



FOR SALE: \$2,200,000

Retail Strip Center | 741-747 Lancaster Rd
Orlando FL 32809

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Premium Properties and it should not be made available to any other person or entity without the written consent of Premium Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Premium Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained here in is not a substitute for a thorough due diligence investigation. Premium Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Premium Properties has not verified, and will not verify, any of the information contained herein, nor has Premium Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



TABLE OF CONTENTS



05

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

11

PROPERTY SUMMARY

Property Information
Disposition Sensitivity Analysis

16

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

25

AREA OVERVIEW

City Overview
Demographics



INVESTMENT SUMMARY

Premium Properties Commercial proudly presents this Investment Opportunity of Commercial Property consisting of Retail Strip Center and 24 Self Storage on 2 separate Parcel located on W Lancaster Rd Orlando next to the Family Dollar anchored Lancaster Square is a Major Retail Shopping Center and surrounded by Local and Major Retailers.

OFFERING SUMMARY

ADDRESS	741-747 Lancaster Rd Orlando FL 32809
COUNTY	Orange
MARKET	Orlando
SUBMARKET	Orlando MSA
BUILDING SF	10,252 SF
GLA (SF)	11,644
LAND ACRES	0.83
LAND SF	36,446 SF
YEAR BUILT	1968
YEAR RENOVATED	1989/2017
OWNERSHIP TYPE	Fee Simple

AREA OVERVIEW

-Property is strategically located less than 15 min drive from Orlando Downtown, Premium Outlet mall on International Dr, Millenia Mall, Orange County Convention Center, Orlando International Airport and Famous Theme Parks Disney and Universal.

Orlando's unemployment rate is one of the lowest in the Nation in 2022 and dropped to 2.8% and cities economy demand on Tourism, Construction, Manufacturing, Education and Health Services and Goods Producing. Orlando's Major Employers as follows; Disney is the Largest Employer of Florida over 77,000 employees, Sea World, Lockheed Martin, Advent Health Systems, Comcast Corp. (Universal Studios), Publix Super Markets, Darden Restaurants and Hospitality Industry.

In 2018, Orange County, Florida had an Economic Base Multiplier of 5.23. This would mean that for every job in a basic employment sector in Orange County, Florida, there were approximately (5.23 - 1) jobs in non-basic employment sectors.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	15,354	85,505	217,064
2022 Median HH Income	\$51,398	\$51,748	\$53,570
2022 Average HH Income	\$71,693	\$75,827	\$77,352

FINANCIAL SUMMARY

OFFERING PRICE	\$2,200,000
PRICE PSF	\$188.94
NOI (CURRENT)	\$137,380
CAP RATE (CURRENT)	6.24 %
CAP RATE (PRO FORMA)	7.36 %

PROPOSED FINANCING

Conventional

LOAN TYPE	Amortized
DOWN PAYMENT	\$660,000
LOAN AMOUNT	\$1,540,000
INTEREST RATE	5.00 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$108,040
LOAN TO VALUE	70 %
AMORTIZATION PERIOD	25 Years



TENANT INFORMATION

SHADOW ANCHOR

Family Dollar

MECHANICAL

HVAC

Roof Unit

CONSTRUCTION

EXTERIOR

Block

PARKING SURFACE

Asphalt

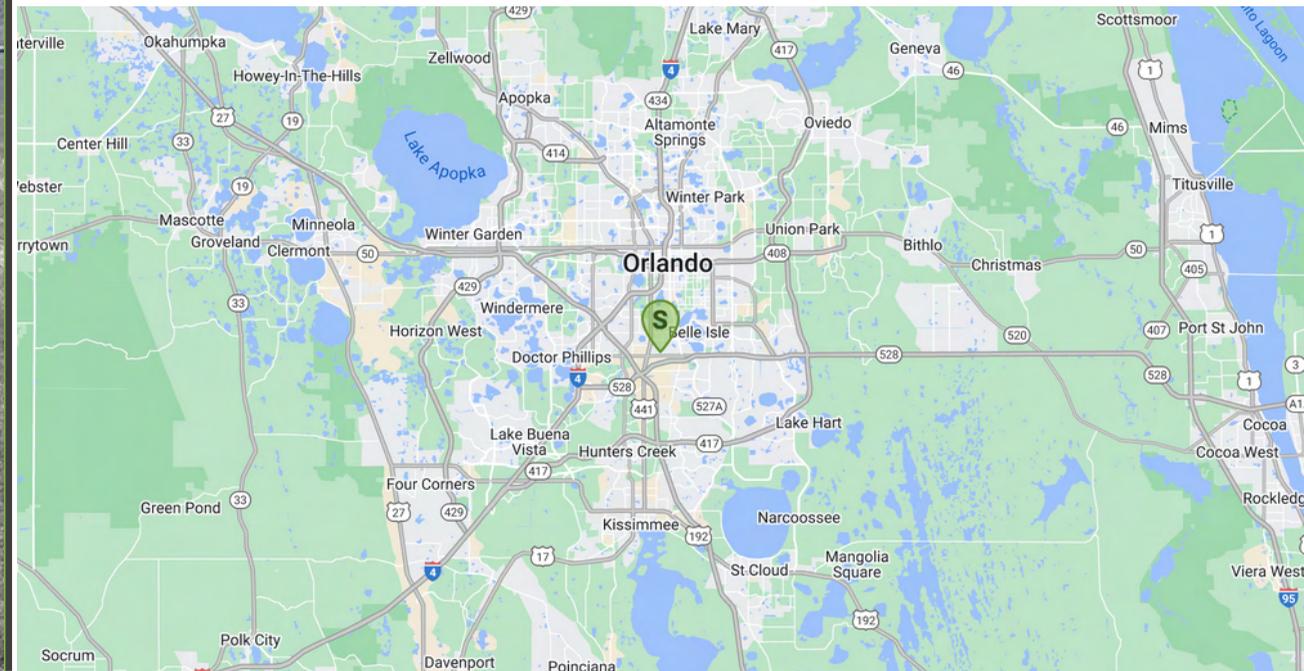
ROOF

Truss-Joist

GLOBAL

Offering Price

\$2,200,000





PROPERTY FEATURES

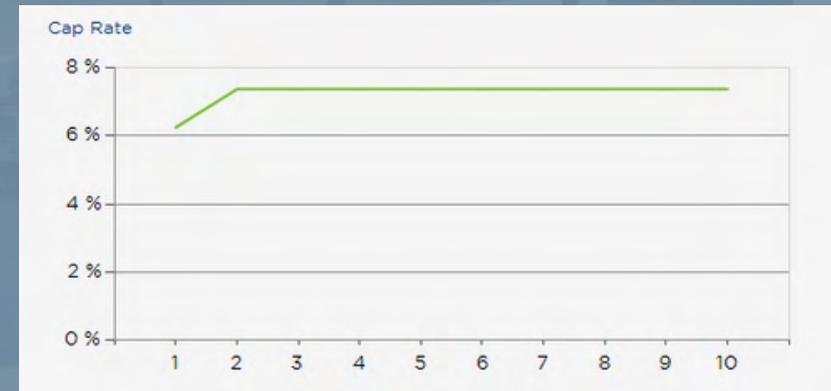
NUMBER OF TENANTS	4
BUILDING SF	10,252
GLA (SF)	11,644
LAND SF	36,446
LAND ACRES	0.83
YEAR BUILT	1968
YEAR RENOVATED	1989/2017
# OF PARCELS	2
ZONING TYPE	C-2
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	133'-156' & 120'-131'
NUMBER OF PARKING SPACES	25
PARKING RATIO	4.76
TRAFFIC COUNTS	17000 AADT
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

CONSTRUCTION

EXTERIOR	Block
PARKING SURFACE	Asphalt
ROOF	Truss-Joist

FINANCIAL METRICS

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Cash on Cash Return b/t	4.45 %	8.18 %	8.18 %	8.18 %	8.18 %	8.18 %	8.18 %	8.18 %	8.18 %	8.18 %	8.18 %
CAP Rate	6.24 %	7.36 %	7.36 %	7.36 %	7.36 %	7.36 %	7.36 %	7.36 %	7.36 %	7.36 %	7.36 %
Debt Coverage Ratio	1.27	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Operating Expense Ratio	12.20 %	10.54 %	10.54 %	10.54 %	10.54 %	10.54 %	10.54 %	10.54 %	10.54 %	10.54 %	10.54 %
Loan to Value	69.95 %	68.53 %	67.02 %	65.43 %	63.77 %	62.01 %	60.17 %	58.23 %	56.19 %	54.04 %	51.79 %
Breakeven Ratio	81.25 %	70.20 %	70.20 %	70.20 %	70.20 %	70.20 %	70.20 %	70.20 %	70.20 %	70.20 %	70.20 %
Price / SF	\$188.94	\$188.94	\$188.94	\$188.94	\$188.94	\$188.94	\$188.94	\$188.94	\$188.94	\$188.94	\$188.94
Income / SF	\$13.43	\$15.55	\$15.55	\$15.55	\$15.55	\$15.55	\$15.55	\$15.55	\$15.55	\$15.55	\$15.55
Expense / SF	\$1.64	\$1.64	\$1.64	\$1.64	\$1.64	\$1.64	\$1.64	\$1.64	\$1.64	\$1.64	\$1.64



DISPOSITION SENSITIVITY ANALYSIS

5 YEAR SENSITIVITY ANALYSIS

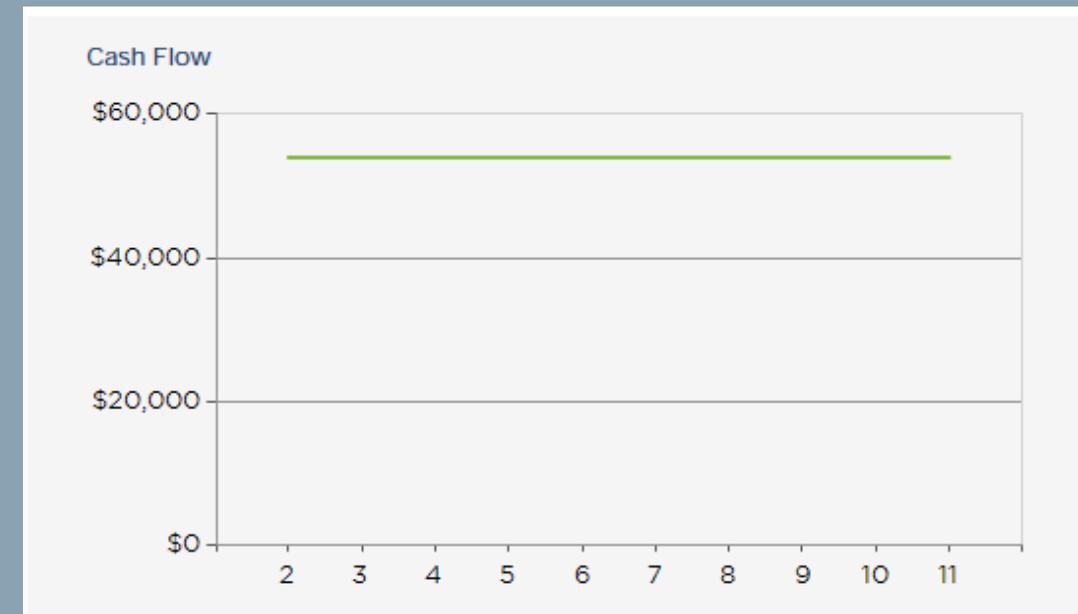
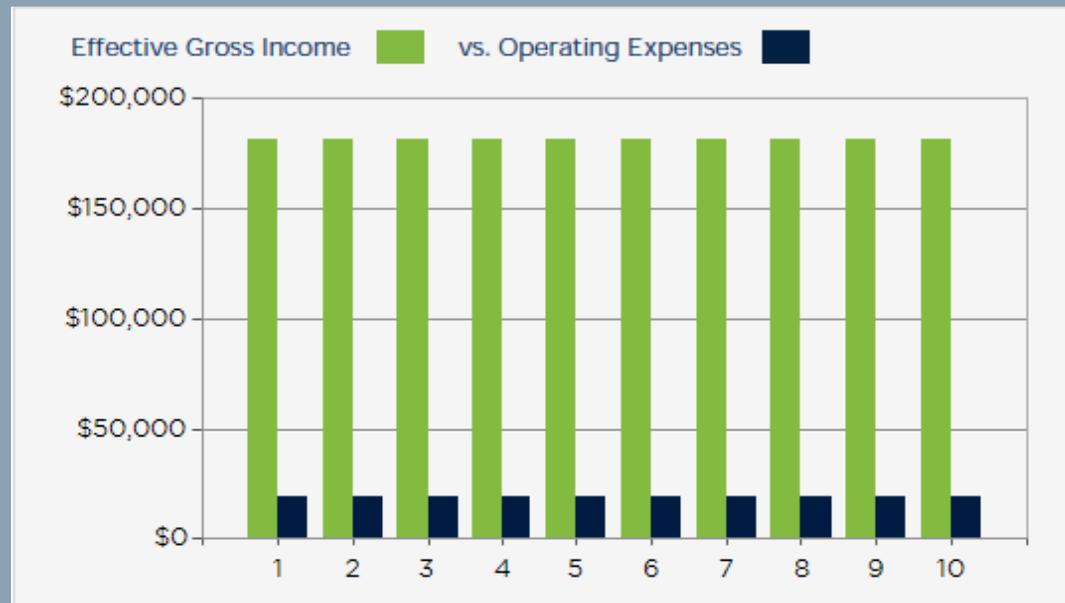
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
1.00%	\$16,200,800	\$1,580	\$14,836,306	70.63%
1.25%	\$12,960,640	\$1,264	\$11,596,146	64.04%
1.50%	\$10,800,533	\$1,054	\$9,436,040	58.76%
1.75%	\$9,257,600	\$903	\$7,893,106	54.34%
2.00%	\$8,100,400	\$790	\$6,735,906	50.54%
2.25%	\$7,200,356	\$702	\$5,835,862	47.20%
0.25%	\$64,803,200	\$6,321	\$63,438,706	115.96%
0.50%	\$32,401,600	\$3,161	\$31,037,106	92.21%
0.75%	\$21,601,067	\$2,107	\$20,236,573	79.36%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	UNLEVERED IRR
0.25%	\$85,480,505	\$27,771	\$85,480,505	32.09%
0.50%	\$42,740,252	\$13,886	\$42,740,252	24.47%
0.75%	\$28,493,502	\$9,257	\$28,493,502	20.30%
1.00%	\$21,370,126	\$6,943	\$21,370,126	17.49%
1.25%	\$17,096,101	\$5,554	\$17,096,101	15.38%
1.50%	\$14,246,751	\$4,629	\$14,246,751	13.71%
1.75%	\$12,211,501	\$3,967	\$12,211,501	12.34%
2.00%	\$10,685,063	\$3,471	\$10,685,063	11.18%
2.25%	\$9,497,834	\$3,086	\$9,497,834	10.18%

PROJECTED CASH FLOW

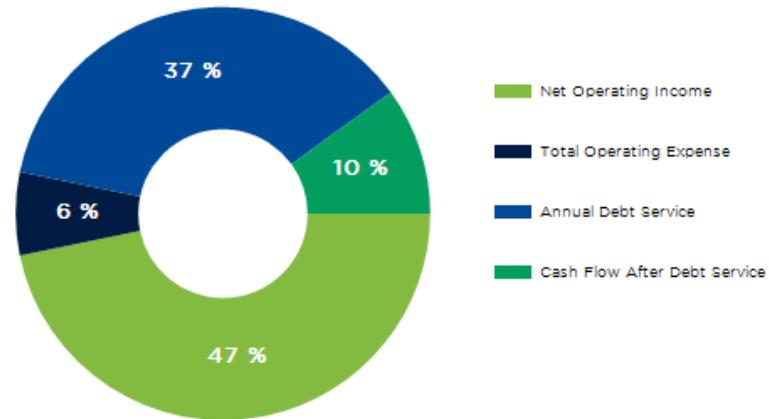
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Potential Revenue											
Gross Rental Income	\$156,480	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108
Effective Gross Income	\$156,480	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108	\$181,108
Operating Expenses											
Real Estate Taxes	\$9,876	\$9,876	\$9,876	\$9,876	\$9,876	\$9,876	\$9,876	\$9,876	\$9,876	\$9,876	\$9,876
Insurance	\$8,138	\$8,138	\$8,138	\$8,138	\$8,138	\$8,138	\$8,138	\$8,138	\$8,138	\$8,138	\$8,138
Repairs & Maintenance	\$1,086	\$1,086	\$1,086	\$1,086	\$1,086	\$1,086	\$1,086	\$1,086	\$1,086	\$1,086	\$1,086
Total Operating Expense	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100
Net Operating Income	\$137,380	\$162,008	\$162,008	\$162,008	\$162,008	\$162,008	\$162,008	\$162,008	\$162,008	\$162,008	\$162,008
Annual Debt Service	\$108,040	\$108,040	\$108,040	\$108,040	\$108,040	\$108,040	\$108,040	\$108,040	\$108,040	\$108,040	\$108,040
Cash Flow	\$29,340	\$53,968	\$53,968	\$53,968	\$53,968	\$53,968	\$53,968	\$53,968	\$53,968	\$53,968	\$53,968



INCOME & EXPENSE ANALYSIS

REVENUE ALLOCATION

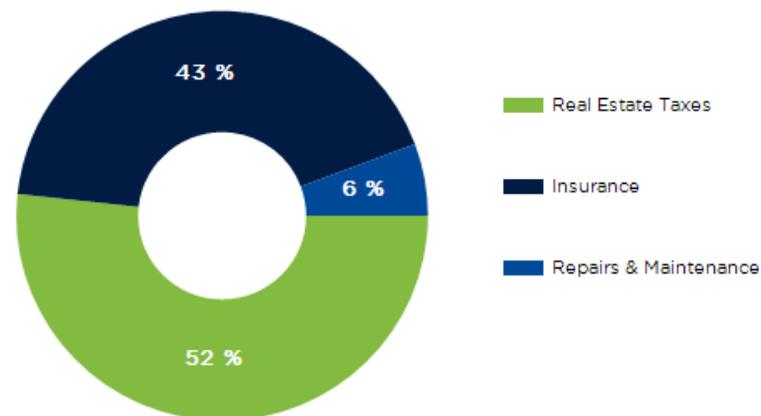
CURRENT



INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$156,480	\$181,108
Effective Gross Income	\$156,480	\$181,108
Less Expenses	\$19,100	\$19,100
	12.20 %	10.54 %
Net Operating Income	\$137,380	\$162,008
Annual Debt Service	\$108,040	\$108,040
Cash flow	\$29,340	\$53,968
Debt Coverage Ratio	1.27	1.50

DISTRIBUTION OF EXPENSES

CURRENT



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$9,876	\$9,876
Insurance	\$8,138	\$8,138
Repairs & Maintenance	\$1,086	\$1,086
Total Operating Expense	\$19,100	\$19,100
Annual Debt Service	\$108,040	\$108,040
Expense / SF	\$1.64	\$1.64
% of EGI	12.20 %	10.54 %

PROPERTY 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
Ambassador Cleaning			05/01/22	04/30/27	CURRENT	\$4,390		\$52,680		Net Lease	Tenant is responsible of Interior Maintenance and Utilities and Landlord is Responsible of Insurance and Taxes in Lease.
Laundromat						\$3,000		\$36,000		Net Lease	Tenant is responsible of Interior Maintenance and Utilities and Landlord is Responsible of Insurance and Taxes in Lease.
Herbalife			05/01/22	04/30/27	CURRENT	\$1,350		\$16,200		Net Lease	Tenant is responsible of Interior Maintenance and Utilities and Landlord is Responsible of Insurance and Taxes in Lease.
Bugambilias Mexican Restaurant			05/01/22	04/30/27	CURRENT	\$2,900		\$34,800		Net Lease	Tenant is responsible of Interior Maintenance and Utilities and Landlord is Responsible of Insurance and Taxes in Lease.
Self Storage						\$1,400		\$16,800			
Totals	0							\$0			

Orlando Florida | Orange County | FL

Orlando, a city in central Florida, is home to more than a dozen theme parks. Chief among its claims to fame is Walt Disney World, comprised of parks like the Magic Kingdom and Epcot, as well as water parks. Another major destination, Universal Orlando, offers Universal Studios and Islands of Adventure, with the Wizarding World of Harry Potter straddling both.

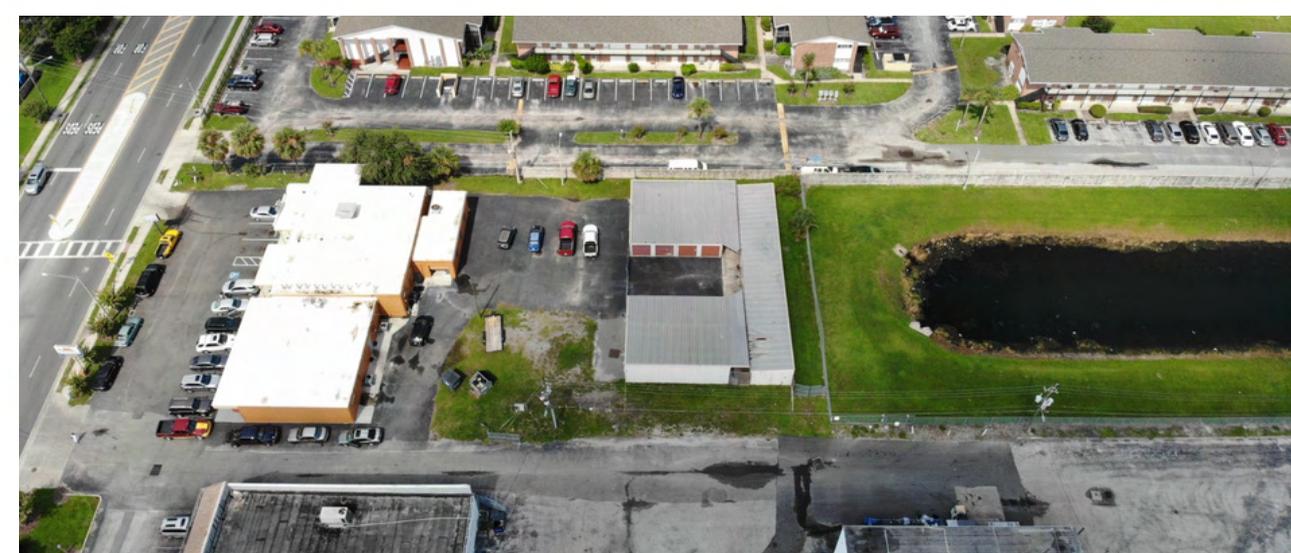
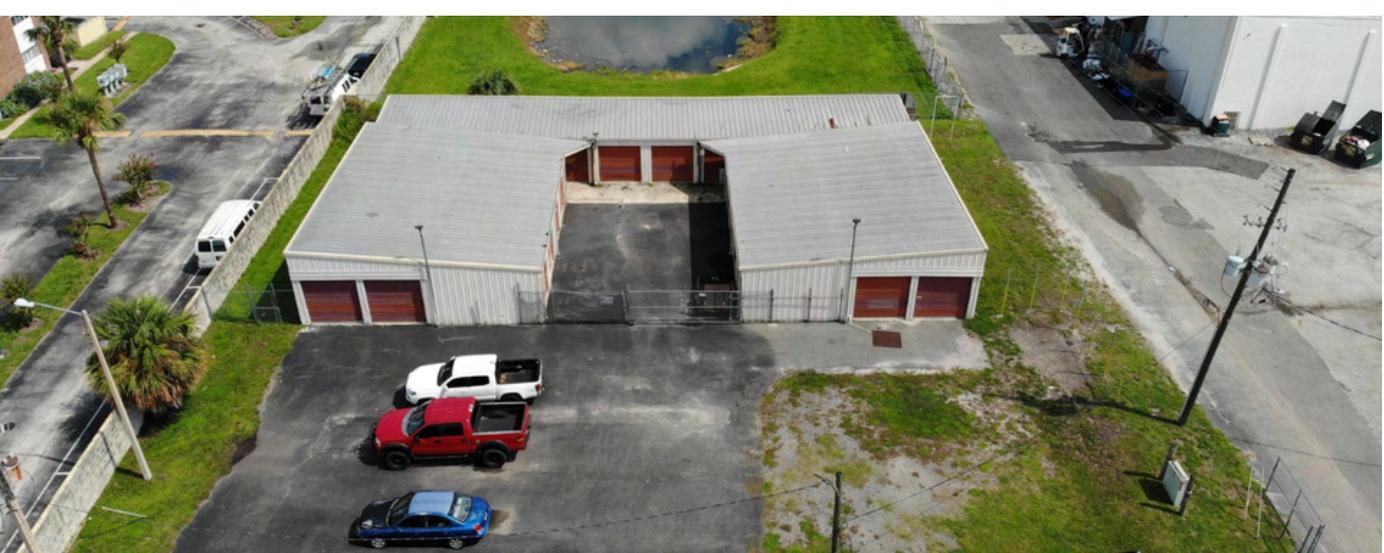
Orlando is ranked as one of the best places to buy rental property in 2021, based on key investment criteria such as cash flow, affordable property prices, and a growing population and job market. Orlando Housing Market Activity. March's median home price was recorded at \$361,000, an increase of 4.6% compared to \$345,000 in February 2022. This sets a record high for the second month in a row. Interest rates increased by 8.7% from 3.9% in February 2022 to 4.2% in March 2022.

Florida is arguably the hottest commercial real estate market in 2021 Q4, boasting nine of the top 15 commercial real estate markets, according to NAR's recently released 2021 Q4 Commercial Real Estate Metro Market Reports. Properties that are capable of bringing in the highest return on investments are typically those with the highest number of tenants. These properties include RV parks, apartment complexes, student housing, office buildings, and storage facilities. Florida is a long-standing favorite among real estate investors for a reason. The mix of snowbirds, foreign capital, retirees, and a booming coastline makes the Sunshine State a great location to invest in. Plus, it's a tax-friendly state for anyone looking to buy an investment property.

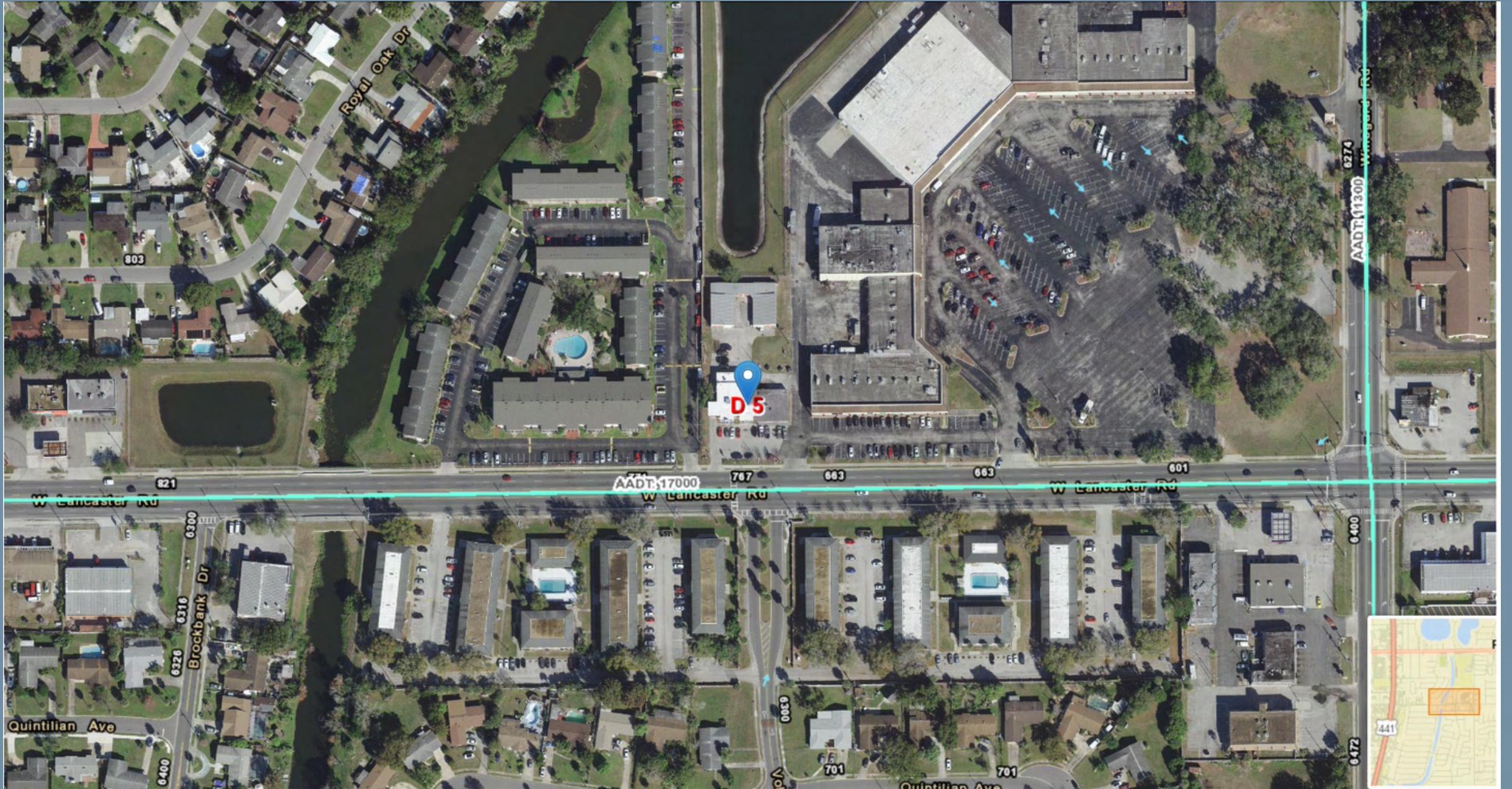




Multiple Retail & Attractions in ORLANDO FL



Traffic Count





LEASE COMPS REPORT

Peer Properties Summary

747-769 W Lancaster Rd

No. Peers

17

NNN Market Rent/SF

\$28.77

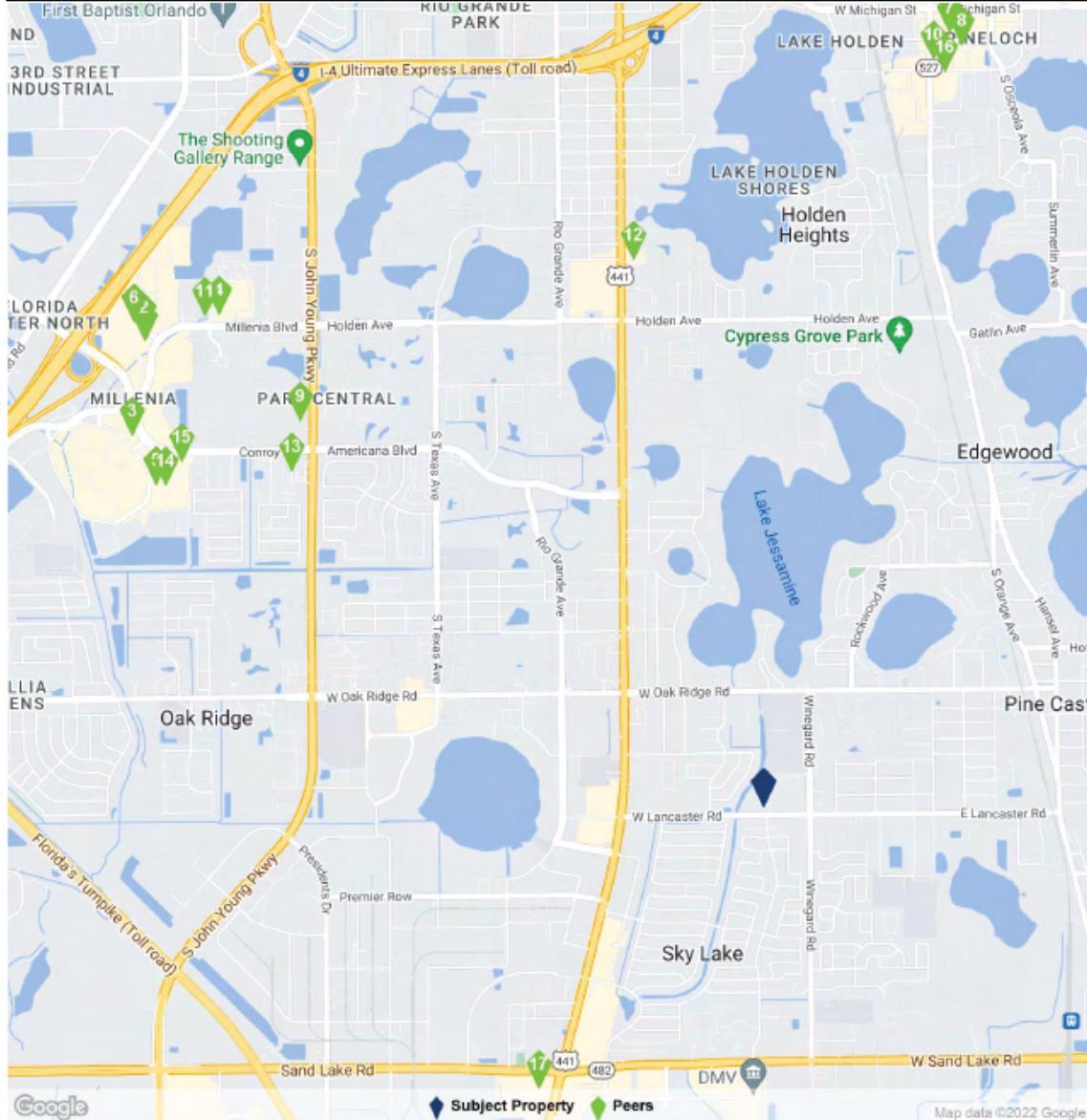
Availability Rate

15.1%

Vacancy Rate

14.4%

PEER LOCATIONS

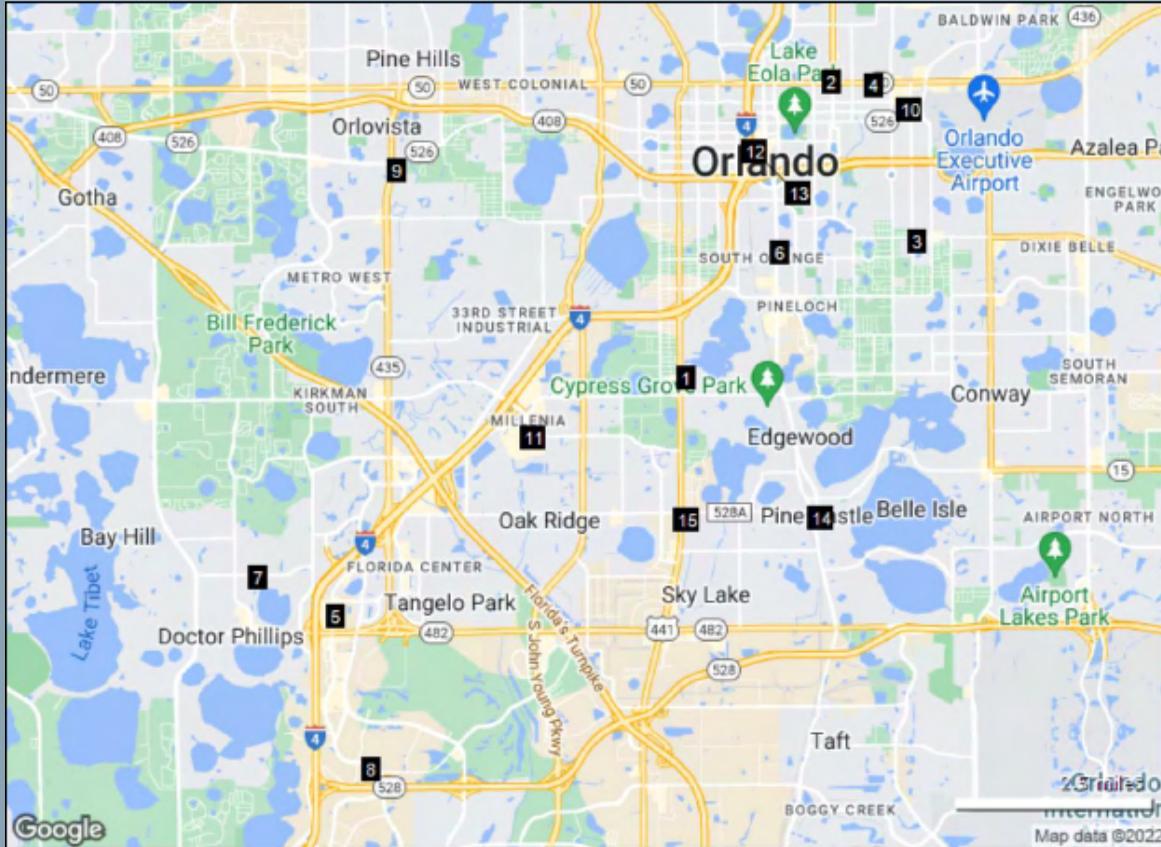


Peer Properties Summary

747-769 W Lancaster Rd

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Specs	Avail %	Vac %	
1 Building 2 4724 Millenia Plaza Way ★★★★★	2016/-	3.1 mi	56	8,200	-	1	36.6%	36.6%	\$47 - 58 (Est.)
2 Building 3 4702-4708 Millenia Plaza... ★★★★★	2016/-	3.2 mi	55	5,900	-	0	0%	0%	\$47 - 57 (Est.)
3 4104 Conroy Rd ★★★★★	2007/-	3.0 mi	48	5,964	-	1	68.4%	68.4%	\$45 - 55 (Est.)
4 4693 Gardens Park Blvd ★★★★★	2016/-	3.0 mi	70	12,218	-	0	0%	0%	\$37 - 46 (Est.)
5 4060 Eastgate Dr ★★★★★	2009/-	2.8 mi	53	9,930	-	0	0%	0%	\$32 - 39 (Est.)
6 4668-4696 Millenia Pla... ★★★★★	2003/-	3.2 mi	47	17,590	-	0	0%	0%	\$31 - 38 (Est.)
7 2823-2845 S Orange A... ★★★★★	1994/-	3.2 mi	59	16,704	-	0	0%	0%	\$30 - 36 (Est.)
8 2849 S Orange Ave ★★★★★	1993/-	3.2 mi	59	11,764	-	0	0%	0%	\$30 - 36 (Est.)
9 5160-5190 S John You... ★★★★★	2005/-	2.5 mi	56	6,160	-	0	0%	0%	\$22 - 27 (Est.)
10 2893 S Orange Ave ★★★★★	1975/-	3.1 mi	59	11,860	-	0	0%	0%	\$22 - 27 (Est.)
747-769 W Lancaster Rd ★★★★★	1968/-	0.00 mi	35	10,500	-	0	0%	0%	\$20 - 24 (Est.)
11 4698 Gardens Park Blvd ★★★★★	2016/-	3.0 mi	55	11,950	-	1	9.1%	9.1%	\$20 - 24 (Est.)
12 Southgate Shopping... 4607 S Orange Blossom Trl ★★★★★	2009/-	2.3 mi	50	16,929	ALDI	0	0%	0%	\$20 - 24 (Est.)
13 John Young Crossings 5330-5380 S John Young... ★★★★★	1996/-	2.4 mi	62	17,400	-	0	0%	0%	\$19 - 24 (Est.)
14 4048 Eastgate Dr ★★★★★	2009/-	2.8 mi	53	14,484	-	0	0%	0%	\$19 - 23 (Est.)

SALE COMPS REPORT

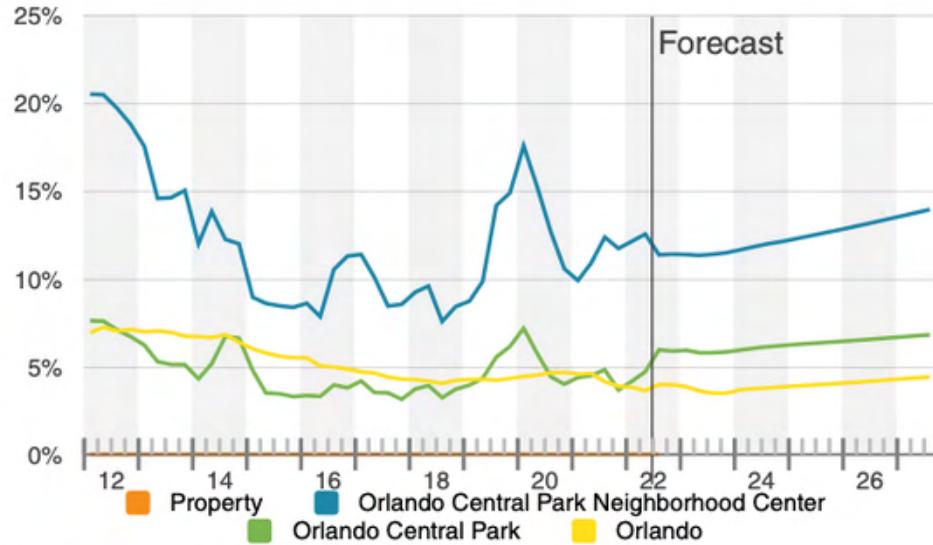


	Address	City	Property Info	Sale Info
1	4807 S Orange Blossom Trl	Orlando	16,929 SF General Retail/Supermarket	Sold: \$2,000,000 (\$118.14/SF)
2	1101 E Colonial Dr	Orlando	8,175 SF General Retail/Storefront	Sold: \$2,000,000 (\$244.65/SF)
3	2814 Curry Ford Rd	Orlando	16,163 SF General Retail/Drug Store	Sold: \$2,857,000 (\$176.76/SF)
4	1920-1922 E Colonial Dr	Orlando	8,485 SF General Retail/Freestanding	Sold: \$2,100,000 (\$247.50/SF)
5	7511-7535 International Dr	Orlando	14,175 SF General Retail	Sold: \$2,250,000 (\$158.73/SF)
6	1743 S Orange Ave (Part of Multi-Property Sale)	Orlando	5,940 SF Retail/Freestanding	Sold: \$1,475,000 (\$248.32/SF)
7	7886 Wallace Rd	Orlando	16,270 SF General Retail/Day Care Center	Sold: \$4,691,800 (\$288.37/SF)
8	9858 International Dr	Orlando	14,975 SF General Retail/Drug Store	Sold: \$2,237,477 (\$149.41/SF)
9	403 S Kirkman Rd	Orlando	13,192 SF General Retail/Freestanding	Sold: \$2,500,000 (\$189.51/SF)
10	400 N Primrose Dr	Orlando	20,402 SF General Retail/Bowling Alley	Sold: \$2,575,000 (\$126.21/SF)
11	4080 Conroy Rd (Part of Multi-Property Sale)	Orlando	8,000 SF Retail/Restaurant	Sold: \$6,700,000 (\$837.50/SF)
12	129 W Church St	Orlando	11,296 SF General Retail/Restaurant	Sold: \$4,000,000 (\$354.11/SF)

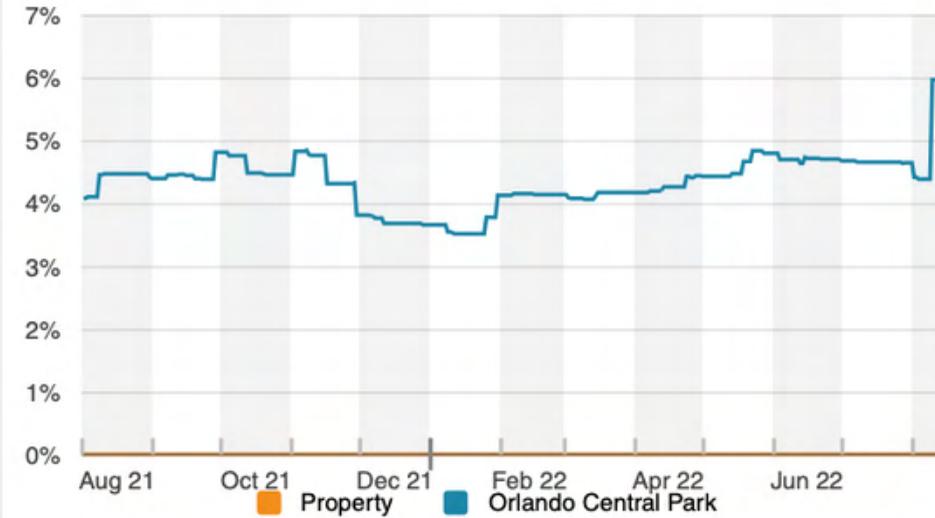
13	78-90 W Church St	Orlando	15,018 SF General Retail/Restaurant	Sold: \$4,500,000 (\$299.64/SF)
14	6300 Hansel Ave	Orlando	5,842 SF General Retail/Bank	Sold: \$2,000,000 (\$342.35/SF)
15	5919 S Orange Blossom Trl	Orlando	6,917 SF General Retail/Restaurant	Sold: \$1,050,000 (\$151.80/SF)

Property Analytics

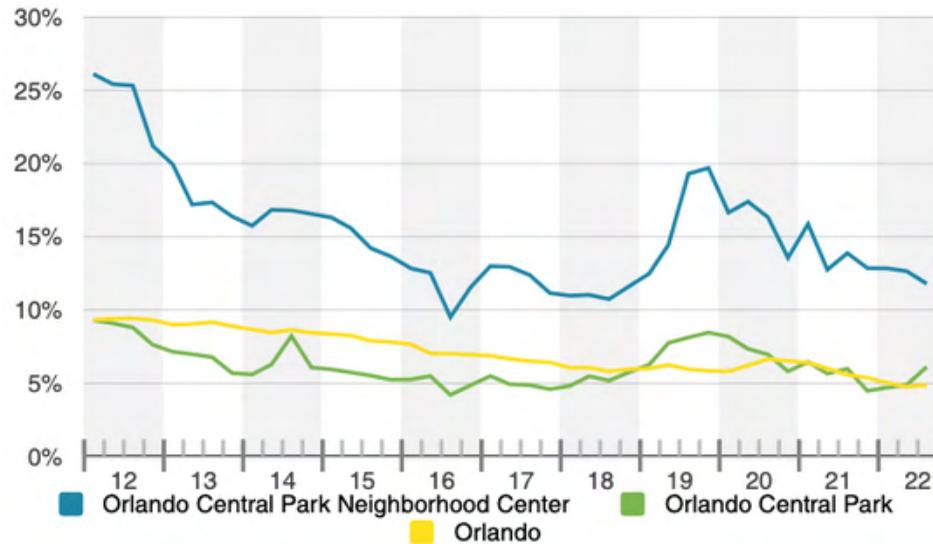
Vacancy Rate



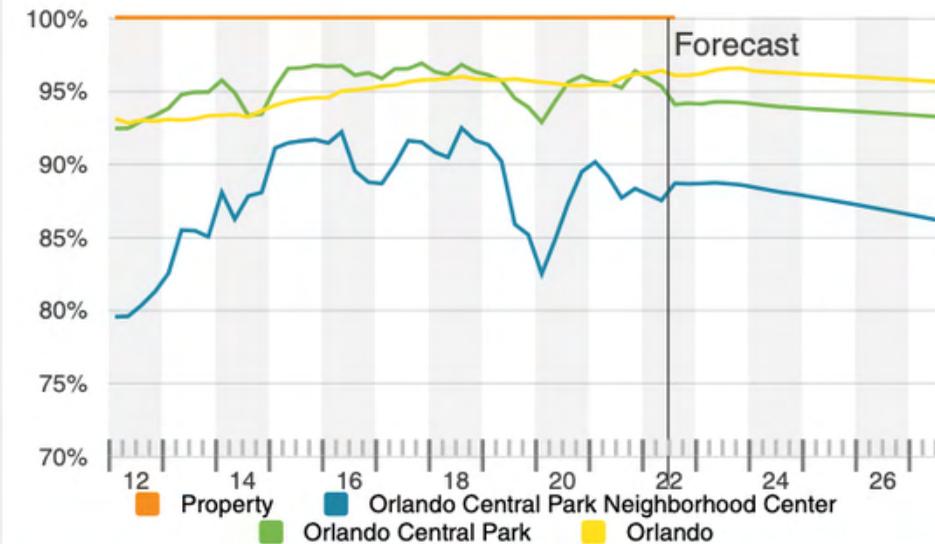
Daily Vacancy Rate



Availability Rate

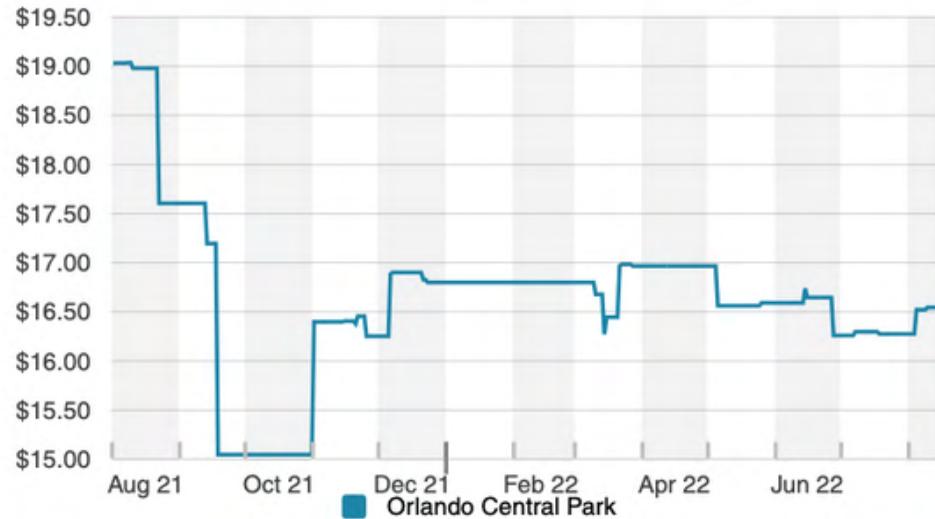


Occupancy Rate

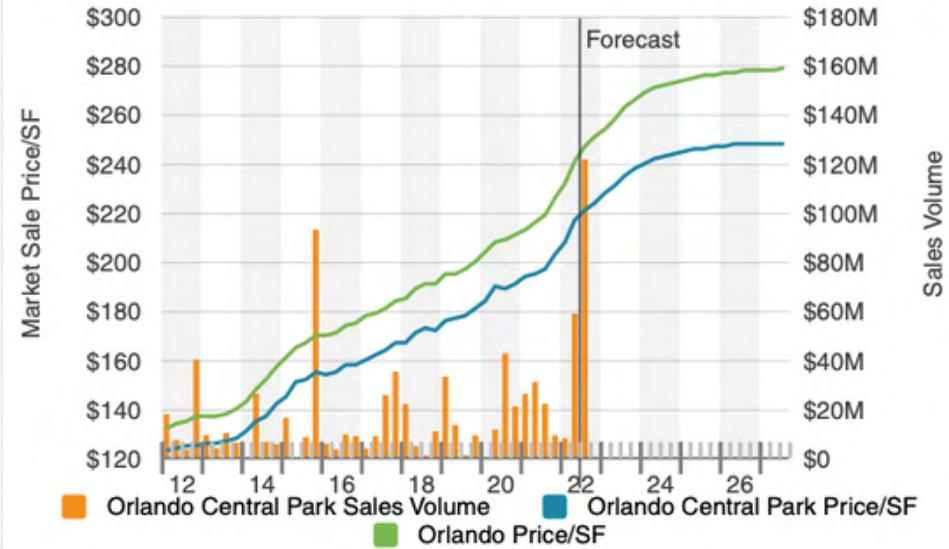


Property Analytics

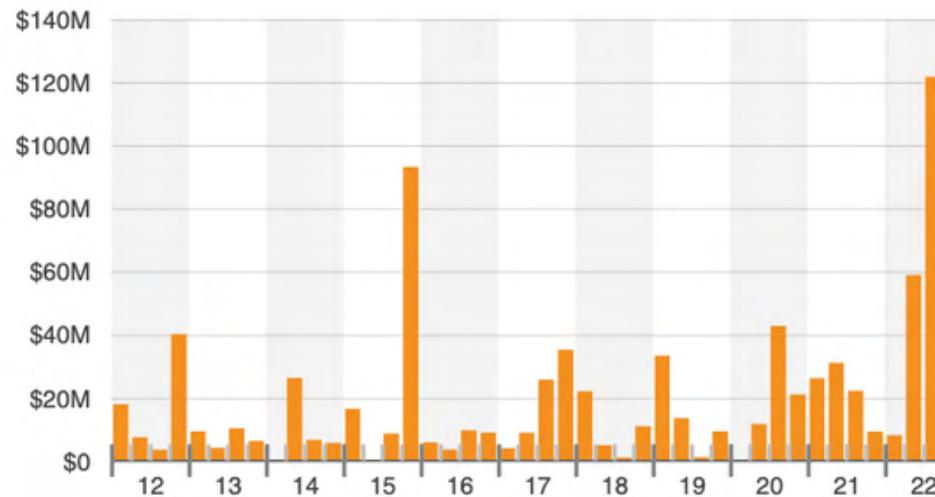
Daily Asking Rent Per SF



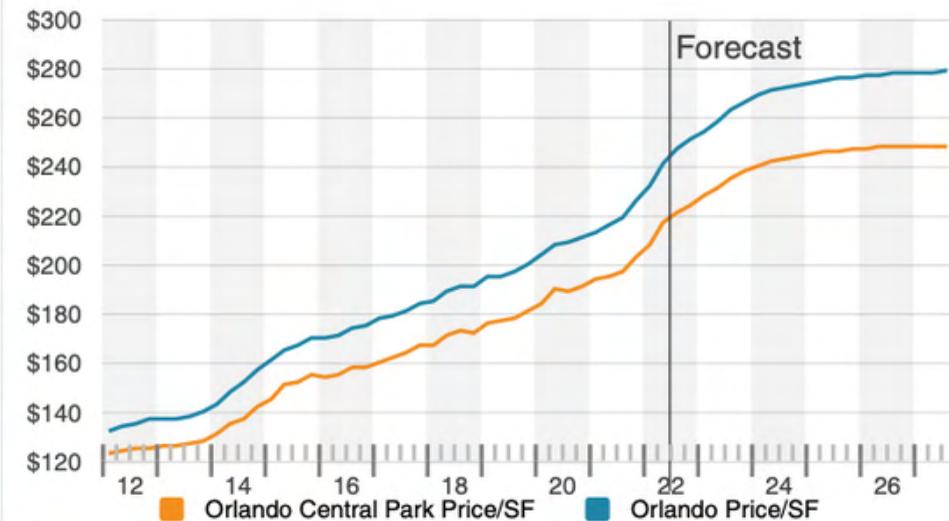
Sales Volume & Market Sale Price Per SF



Sales Volume



Market Sale Price Per SF



DEMOGRAPHIC SUMMARY



DEMOGRAPHIC SUMMARY

747 W Lancaster Rd, Orlando, Florida, 32809

Ring of 1 mile

KEY FACTS

15,313

Population



4,881

Households

34.3

Median Age

\$43,846

Median Disposable Income

EDUCATION

21%

No High School Diploma



35%

High School Graduate



25%

Some College



18%

Bachelor's/Grad/Prof Degree

INCOME



\$51,419

Median Household Income



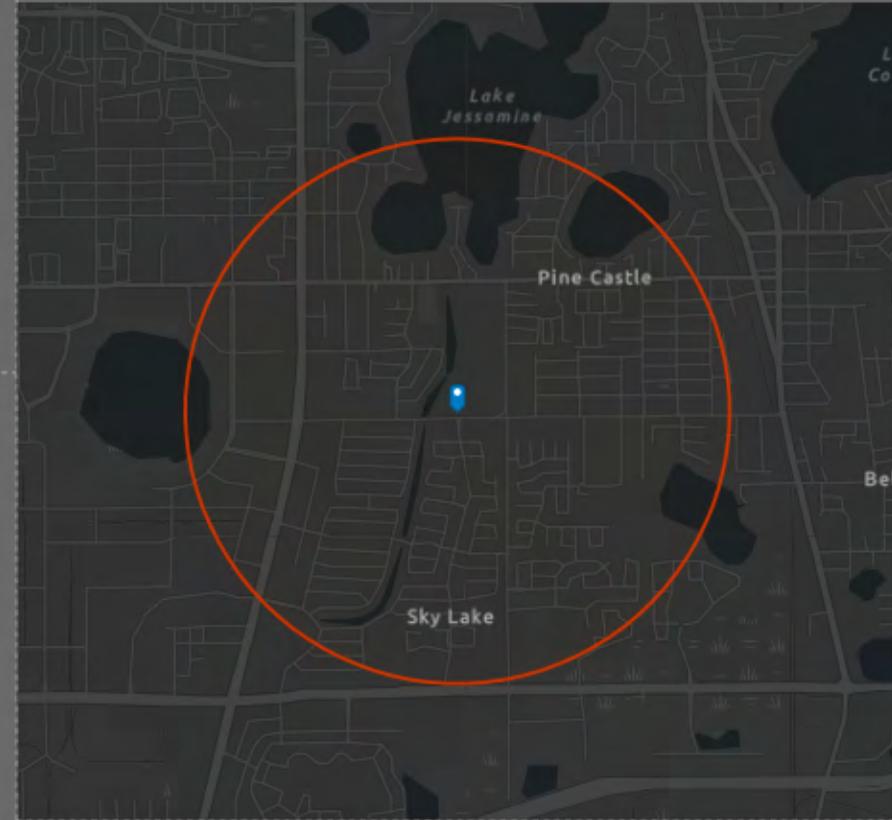
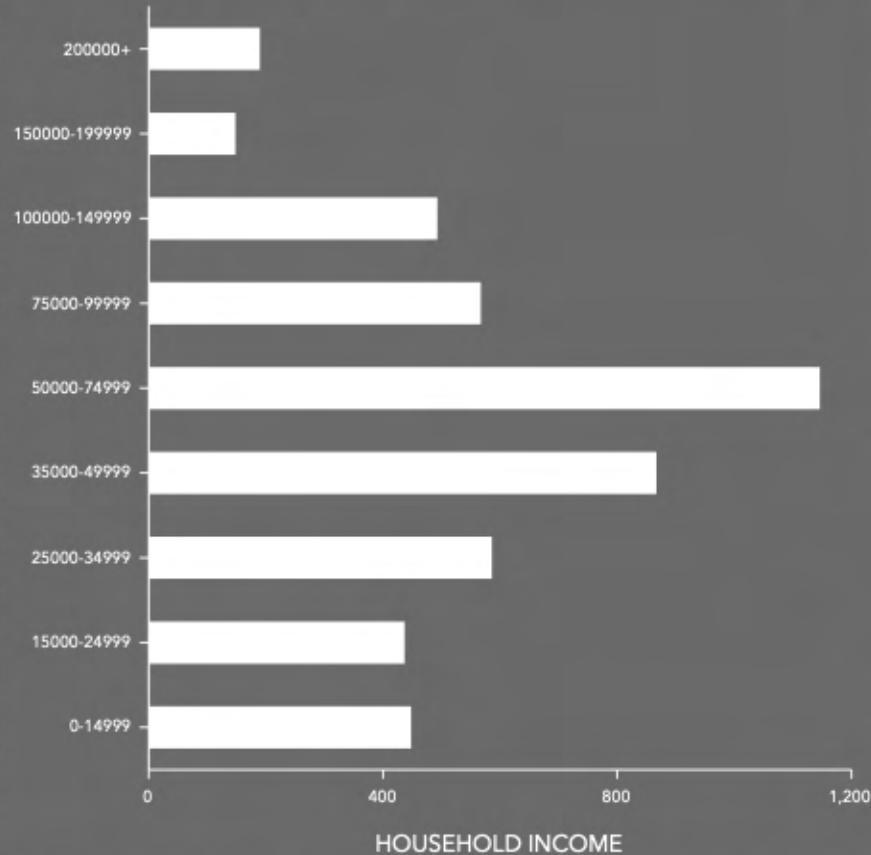
\$23,015

Per Capita Income



\$54,632

Median Net Worth



EMPLOYMENT



47%

White Collar



34%

Blue Collar



22%

Services

4.2%

Unemployment Rate

DEMOGRAPHIC SUMMARY

DEMOGRAPHIC SUMMARY

747 W Lancaster Rd, Orlando, Florida, 32809

Ring of 3 miles

KEY FACTS

85,419

Population



30,702

Households

33.9

Median Age

\$44,710

Median Disposable Income

EDUCATION

18%

No High School Diploma



32%

High School Graduate



27%

Some College



23%

Bachelor's/Grad/Prof Degree

INCOME



\$51,702

Median Household Income



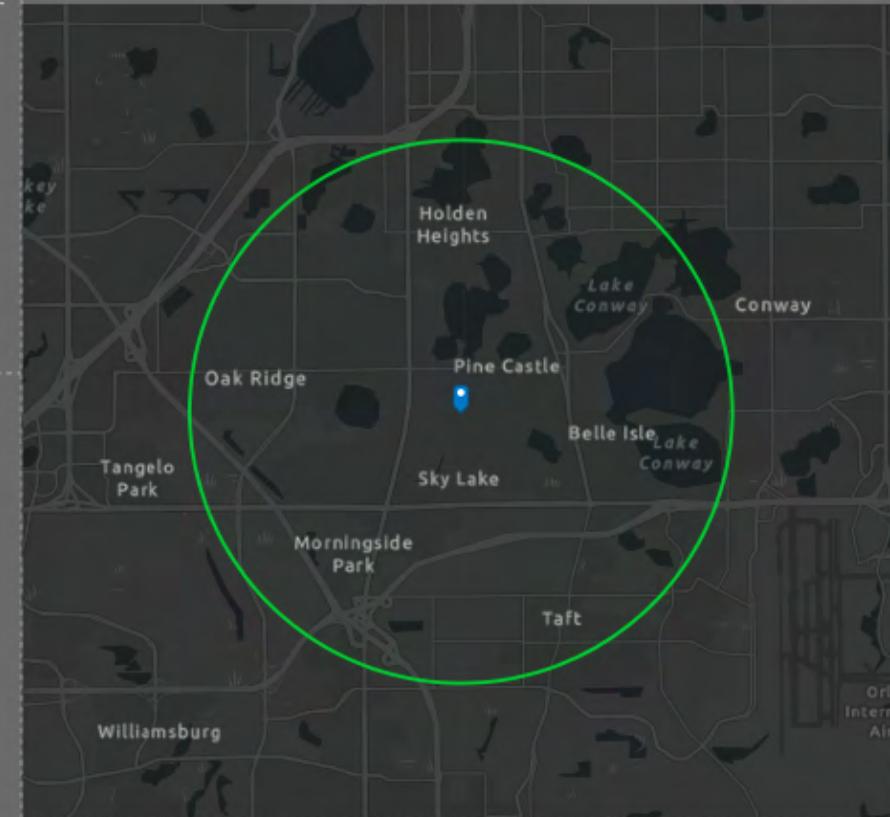
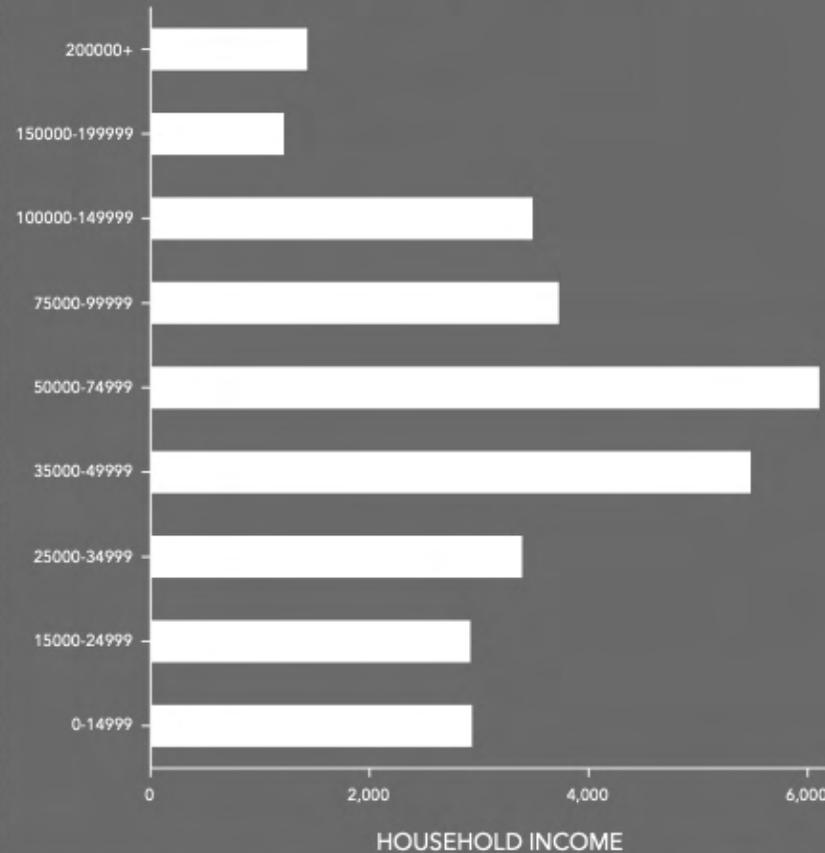
\$27,406

Per Capita Income



\$30,180

Median Net Worth



EMPLOYMENT



49%

White Collar



28%

Blue Collar



25%

Services

4.0%

Unemployment Rate

Disposable Income Profile



Disposable Income Profile

747 W Lancaster Rd, Orlando, Florida, 32809
Ring: 1 mile radius

Prepared by Esri
Latitude: 28.46573
Longitude: -81.38724

	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	14,302	15,313	15,294	-19	-0.02%
Median Age	33.2	34.3	35.2	0.9	0.52%
Households	4,618	4,881	4,860	-21	-0.09%
Average Household Size	3.10	3.13	3.14	0.01	0.06%

2022 Households by Disposable Income	Number	Percent
Total	4,881	100.0%
<\$15,000	520	10.7%
\$15,000-\$24,999	553	11.3%
\$25,000-\$34,999	748	15.3%
\$35,000-\$49,999	921	18.9%
\$50,000-\$74,999	1,095	22.4%
\$75,000-\$99,999	428	8.8%
\$100,000-\$149,999	389	8.0%
\$150,000-\$199,999	111	2.3%
\$200,000+	116	2.4%
Median Disposable Income	\$43,846	
Average Disposable Income	\$57,767	

2022 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	212	889	920	907	892	610	452
<\$15,000	36	100	89	62	95	67	70
\$15,000-\$24,999	27	92	73	65	89	97	110
\$25,000-\$34,999	28	146	113	119	115	114	113
\$35,000-\$49,999	44	133	193	167	190	131	63
\$50,000-\$74,999	51	224	221	242	221	92	43
\$75,000-\$99,999	15	92	83	102	79	39	18
\$100,000-\$149,999	9	85	83	84	62	48	18
\$150,000-\$199,999	1	8	29	34	19	12	7
\$200,000+	0	10	36	29	23	9	8
Median Disposable Income	\$38,703	\$46,253	\$49,128	\$52,533	\$45,580	\$37,130	\$27,995
Average Disposable Income	\$44,163	\$55,418	\$64,988	\$67,574	\$58,141	\$51,198	\$42,390



Disposable Income Profile

747 W Lancaster Rd, Orlando, Florida, 32809
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.46573
Longitude: -81.38724

	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	184,152	216,430	222,918	6,488	0.59%
Median Age	34.1	35.6	36.4	0.8	0.45%
Households	70,379	81,989	84,196	2,207	0.53%
Average Household Size	2.54	2.58	2.59	0.01	0.08%

2022 Households by Disposable Income	Number	Percent
Total	81,986	100.0%
<\$15,000	8,786	10.7%
\$15,000-\$24,999	9,446	11.5%
\$25,000-\$34,999	11,547	14.1%
\$35,000-\$49,999	13,734	16.8%
\$50,000-\$74,999	17,718	21.6%
\$75,000-\$99,999	7,957	9.7%
\$100,000-\$149,999	8,089	9.9%
\$150,000-\$199,999	2,399	2.9%
\$200,000+	2,310	2.8%
Median Disposable Income	\$46,428	
Average Disposable Income	\$61,802	

2022 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	5,096	16,347	14,984	13,769	14,113	10,340	7,337
<\$15,000	848	1,606	1,336	987	1,588	1,238	1,182
\$15,000-\$24,999	811	1,772	1,188	1,122	1,479	1,543	1,533
\$25,000-\$34,999	742	2,673	1,684	1,770	1,591	1,547	1,540
\$35,000-\$49,999	996	2,386	2,911	2,156	2,334	1,884	1,066
\$50,000-\$74,999	1,089	4,442	3,443	3,123	2,826	1,863	933
\$75,000-\$99,999	367	1,662	1,518	1,669	1,480	867	393
\$100,000-\$149,999	211	1,402	1,932	1,665	1,669	824	385
\$150,000-\$199,999	22	176	477	701	587	287	151
\$200,000+	11	228	494	576	559	288	155
Median Disposable Income	\$36,557	\$47,832	\$51,738	\$54,776	\$50,366	\$40,390	\$30,290
Average Disposable Income	\$43,386	\$56,305	\$67,749	\$73,487	\$67,963	\$57,593	\$46,849



Retail Demand Outlook

747 W Lancaster Rd, Orlando, Florida, 32809
Ring: 1 mile radius

Prepared by Esri
Latitude: 28.46573
Longitude: -81.38724

Top Tapestry Segments	Percent	Demographic Summary	2022	2027
Urban Edge Families (7C)	55.7%	Population	15,313	15,294
Fresh Ambitions (13D)	26.3%	Households	4,881	4,860
Traditional Living (12B)	10.0%	Families	3,407	3,381
Salt of the Earth (6B)	4.5%	Median Age	34.3	35.2
Metro Fusion (11C)	3.6%	Median Household Income	\$51,419	\$55,753
			2022	2027
			Consumer Spending	Forecasted Demand
			Projected Spending Growth	
Apparel and Services			\$8,326,179	\$10,167,356
Men's			\$1,590,809	\$1,942,912
Women's			\$2,820,014	\$3,444,063
Children's			\$1,300,083	\$1,587,860
Footwear			\$2,037,294	\$2,486,644
Watches & Jewelry			\$442,171	\$97,976
Apparel Products and Services (1)			\$203,153	\$247,976
Computer			\$662,380	\$809,333
Computers and Hardware for Home Use			\$17,218	\$21,027
Portable Memory			\$39,340	\$48,020
Computer Software			\$66,733	\$81,552
Computer Accessories			\$11,912,040	\$14,552,430
Entertainment & Recreation			\$2,756,511	\$3,367,667
Fees and Admissions			\$908,280	\$1,109,439
Membership Fees for Clubs (2)			\$436,939	\$534,165
Fees for Participant Sports, excl. Trips			\$288,957	\$352,825
Tickets to Theatre/Operas/Concerts			\$230,419	\$281,543
Tickets to Movies			\$136,060	\$166,284
Tickets to Parks or Museums			\$221,243	\$270,341
Admission to Sporting Events, excl. Trips			\$529,778	\$647,179
Fees for Recreational Lessons			\$4,833	\$5,892
Dating Services			\$4,472,632	\$5,463,657
TV/Video/Audio			\$3,033,524	\$3,705,344
Cable and Satellite Television Services			\$446,809	\$546,034
Televisions			\$5,516	\$6,740
Satellite Dishes			\$18,809	\$22,978
VCRs, Video Cameras, and DVD Players			\$54,707	\$66,794
Miscellaneous Video Equipment			\$30,839	\$37,667
Video Cassettes and DVDs			\$118,878	\$145,142
Video Game Hardware/Accessories			\$64,175	\$78,345
Video Game Software			\$279,539	\$341,543
Rental/Streaming/Downloaded Video			\$2,975	\$3,638
Installation of Televisions			\$406,925	\$497,303
Audio (3)			\$9,938	\$12,130
Rental and Repair of TV/Radio/Sound Equipment			\$2,546,616	\$3,111,735
Pets			\$447,077	\$546,130
Toys/Games/Crafts/Hobbies (4)			\$362,052	\$442,393
Recreational Vehicles and Fees (5)			\$667,120	\$815,003
Sports/Recreation/Exercise Equipment (6)			\$171,480	\$209,505
Photo Equipment and Supplies (7)			\$374,963	\$457,833
Reading (8)			\$114,576	\$139,707
Catered Affairs (9)			\$36,359,079	\$44,408,826
Food			\$21,347,168	\$26,072,482
Food at Home			\$2,722,439	\$3,324,672
Bakery and Cereal Products			\$4,656,845	\$5,687,105
Meats, Poultry, Fish, and Eggs			\$2,137,113	\$2,609,989
Dairy Products			\$4,197,953	\$5,127,087
Fruits and Vegetables			\$7,632,818	\$9,323,629
Snacks and Other Food at Home (10)			\$15,011,912	\$18,336,345
Food Away from Home			\$2,310,740	\$2,822,527
Alcoholic Beverages				\$511,787

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.
Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Demand Outlook

747 W Lancaster Rd, Orlando, Florida, 32809
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.46573
Longitude: -81.38724

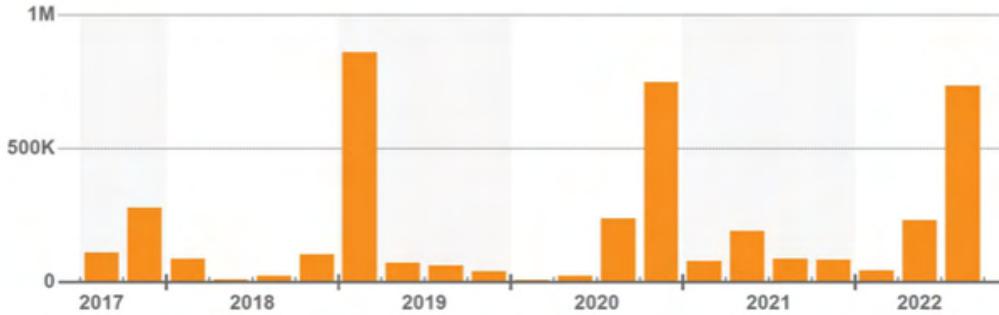
	2022 Consumer Spending	2027 Forecasted Demand	Projected Spending Growth
Financial			
Value of Stocks/Bonds/Mutual Funds	\$1,684,538,437	\$2,064,865,138	\$380,326,701
Value of Retirement Plans	\$5,975,293,874	\$7,324,515,385	\$1,349,221,511
Value of Other Financial Assets	\$518,120,938	\$637,010,558	\$118,889,620
Vehicle Loan Amount excluding Interest	\$217,572,646	\$266,146,926	\$48,574,280
Value of Credit Card Debt	\$192,004,825	\$234,958,188	\$42,953,363
Health			
Nonprescription Drugs	\$10,564,784	\$12,938,216	\$2,373,432
Prescription Drugs	\$22,190,068	\$27,207,923	\$5,017,855
Eyeglasses and Contact Lenses	\$6,402,211	\$7,841,757	\$1,439,546
Home			
Mortgage Payment and Basics (11)	\$639,808,675	\$783,453,590	\$143,644,915
Maintenance and Remodeling Services	\$168,358,550	\$206,127,800	\$37,769,250
Maintenance and Remodeling Materials (12)	\$36,263,016	\$44,425,176	\$8,162,160
Utilities, Fuel, and Public Services	\$355,186,726	\$434,624,599	\$79,437,873
Household Furnishings and Equipment			
Household Textiles (13)	\$7,208,377	\$8,814,394	\$1,606,017
Furniture	\$45,198,618	\$55,278,905	\$10,080,287
Rugs	\$2,004,266	\$2,454,233	\$449,967
Major Appliances (14)	\$24,945,936	\$30,534,588	\$5,588,652
Housewares (15)	\$6,190,017	\$7,571,204	\$1,381,187
Small Appliances	\$3,847,052	\$4,705,752	\$858,700
Luggage	\$1,226,253	\$1,498,986	\$272,733
Telephones and Accessories	\$6,903,799	\$8,448,837	\$1,545,038
Household Operations			
Child Care	\$36,560,993	\$44,691,643	\$8,130,650
Lawn and Garden (16)	\$30,456,818	\$37,322,127	\$6,865,309
Moving/Storage/Freight Express	\$5,567,446	\$6,798,098	\$1,230,652
Housekeeping Supplies (17)	\$54,886,756	\$67,156,475	\$12,269,719
Insurance			
Owners and Renters Insurance	\$39,450,004	\$48,365,525	\$8,915,521
Vehicle Insurance	\$138,680,974	\$169,545,082	\$30,864,108
Life/Other Insurance	\$37,699,668	\$46,190,469	\$8,490,801
Health Insurance	\$279,584,042	\$342,388,926	\$62,804,884
Personal Care Products (18)	\$35,912,202	\$43,926,231	\$8,014,029
School Books and Supplies (19)	\$9,729,141	\$11,888,986	\$2,159,845
Smoking Products	\$28,815,803	\$35,291,880	\$6,476,077
Transportation			
Payments on Vehicles excluding Leases	\$187,766,967	\$229,719,337	\$41,952,370
Gasoline and Motor Oil	\$175,392,756	\$214,474,171	\$39,081,415
Vehicle Maintenance and Repairs	\$79,150,824	\$96,856,928	\$17,706,104
Travel			
Airline Fares	\$42,206,617	\$51,603,144	\$9,396,527
Lodging on Trips	\$45,696,473	\$55,933,249	\$10,236,776
Auto/Truck Rental on Trips	\$3,789,584	\$4,632,511	\$842,927
Food and Drink on Trips	\$40,133,652	\$49,097,391	\$8,963,739

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.
Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

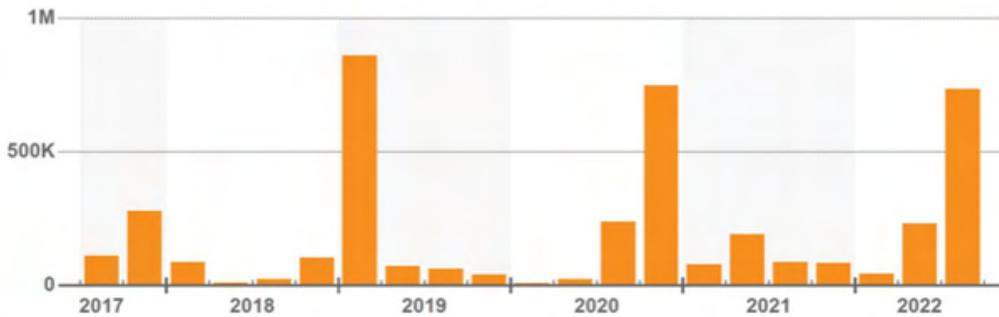
Sales Volume

Lancaster Square

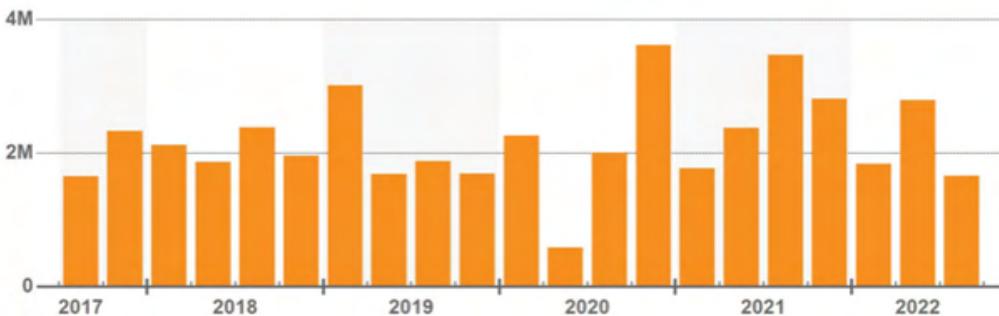
ORLANDO CENTRAL PARK SUBMARKET SALES VOLUME IN SQUARE FEET



ORLANDO CENTRAL PARK SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET



ORLANDO METRO SALES VOLUME IN SQUARE FEET



Buyers

Lancaster Square

TOP ORLANDO RETAIL BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Orion Real Estate Group	20	602,337	\$144,818,984	3	25,557	\$12,481,000
Oak Street Real Estate Capital	14	200,174	\$66,673,000	3	43,019	\$21,980,000
Sterling Organization	5	151,752	\$58,750,000	0	0	-
CORE Investment Properties Fund	5	257,029	\$54,975,000	1	132,273	\$24,500,000
Epic Real Estate Partners	3	151,105	\$49,550,000	3	151,105	\$49,550,000
The Villages Operating Company	1	329,340	\$47,300,000	1	329,340	\$47,300,000
Blackstone Inc.	4	220,467	\$42,459,788	0	0	-
Slate Asset Management	6	263,991	\$39,990,666	0	0	-
Publix Super Markets Inc.	1	104,143	\$36,050,000	0	0	-
Christopher Flocchini	5	60,250	\$35,000,001	0	0	-
Hill Gray Seven	7	53,729	\$33,480,000	1	5,200	\$3,260,000
Longpoint Realty Partners	3	172,767	\$32,850,000	0	0	-
Continental Realty Corporation	6	61,771	\$30,500,001	2	65,349	\$11,005,670
Spirit Realty Capital, Inc.	1	33,000	\$30,104,800	5	25,875	\$4,800,000
Crossmarc Services	7	124,043	\$28,875,000	0	0	-
Yoram Atlas	3	186,212	\$28,000,000	0	0	-
WWX LIMITED LLC	5	369,604	\$27,480,000	0	0	-
East Coast Acquisitions LLC	4	207,618	\$26,250,000	1	104,143	\$36,050,000
CenterSquare Investment Management	6	58,934	\$24,549,999	0	0	-
Andrew Mirmelli	1	132,273	\$24,500,000	0	0	-
Greenberg Gibbons	1	218,250	\$23,600,000	0	0	-
Anabi Oil	6	37,049	\$22,919,700	0	0	-
MCB Real Estate, LLC	7	91,480	\$22,448,000	1	25,416	\$4,169,600
Michael & Linda Mailhot	3	26,725	\$22,180,000	0	0	-
Equinox Development Properties, Inc.	4	157,272	\$21,311,195	7	82,019	\$5,075,000

Purchased at least one asset in Orlando Central Park submarket

TYPES OF RETAIL ORLANDO BUYERS PAST TWO YEARS

Company Type	Bldgs	SF	Buying Volume		Average Purchase	
			Billions	Price/SF	Avg Price	
Private	692	9,847,441	~\$1.8B	\$2.25	\$228	\$3,256,369
User	99	1,500,732	~\$0.2B	\$0.34	\$227	\$3,441,311
Private Equity	36	1,067,720	~\$0.1B	\$0.28	\$262	\$7,784,027
Institutional	56	931,851	~\$0.1B	\$0.23	\$250	\$4,164,108
REIT/Public	44	537,726	~\$0.05B	\$0.08	\$151	\$1,852,901

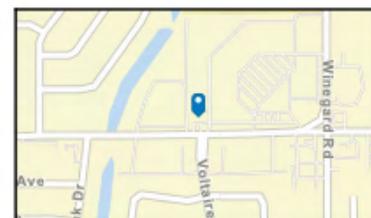
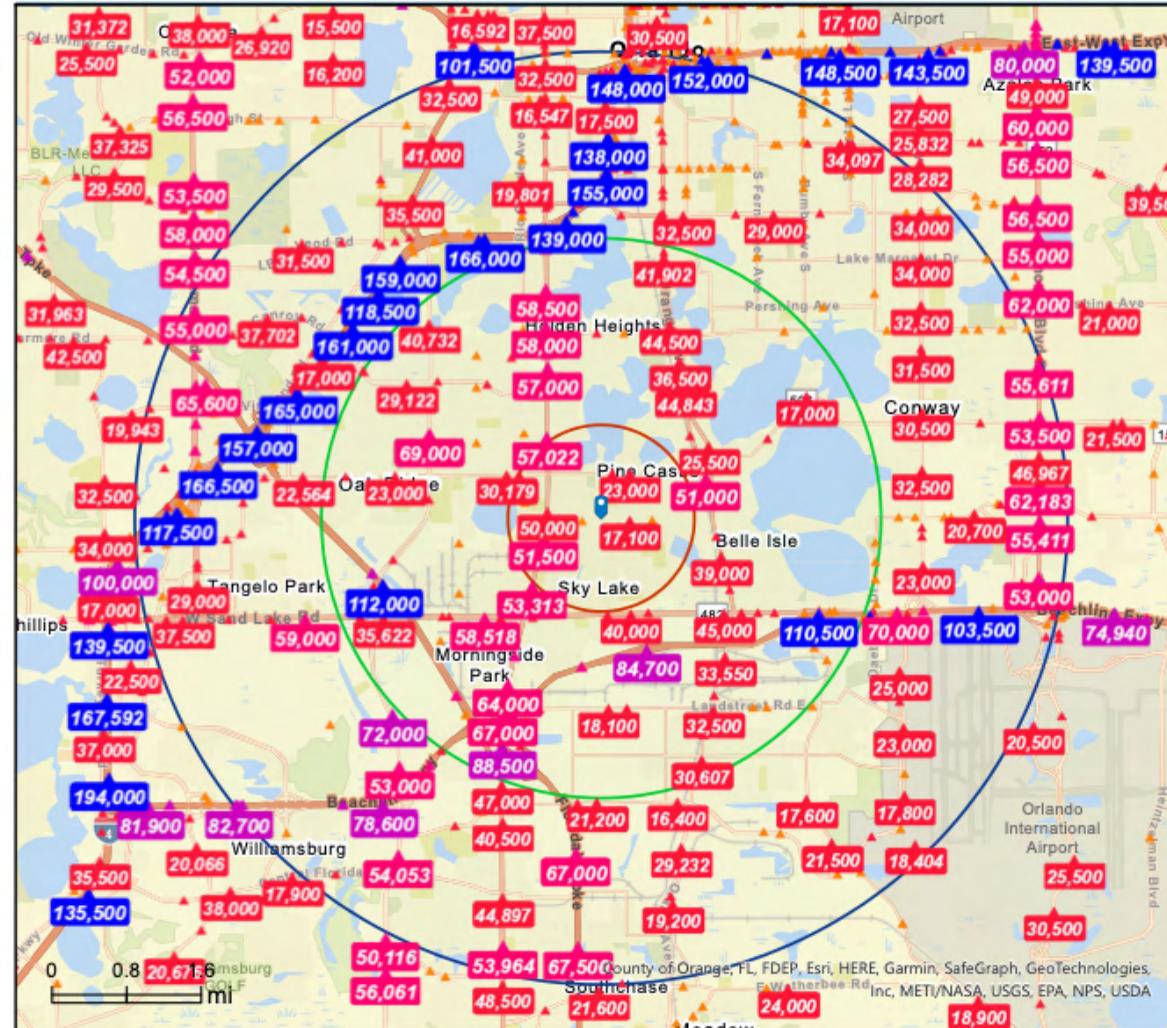
Traffic Count



Traffic Count Map

747 W Lancaster Rd, Orlando, Florida, 32809
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.46573
Longitude: -81.38724



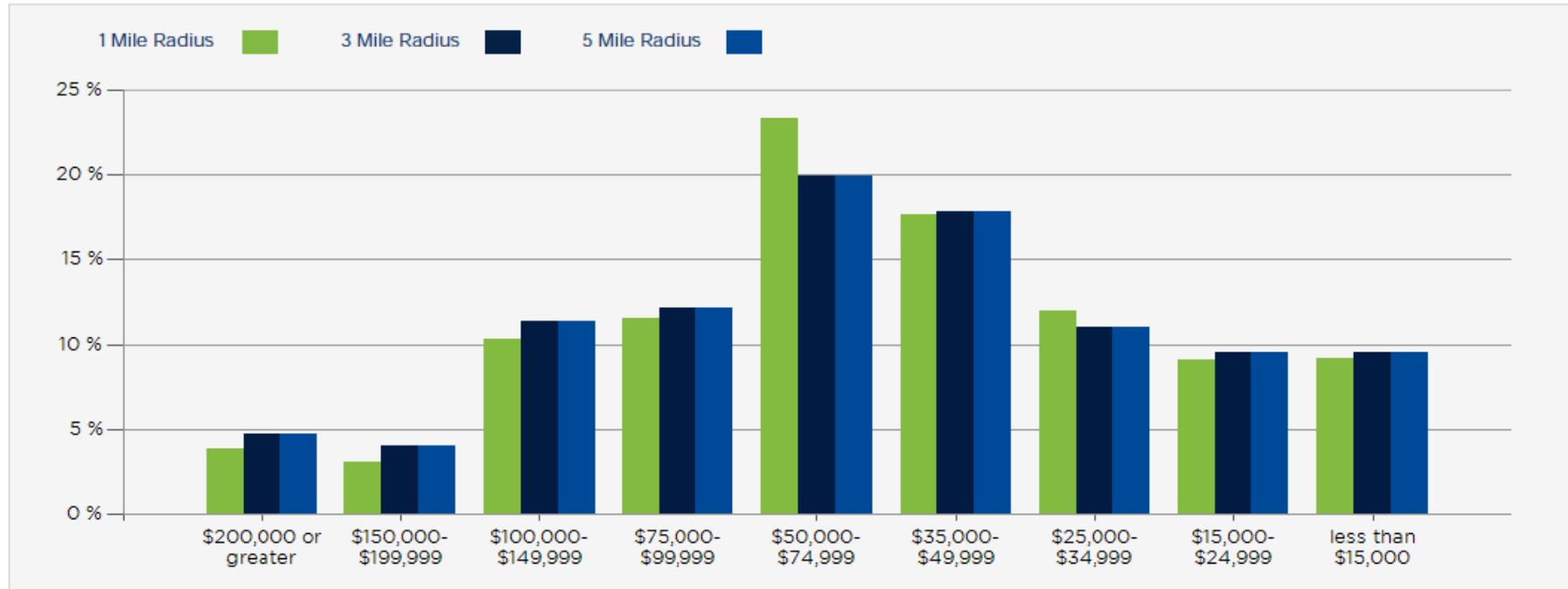
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



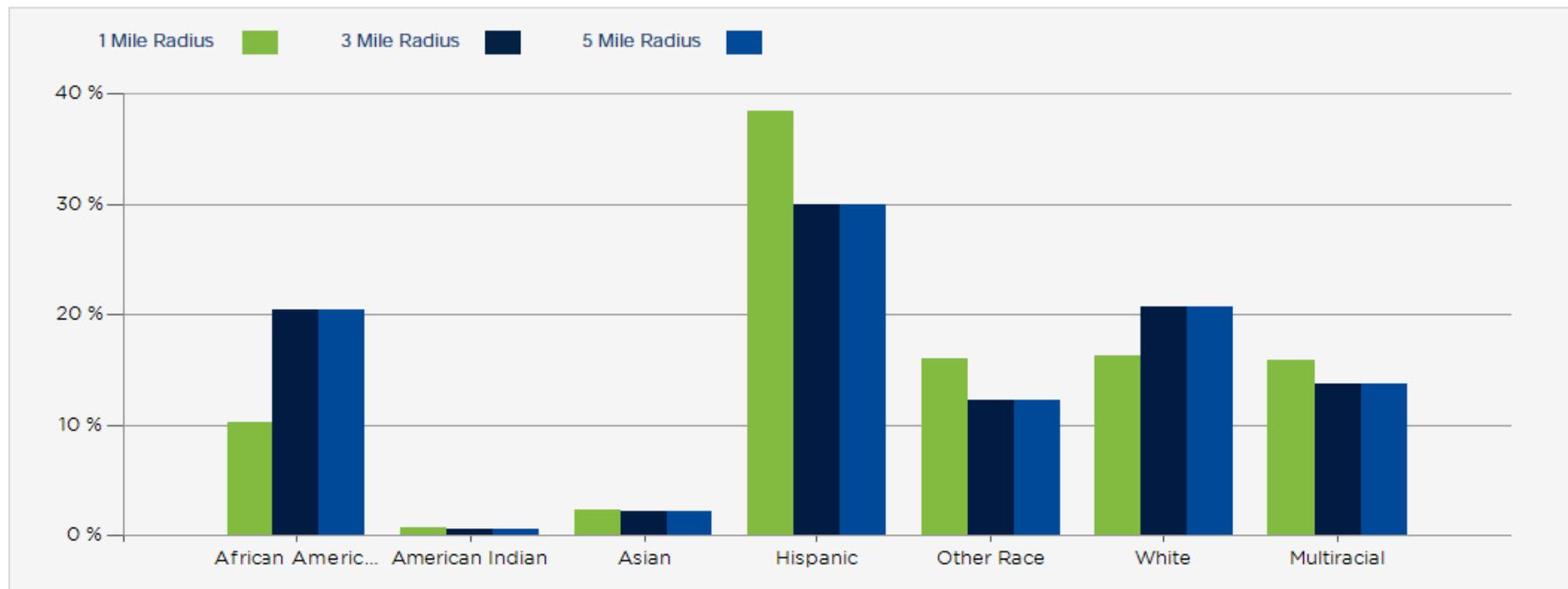
Source: ©2022 Kalibrate Technologies (Q1 2022).

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

Commercial Agent and Business
Broker



Ozancommercial@gmail.com



Office: 407-757-2411

Cell: 407-782-4866

Fax: 407-317-6319



floridacommerciallisting.com

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 CI 103 User Analysis Class of CCIM (2021) – Certification Completion of CI 104 Investor Analysis Class of CCIM (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

7521 West Sand Lake Road, Orlando FL,
32819

407-782-4866

floridacommerciallisting.com

Premium Properties Real Estate Services