trl ★★★★★	1978/1981	8.3 mi	73	1,440	-	0	0%	0%	\$23 - 28 (Est.)
3 4100 S Orange Blossom Trl ★★★★★	1979/-	2.2 mi	65	3,453	-	0	0%	34.8%	\$21 - 26 (Est.)
4 707 S Orange Blossom Trl ★★★★★	1966/-	0.00 mi	55	1,296	-	0	0%	100%	\$21 - 25 (Est.)
5 1500 W Princeton St ★★★★★	1955/-	2.6 mi	49	1,560	-	0	0%	0%	\$21 - 25 (Est.)
6 1919 S Orange Blossom Trl ★★★★★	1975/2008	0.87 mi	62	2,112	-	0	0%	0%	\$21 - 25 (Est.)
7 1502 Grand St ★★★★★	1950/-	0.59 mi	53	1,285	-	0	0%	0%	\$21 - 25 (Est.)
8 743 S Orange Blossom Trl ★★★★★	1959/-	0.05 mi	52	3,103	-	0	0%	100%	\$20 - 25 (Est.)
9 5413 Silver Star Rd ★★★★★	1967/-	4.6 mi	37	2,281	-	0	0%	0%	\$20 - 24 (Est.)
10 Xpress Food Max & Grocery 6325 Silver Star Rd ★★★★★	1973/-	5.4 mi	42	2,400	-	1	100%	0%	\$19 - 24 (Est.)
11 Naz Paint & Body 3720 Old Winter Garden Rd ★★★★★	1972/-	1.9 mi	29	6,756	-	0	0%	0%	\$19 - 23 (Est.)
12 3327 W Colonial Dr ★★★★★	1990/-	1.9 mi	26	5,100	-	1	100%	100%	\$19 - 23 (Est.)
13 2658 Overland Rd ★★★★★	1976/-	8.1 mi	82	1,800	-	1	100%	100%	\$20.00


Lease Comps

Peer Property Photos




1 8431-8433 E Colonial Dr

4,235 SF / Vacancy Rate 0%
Rent/SF - \$25 - 30 (Est.)
Owner: Evolution Motorworks
★★★★★




2 2441 S Orange Blossom Trl

1,440 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.)
Owner: Gabe Auto Tech
★★★★★




3 4100 S Orange Blossom Trl

3,453 SF / Vacancy Rate 34.8%
Rent/SF - \$21 - 26 (Est.)
Owner: Dhamjiyoti Inc
★★★★★




707 S Orange Blossom Trl

1,296 SF / Vacancy Rate 100%
Rent/SF - \$21 - 25 (Est.)
Owner: Capital City Dev LLC
★★★★★




4 1500 W Princeton St

1,560 SF / Vacancy Rate 0%
Rent/SF - \$21 - 25 (Est.)
Owner: -
★★★★★




5 1919 S Orange Blossom Trl

2,112 SF / Vacancy Rate 0%
Rent/SF - \$21 - 25 (Est.)
Owner: Vijaiantie Jadhav
★★★★★




6 1502 Grand St

1,285 SF / Vacancy Rate 0%
Rent/SF - \$21 - 25 (Est.)
Owner: -
★★★★★



7 743 S Orange Blossom Trl

3,103 SF / Vacancy Rate 100%
Rent/SF - \$20 - 25 (Est.)
Owner: Plinnie & Plinnie W Thompson
★★★★★



8 5413 Silver Star Rd

2,261 SF / Vacancy Rate 0%
Rent/SF - \$20 - 24 (Est.)
Owner: Vision Quest Realty
★★★★★



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10/13/2021

Peer Property Comparison

		707 S Orange Blossom Trl	
Property Name / Address	Star Rating	NNN Asking Rent Per SF	Vacancy Rate
1 8431-8433 E Colonial Dr	★★★★★	\$25 - 30(Est.)	0%
2 2441 S Orange Blossom Trl	★★★★★	\$23 - 28(Est.)	0%
3 4100 S Orange Blossom Trl	★★★★★	\$21 - 26(Est.)	34.8%
707 S Orange Blossom Trl	★★★★★	\$21 - 25(Est.)	100%
4 1500 W Princeton St	★★★★★	\$21 - 25(Est.)	0%
5 1919 S Orange Blossom Trl	★★★★★	\$21 - 25(Est.)	0%
6 1502 Grand St	★★★★★	\$21 - 25(Est.)	0%
7 743 S Orange Blossom Trl	★★★★★	\$20 - 25(Est.)	100%
8 5413 Silver Star Rd	★★★★★	\$20 - 24(Est.)	0%
9 Xpress Food Max & Grocery 6325 Silver Star Rd	★★★★★	\$19 - 24(Est.)	0%
10 Naz Paint & Body 3720 Old Winter Garden Rd	★★★★★	\$19 - 23(Est.)	0%
11 3327 W Colonial Dr	★★★★★	\$19 - 23(Est.)	100%
12 2658 Overland Rd	★★★★★	\$20.00	100%
Average		\$22.65	34%

(Arrows indicate trend over last quarter)



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10/13/2021

MEET THE AGENT



Ozan Cifci

Top Orlando Real Estate Agent

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7521 West Sand Lake Road,
Orlando FL, 32819

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Central Florida area. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment properties. I am the perfect fit to help you buy or sell in Commercial and Businesses Real Estate in Orlando. I'm currently Manager of our Dr. Phillips Branch at Premium Properties R.E. Services where we are happy to provide excellent Real Estate services to our valued customers.

I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.

Commercial – Whether it's a shopping mall, a small office building or a restaurant space, I'm your commercial property specialist. Contact me for your commercial property needs in the Central Florida real estate markets.

Multi-family – Investors are great clients for me. Multi-family properties are a very unique market. The detailed return on investment and valuation calculations investors need to evaluate properties for rental are second nature to me.

PROFESSIONAL PROFILE

- GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012 Sisli Technical School Electric and Electronic - Istanbul Turkey 2003 Previously employed at Stiles Machinery as Electronic Technician Acquired Real Estate Sales Associates since 2014
- Member of Orlando Regional Realtor Association (ORRA)
- Member of Florida Association of Realtors (FAR)
- Member of National Association of Realtors (NAR)
- Member of Business Brokers of Florida (BBF)
- Member of Certified Commercial Investment Member (CCIM)
- Certification Completion of CI 101 Financial Analysis Class of CCIM (2020)
- Certification Completion of CI 102 Market Analysis Class of CCIM (2020)
- Certification Completion of CCIM CI 103 User Analysis of Commercial Real Estate (2021)
- Certification Completion of CCIM CI 104 Investment Analysis of Commercial Real Estate (2021)
- Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017.
- Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects. Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses