



 **PREMIUM  
PROPERTIES**  
COMMERCIAL DIVISION

**AMERICAN GYRO PLACE**  
PHILLY - WINGS - BURGERS - SEAFOOD & GYRO  
SPECIAL CHEF ON DUTY  
407-967-2719  
BEER & CIGARETTES LUNCH & DINNER  
BEST FOOD IN TOWN  
407-999-5042  
DELIVERY AVAILABLE

CHICKEN OPEN CLASSIC GYROS PHILLY CHICKEN

CAR WASH

**FOR SALE: \$1,690,000**

707 S Orange Blossom Trl Orlando FL 32805

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## AREA OVERVIEW

City Overview  
Demographics



# INVESTMENT SUMMARY

Premium Properties Commercial Division Proudly presents this General Commercial Zoning Corner Lot Retail property with adjacent vacant lots consisting of 8 Parcels altogether over an Acre lot in the corner of S Orange Blossom Trl and Carter St front of the FL-408 Toll Highway Entrance with 1296 SF Retail building with recently signed Tenant in place remaining 3 Years Lease NNN Cash Flow Income for the Investor buyers and more than Half an Acre vacant lot behind OBT is available for Owner User or Investor Developers to construct any Retail or Office buildings.

## OFFERING SUMMARY

ADDRESS	<b>707 S Orange Blossom Trl Orlando FL 32805</b>
COUNTY	<b>Orange</b>
MARKET	<b>Orlando</b>
SUBMARKET	<b>Orlando MSA</b>
BUILDING SF	<b>1,296 SF</b>
LAND ACRES	<b>1.04</b>
LAND SF	<b>45,353 SF</b>
YEAR BUILT	<b>1966</b>
YEAR RENOVATED	<b>1980</b>
OWNERSHIP TYPE	<b>Fee Simple</b>

## AREA OVERVIEW

**-Property located on High Traffic Corner 44,184 AADT only 1,5 Miles away from Orlando Downtown and surrounded by National and Local Retailers, Motel/Hotel Hospitality, Amazon Logistic Center is only half a mile distance and Camping Stadium is only half a mile distance. Easy Access to FL-408 in front of the property and I-4 International Highway only a mile away from the property.**

**Strong Demographic and Population within 3 miles distance is around 108,649 and the Median Household Income \$52,988 and future growth in 5 years around 6.68%. Orange County Economic Base multiplier is 5.25 which means each Basic Employment create 5.25 Non-Basic Employment and low unemployment drive mass migration to Orlando MSA for the past several years.**





# PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	1,296
LAND SF	45,353
LAND ACRES	1.04
YEAR BUILT	1966
YEAR RENOVATED	1980
# OF PARCELS	8
ZONING TYPE	AC-1/T/PH
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CORNER LOCATION	Yes
TRAFFIC COUNTS	44,184
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

## MECHANICAL

HVAC	Central
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## CONSTRUCTION

FOUNDATION	Concrete
ROOF	Truss-Joist

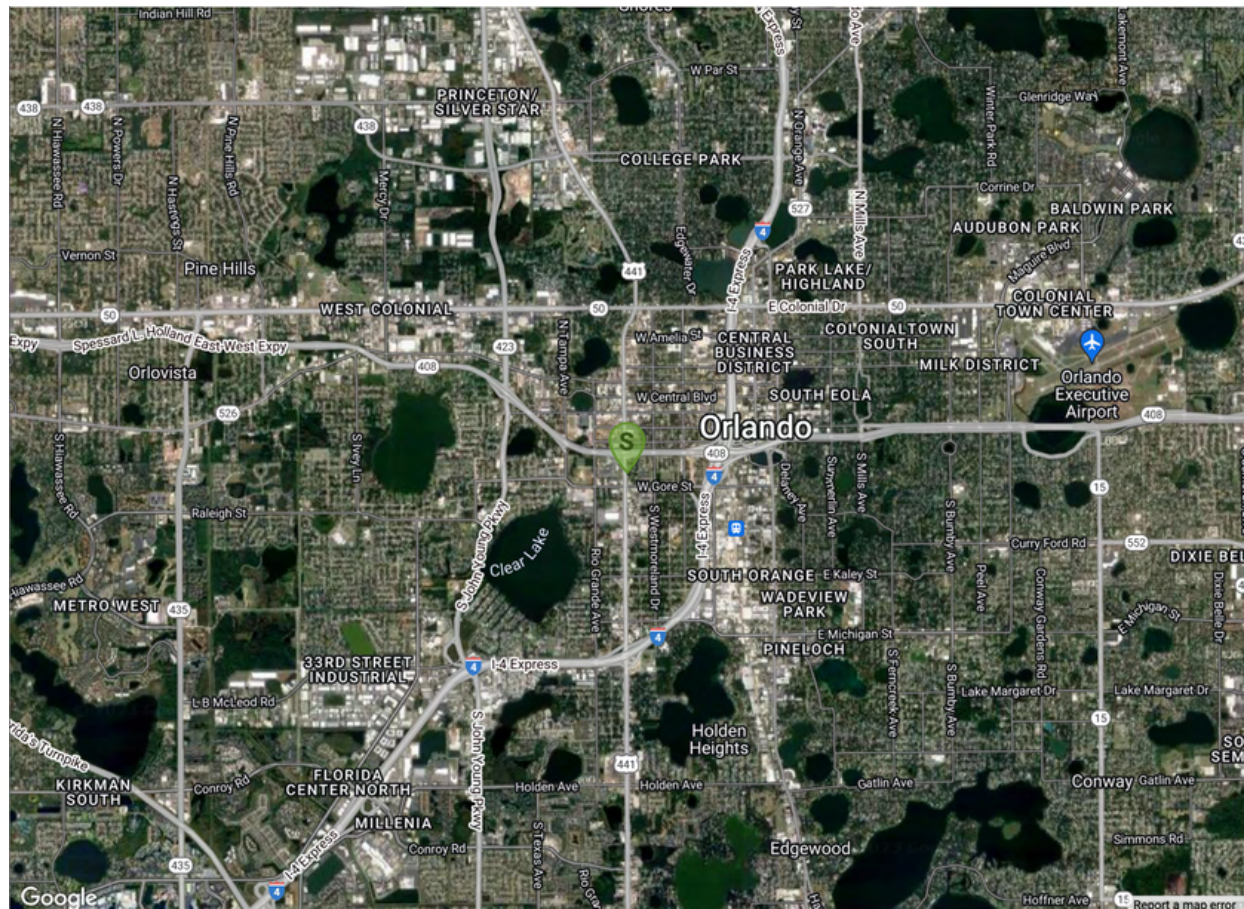


## FINANCIAL SUMMARY

OFFERING PRICE	<b>\$1,690,000</b>
PRICE PSF	<b>\$1,304.01</b>

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

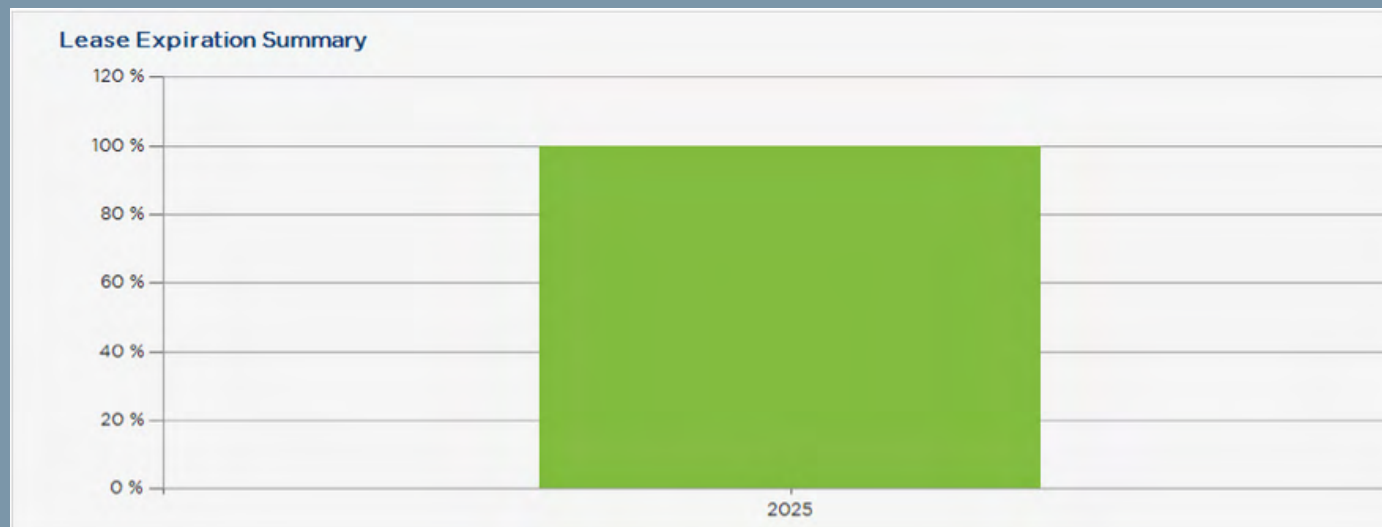
2022 Population	<b>11,290</b>	<b>112,514</b>	<b>333,323</b>
2022 Median HH Income	<b>\$30,047</b>	<b>\$57,481</b>	<b>\$56,493</b>
2022 Average HH Income	<b>\$46,510</b>	<b>\$91,021</b>	<b>\$84,962</b>





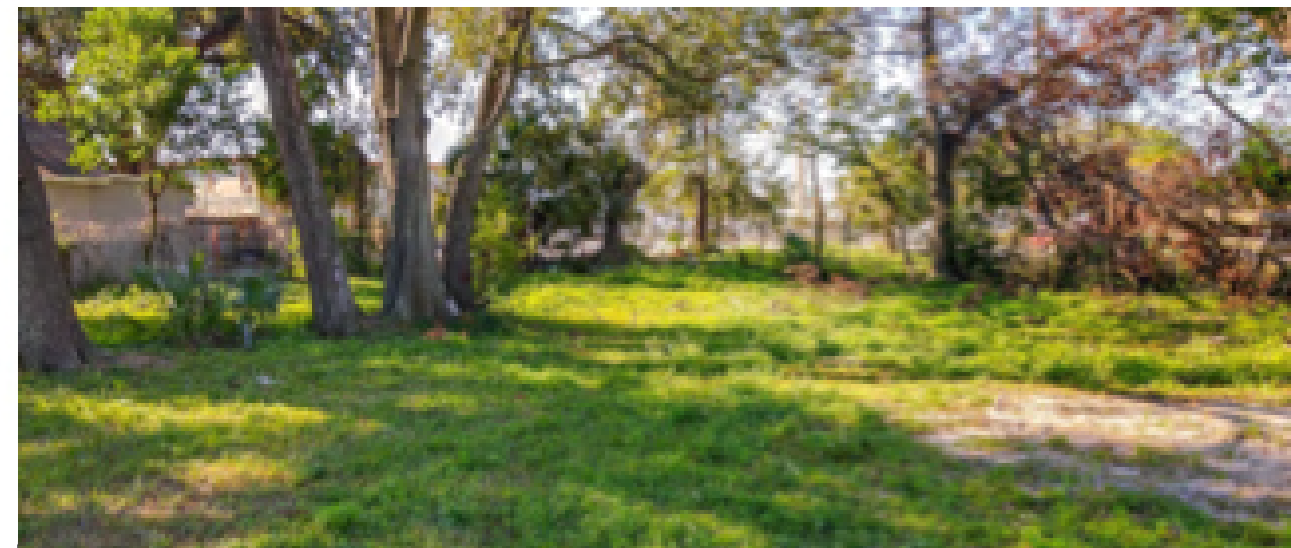
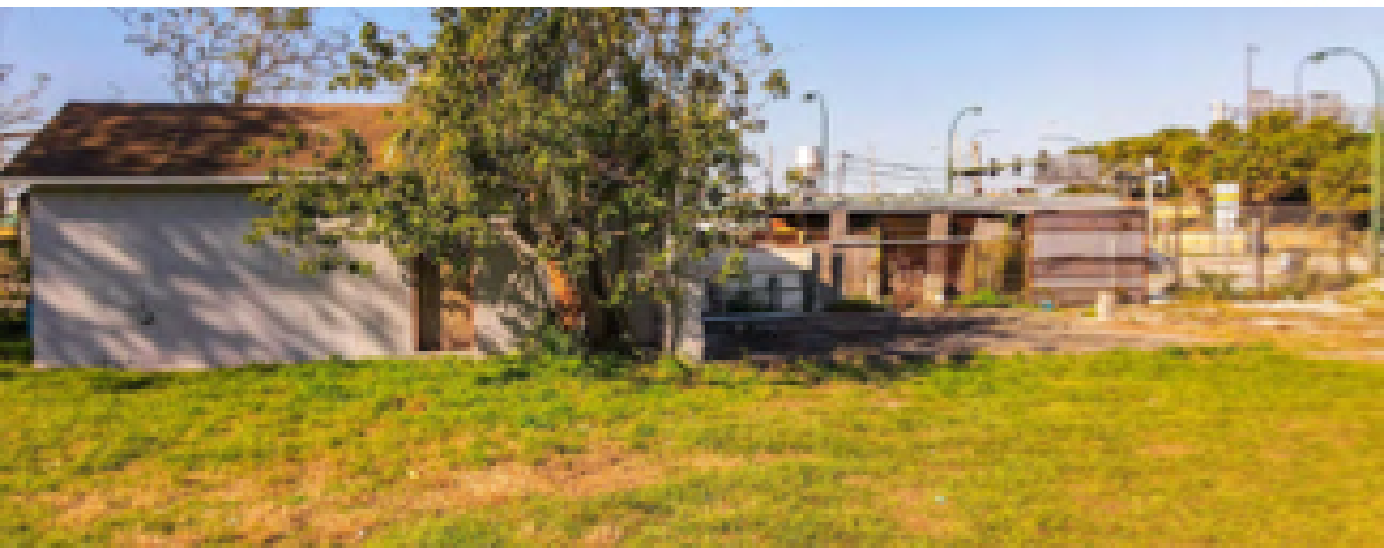
# FINANCIAL METRICS

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Price / SF	\$1,304.01	\$1,304.01	\$1,304.01	\$1,304.01	\$1,304.01	\$1,304.01	\$1,304.01	\$1,304.01	\$1,304.01	\$1,304.01



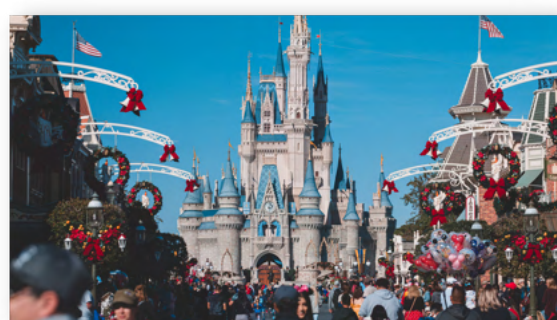
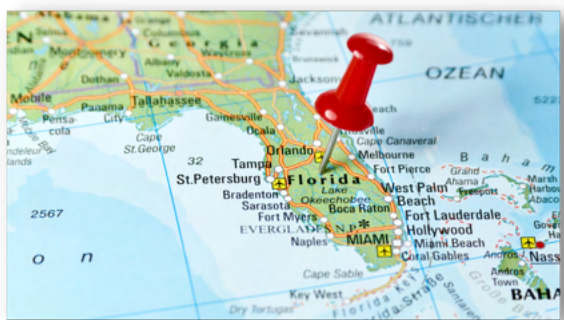
# RENT ROLL

			Lease Term		Rental Rates						
Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
High Blaze Smoke 'n Vape	1,296	100.00 %	05/01/22	04/30/25	CURRENT	\$ 3,500	\$ 2.70	\$ 42,000	\$ 32.41	NNN	Tenants responsible of Property Taxes, Insurance and Maintenance.
					05/01/2023	\$ 3,605	\$ 2.78	\$ 43,260	\$ 33.36		
					<b>OPTION(S)</b> 05/01/2024	\$ 3,713	\$ 2.87	\$ 44,558	\$ 34.44		
<b>Totals</b>	<b>1,296</b>					<b>\$ 3,500</b>		<b>\$ 42,000</b>			



## Orlando | Orange County | FL

Orlando is one of the most-visited cities in the world primarily due to tourism, major events, and convention traffic; in 2018, the city drew more than 75 million visitors. The two largest and most internationally renowned tourist attractions in the Orlando area are the Walt Disney World Resort, opened by the Walt Disney Company in 1971, and located about 21 miles southwest of downtown Orlando in Bay Lake, and the Universal Orlando Resort, opened in 1990 as a major expansion of Universal Studios Florida and the only theme park inside Orlando city limits. As Orlando's premiere tourist and commercial destination — encompassing some 1,500 acres southwest of The Walt Disney World Resort ChampionsGate® welcomes visitors just off its I-4 exit with stately rows of towering palm trees behind the beautifully-designed double gates. Great Restaurants one can dine in or take out after spending a day at the parks. Ice Cream, Frozen yogurt treats, Bars and More! Champions Village is the development's retail center, is anchored by Lakeland, Florida based Publix Super Market. McDonalds, Subways, Walgreens, 7/Eleven, Chili's Grill and Bar, Miller's Ale House, Red Robin, Regions Bank, and Watson Realty also have locations within ChampionsGate®. For a complete list of retailers visit our businesses and Restaurants pages. Additional restaurants and retail stores are currently underway to complement the existing shopping center. ChampionsGate Down-town now offering a nice mix of restaurants to choose from. Great places to grab Breakfast, Lunch and Dinner.



# Retail Map



 CITY OF ORLANDO

Disney

  
Wendy's

UNITED STATES POSTAL SERVICE  
 ORLANDO POLICE  
 Texas CHICKEN  
 ICARUS EXHIBITS, INC.  
 GLOBEX  
Cousins Maine Lobster

707 S Orange Blossom Trl  
**Subject Property**

 SUNOCO  
 ORANGE INN  
ESTABLISHED 1931  
VACATION LODGE  
 ELEVEN  
 THE SANDWICH SHOP  
EST 2015  
NIKKI'S PLACE RESTAURANT

 Liberty GAS SERVICE



36,000 AADT Orange Blossom Trails

 UNIVERSAL

# LEASE COMPS REPORT

## Peer Properties Summary

707 S Orange Blossom Trl

No. Peers

NNN Market Rent/SF

Availability Rate

Vacancy Rate

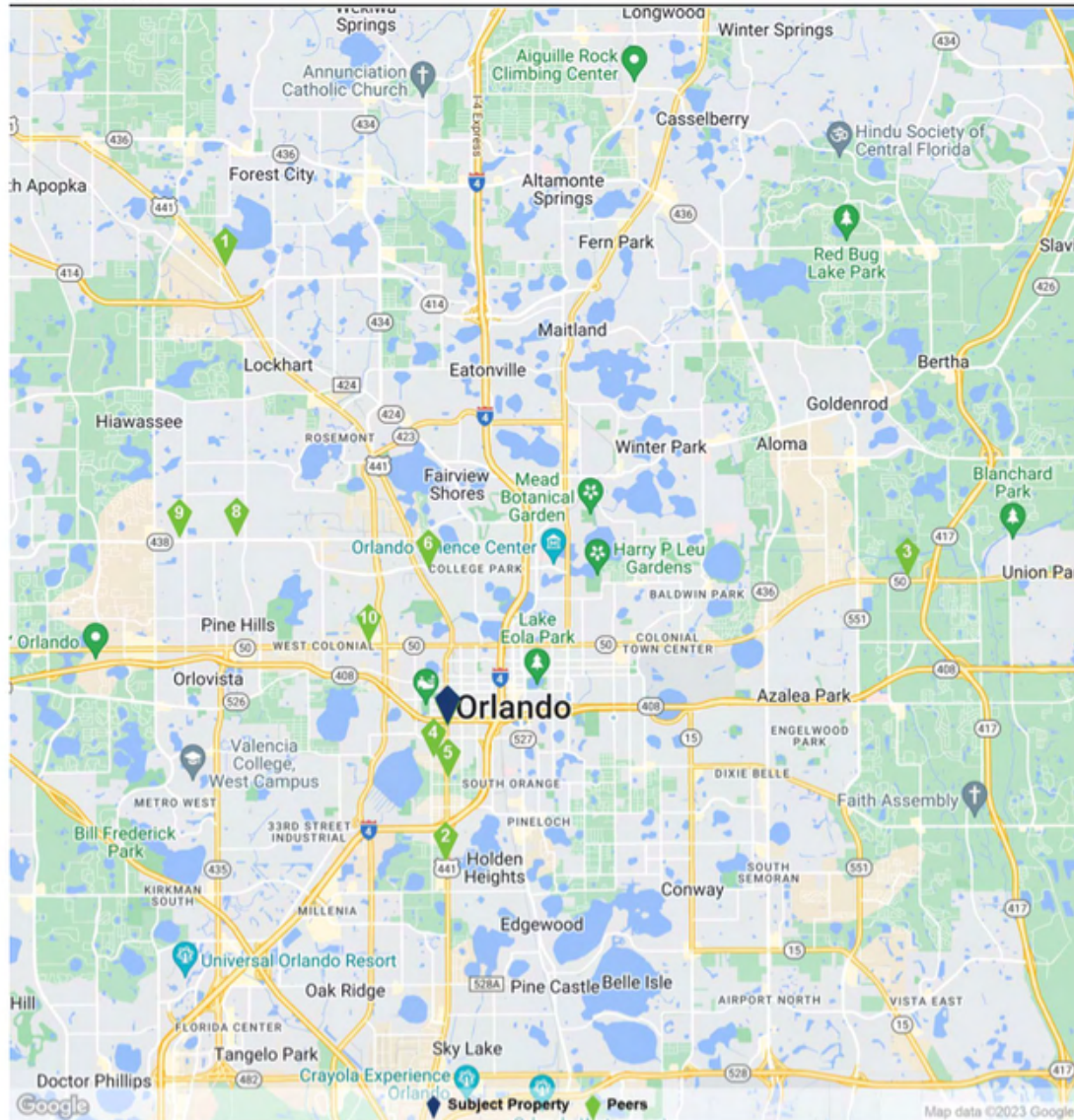
**10**

**\$25.62**

**-**

**19.2%**

### PEER LOCATIONS

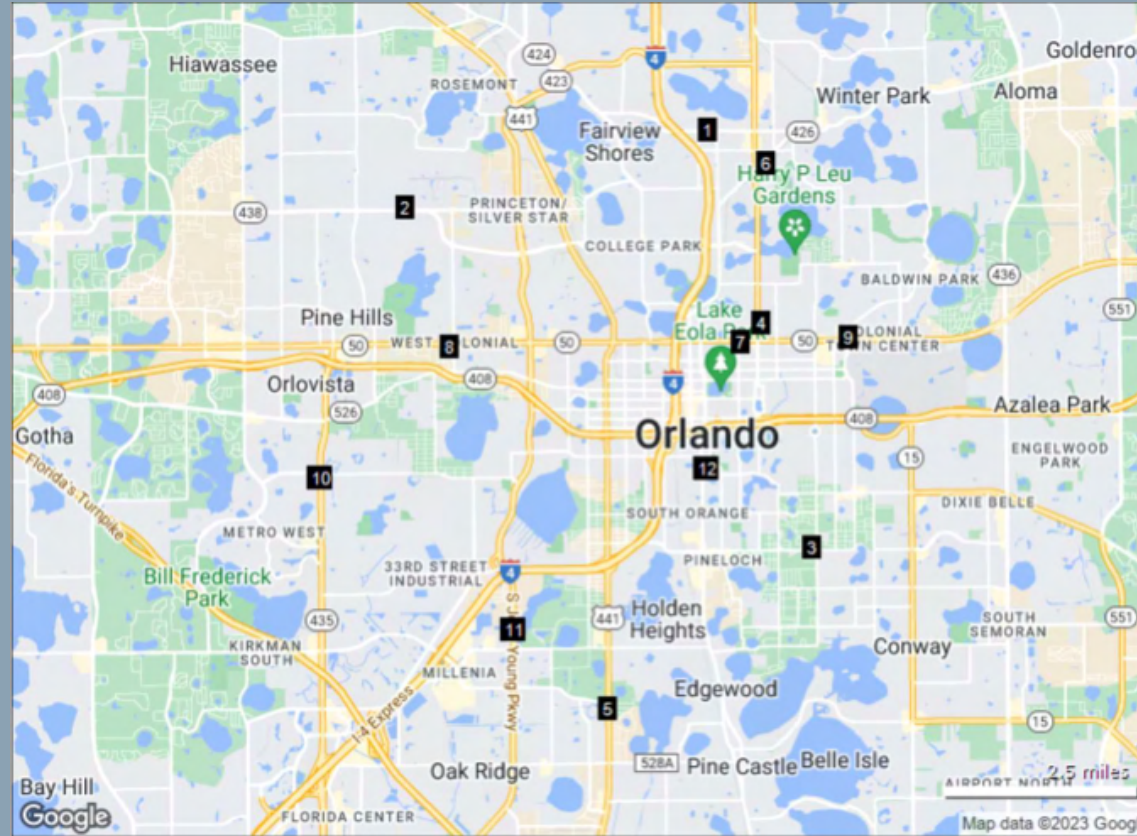


## Peer Properties Summary

707 S Orange Blossom Trl

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 2441 S Orange Blossom Trl ★★★★★	1981/-	8.3 mi	73	1,440	-	0	0%	0%	\$29 - 35 (Est.)
707 S Orange Blossom Trl ★★★★★	1966/-	0.00 mi	55	1,296	-	0	0%	0%	\$27 - 33 (Est.)
2 4100 S Orange Blossom Trl ★★★★★	1979/-	2.2 mi	65	3,453	-	0	0%	0%	\$25 - 31 (Est.)
3 8431-8433 E Colonial Dr ★★★★★	1976/-	7.9 mi	68	4,235	-	0	0%	0%	\$25 - 30 (Est.)
4 1502 Grand St ★★★★★	1950/-	0.59 mi	53	1,285	-	0	0%	0%	\$24 - 29 (Est.)
5 1919 S Orange Blossom Trl ★★★★★	1975/2008	0.87 mi	62	2,112	-	0	0%	0%	\$24 - 29 (Est.)
6 1500 W Princeton St ★★★★★	1955/-	2.6 mi	49	1,560	-	0	0%	0%	\$24 - 29 (Est.)
7 743 S Orange Blossom Trl ★★★★★	1959/-	0.05 mi	52	3,103	-	0	0%	0%	\$23 - 28 (Est.)
8 5413 Silver Star Rd ★★★★★	1967/-	4.6 mi	37	2,261	-	0	0%	0%	\$23 - 28 (Est.)
9 Xpress Food Max & G... 6325 Silver Star Rd ★★★★★	1973/-	5.4 mi	42	2,400	-	0	0%	0%	\$23 - 28 (Est.)
10 3327 W Colonial Dr ★★★★★	1990/-	1.9 mi	26	5,200	-	0	0%	100%	\$22 - 27 (Est.)

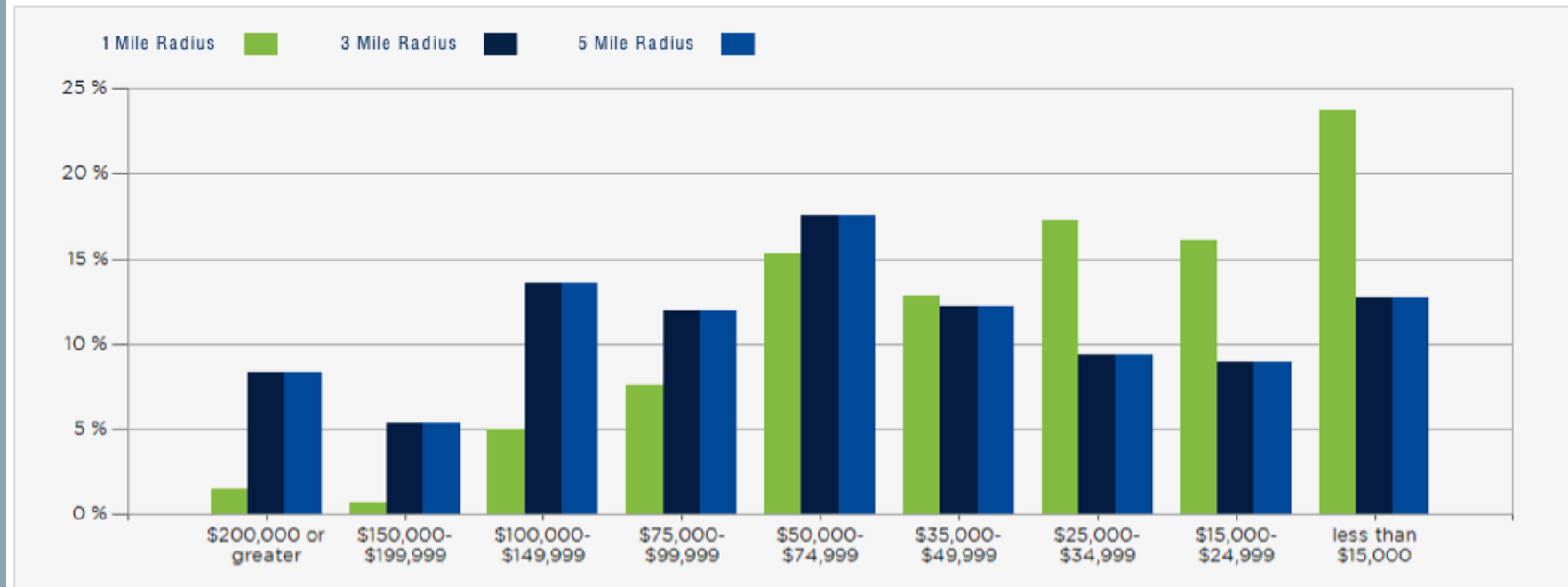
# SALE COMPS REPORT



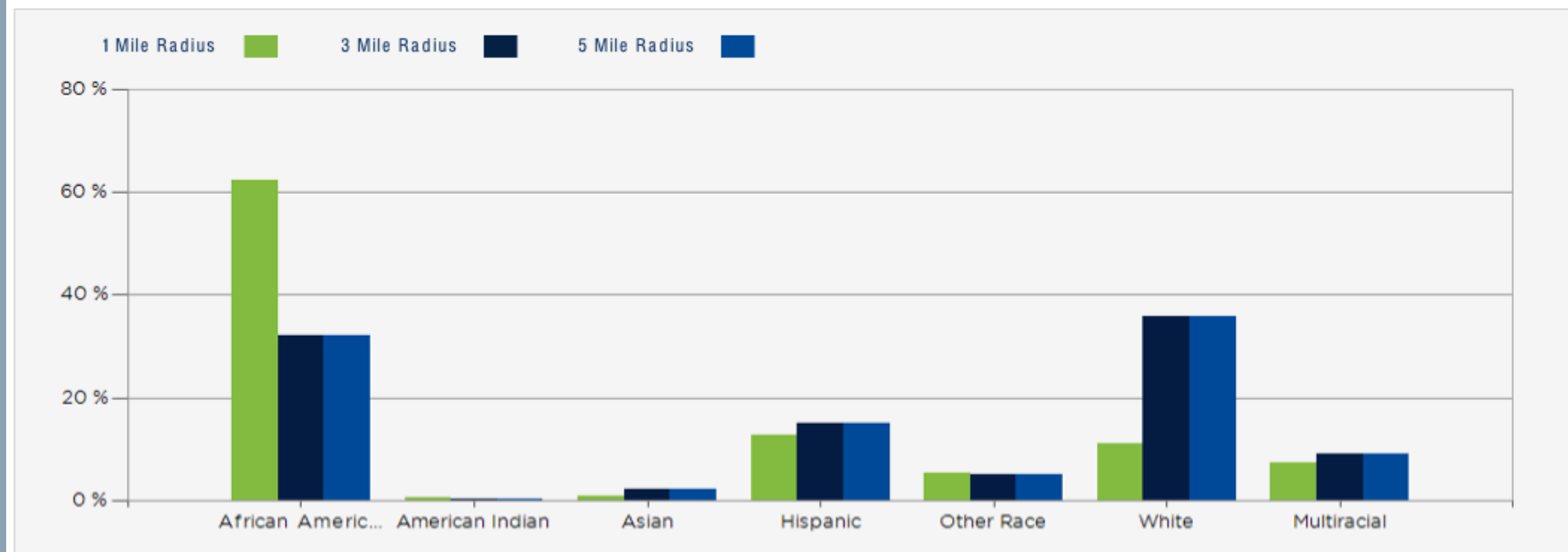
	Address	City	Property Info	Sale Info
1	1931 W Fairbanks Ave	Winter Park	1,450 SF General Retail/Auto Repair	Sold: \$1,400,000 (\$965.52/SF)
2	2600 Orlando West Dr	Orlando	2,381 SF General Retail/Fast Food	Sold: \$1,580,000 (\$663.59/SF)
3	2613 Gowen St	Orlando	1,267 SF General Retail	Sold: \$850,000 (\$670.88/SF)
4	845 N Mills Ave	Orlando	2,368 SF General Retail/Freestanding	Sold: \$1,650,000 (\$696.79/SF)
5	5300 S Orange Blossom Trl	Orlando	2,000 SF General Retail/Auto Dealership	Sold: \$2,350,000 (\$1,175/SF)
6	1330 N Orange Ave (Part of Multi-Property Sale)	Winter Park	2,040 SF Retail	Sold: \$2,200,000 (\$1,078.43/SF)
7	700 E Colonial Dr	Orlando	2,475 SF General Retail/Freestanding	Sold: \$950,000 (\$383.84/SF)
8	4200 W Colonial Dr	Orlando	2,000 SF General Retail/Auto Dealership	Sold: \$1,231,800 (\$615.90/SF)
9	3025 E Colonial Dr	Orlando	2,217 SF General Retail/Freestanding	Sold: \$1,600,000 (\$721.70/SF)
10	1174 S Kirkman Rd	Orlando	2,421 SF General Retail/Fast Food	Sold: \$1,722,222 (\$711.37/SF)
11	3011 Cathy St	Orlando	1,435 SF General Retail/Fast Food	Sold: \$2,339,442 (\$1,630.27/SF)
12	1101 S Orange Ave	Orlando	2,116 SF General Retail/Restaurant	Sold: \$1,500,000 (\$708.88/SF)

# DEMOGRAPHIC REPORT

## 2022 Household Income



## 2022 Population by Race





# EXCLUSIVELY MARKETED BY:

## ABOUT ME:

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Commercial Sales and Leases. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment sales and leases services. I am the perfect fit to help you buy or sell in Commercial Real Estate and development projects. I'm a member of CCIM, ICSC, NAOIP, working with investors and developers for their projects, acquisitions and dispositions of their properties.

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.



Ozan Cifci

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## 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) 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

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