



FOR SALE: \$2,500,000

Marathon Retail Gas Station | 7237 Curry Ford Rd
Orlando, FL 32822

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INVESTMENT SUMMARY

Premium Properties Commercial Present this Gas Station Service property located in one of the busiest signalized corner of Orlando MSA Market for Retail location over 41,500 ADT Traffic on Curry Ford Rd and Goldenrod rd. It's surrounded by Major National retailers next to Burger King, across the street Wawa, Walgreens and CVS only 15 minutes to Orlando Downtown, UCF and Theme parks 25 minutes drive.

OFFERING SUMMARY

ADDRESS	7237 Curry Ford Rd Orlando FL 32822
COUNTY	Orange
MARKET	Orlando
SUBMARKET	Orlando MSA

PROPERTY SUMMARY

BUILDING SF	2,350 SF
LAND ACRES	.898
LAND SF	39,119 SF
YEAR BUILT	1976
APN	302302302801170
OWNERSHIP TYPE	Fee Simple
OFFERING PRICE	FOR SALE OR GROUND LEASE/BUILT TO SUIT

AREA OVERVIEW

Premium Properties Commercial Presents this Gas Station Service property located in one of the busiest signalized corner of Orlando MSA Market for Retail location over 41,500 ADT Traffic on Curry Ford Rd and Goldenrod rd. It's surrounded by Major National retailers next to Burger King, across the street Wawa, Walgreens and CVS only 15 minutes to Orlando Downtown, UCF and Theme parks 25 minutes drive. Property is available for Sale or Ground Lease opportunity for Owner User operators or Developers to design for their Investments. Perfect location for Quick Service Restaurants, Coffee Shops, Convenience Store/Service Stations, Auto Service Industries and many other Investment opportunities.

7237 Curry Ford Rd Orlando, FL 32822

HIGHLIGHTS

Investment Highlights:

Property offers almost an Acre land on one of the most active signalized corner, 8 Pumps of Gas services plus 2 Diesel Pumps with plenty of parking space creating opportunity for seller to lease U-Haul Trucks and generate extra cash flow. Current Owner operating in this location for over 11 successful Years 4 years remaining on Franchise agreement can be terminated earlier. Over 2500 sqf Building with walking coolers and convenience store has extra space to lease next door to other related retailers for extra income. It's a perfect location for National or local credit tenants Retail Business is one of the best location for new Development or take over current use. Ground Lease/Build to suit

- Premium Properties Commercial Present this Gas Station Service property located in one of the busiest signalized corner of Orlando MSA Market for Retail location over 41,500 ADT Traffic on Curry Ford Rd and Goldenrod rd. It's surrounded by Major National retailers next to Burger King, across the street Wawa, Walgreens and CVS only 15 minutes to Orlando Downtown, UCF and Theme parks 25 minutes drive.



PROPERTY FEATURES

BUILDING SF	2,350
LAND SF	39,119
LAND ACRES	.898
YEAR BUILT	1976
ZONING TYPE	C-2
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	209' - 207'
STREET FRONTAGE	Curry Ford - Goldenrod Rd
TRAFFIC COUNTS	41,500 - 33,000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Burger King
SOUTH	Walgreens
EAST	WAWA

DEMOGRAPHIC

2020 Population	17,808	130,888	265,859
2020 Median HH Income	\$45,962	\$51,141	\$57,444
2020 Average HH Income	\$60,557	\$66,613	\$77,081

DISPOSITION SENSITIVITY ANALYSIS

5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	PROCEEDS AFTER LOAN PAYOFF	UNLEVERED IRR
0.25%	\$ 0	\$ 0	-100.00%
0.50%	\$ 0	\$ 0	-100.00%
0.75%	\$ 0	\$ 0	-100.00%
1.00%	\$ 0	\$ 0	-100.00%
1.25%	\$ 0	\$ 0	-100.00%
1.50%	\$ 0	\$ 0	-100.00%
1.75%	\$ 0	\$ 0	-100.00%
2.00%	\$ 0	\$ 0	-100.00%
2.25%	\$ 0	\$ 0	-100.00%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	PROCEEDS AFTER LOAN PAYOFF	UNLEVERED IRR
0.25%	\$ 0	\$ 0	-100.00%
0.50%	\$ 0	\$ 0	-100.00%
0.75%	\$ 0	\$ 0	-100.00%
1.00%	\$ 0	\$ 0	-100.00%
1.25%	\$ 0	\$ 0	-100.00%
1.50%	\$ 0	\$ 0	-100.00%
1.75%	\$ 0	\$ 0	-100.00%
2.00%	\$ 0	\$ 0	-100.00%
2.25%	\$ 0	\$ 0	-100.00%

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.



Retail Map





Peer Properties Summary

7237 Curry Ford Rd

No. Peers

17

NNN Market Rent/SF

\$26.14

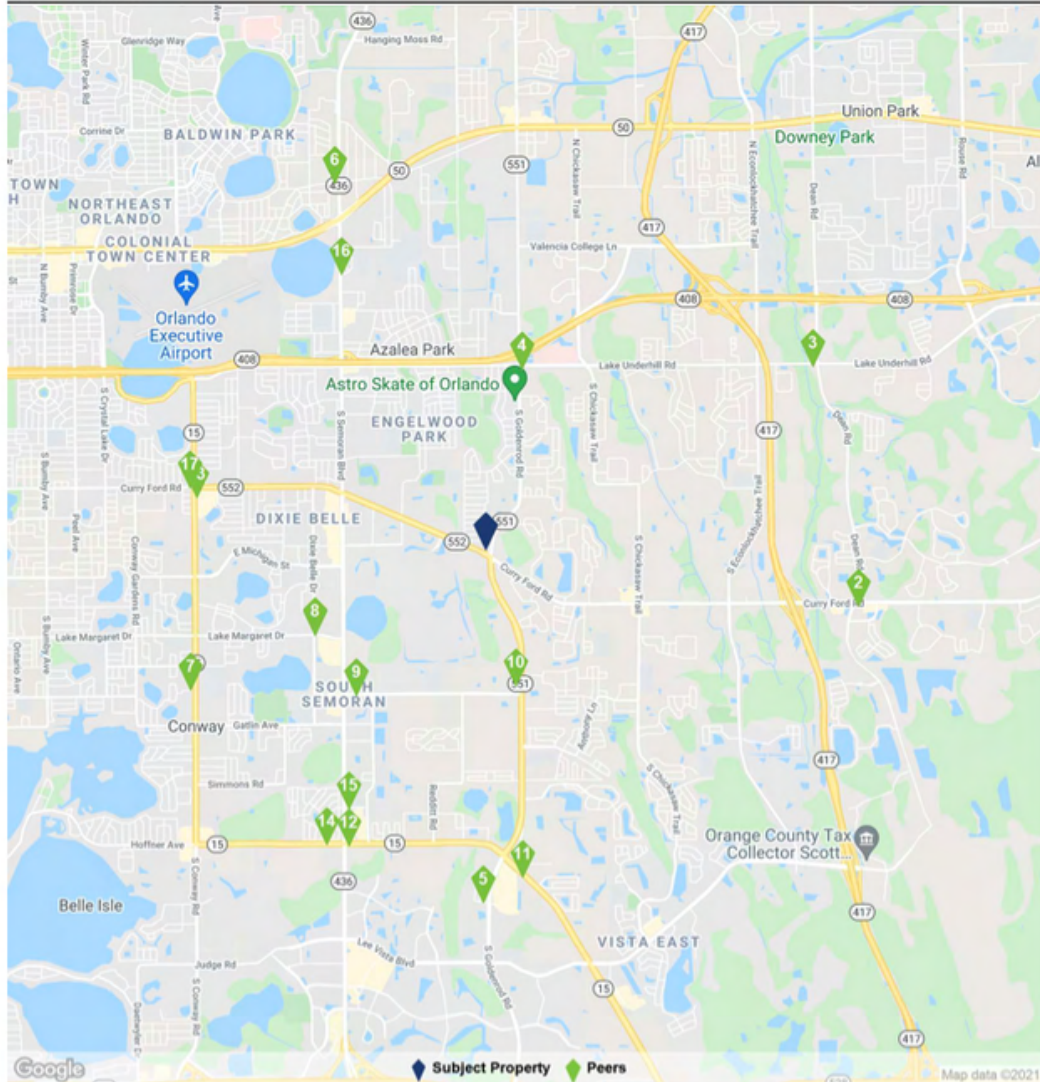
Availability Rate

-

Vacancy Rate

0%

PEER LOCATIONS









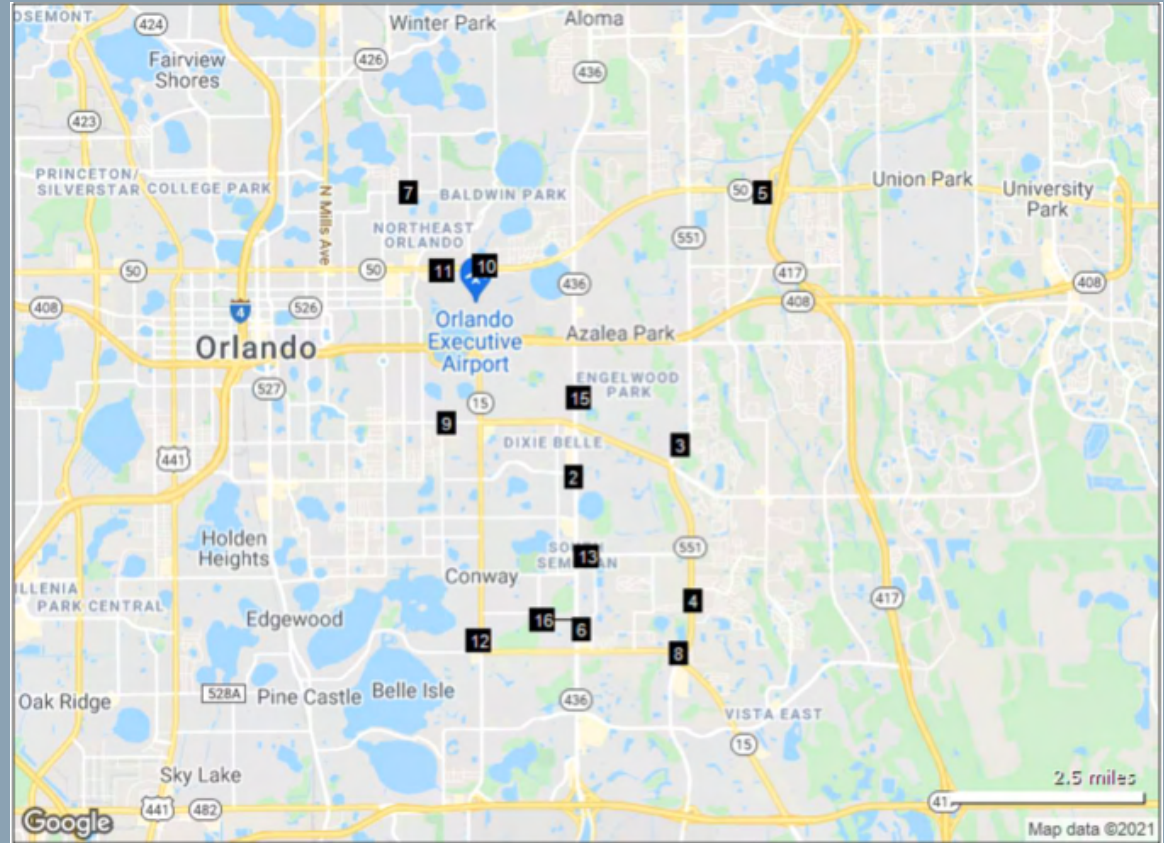
Peer Properties Summary

7237 Curry Ford Rd

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 7 Eleven 4655 Dixie Belle Dr ★★★★★	2015/-	1.6 mi	88	2,940	-	0	0%	0%	\$61 - 74 (Est.)
7237 Curry Ford Rd ★★★★★	1976/-	0.00 mi	90	2,350	-	1	100%	0%	\$40.85
2 7 Eleven 10254 Curry Ford Rd ★★★★★	2003/-	3.2 mi	68	3,114	-	0	0%	0%	\$29 - 35 (Est.)
3 324 S Dean Rd ★★★★★	1995/-	3.2 mi	19	2,654	-	0	0%	0%	\$28 - 34 (Est.)
4 407 S Goldenrod Rd ★★★★★	1997/-	1.6 mi	56	2,497	-	0	0%	0%	\$28 - 34 (Est.)
5 Murphy USA 6150 S Goldenrod Rd ★★★★★	2013/-	3.0 mi	78	1,215	-	0	0%	0%	\$26 - 32 (Est.)
6 1112 N Semoran Blvd ★★★★★	1989/-	3.3 mi	88	1,264	-	0	0%	0%	\$26 - 32 (Est.)
7 Citgo 3702 S Conway Rd ★★★★★	1972/-	2.8 mi	85	3,300	-	0	0%	0%	\$25 - 31 (Est.)
8 7-Eleven 3711 Dixie Belle Dr ★★★★★	-/-	1.6 mi	88	2,604	-	0	0%	0%	\$24 - 30 (Est.)
9 5800 Pershing Ave ★★★★★	1977/-	1.7 mi	87	2,557	-	0	0%	0%	\$24 - 30 (Est.)
10 7-11 3148 S Goldenrod Rd ★★★★★	1999/-	1.2 mi	75	2,990	-	0	0%	0%	\$22 - 27 (Est.)
11 Citgo 6320 Narcoossee Rd ★★★★★	1974/-	2.8 mi	72	3,730	-	0	0%	0%	\$22 - 27 (Est.)
12 5703 S Semoran Blvd ★★★★★	1986/-	2.8 mi	31	2,454	-	0	0%	0%	\$21 - 25 (Est.)
13 1713 S Conway Rd ★★★★★	1975/-	2.5 mi	71	2,291	-	0	0%	0%	\$20 - 25 (Est.)
14 5600 Hoffner Ave ★★★★★	1977/-	2.8 mi	33	2,015	-	0	0%	0%	\$20 - 25 (Est.)

SALE COMPS REPORT

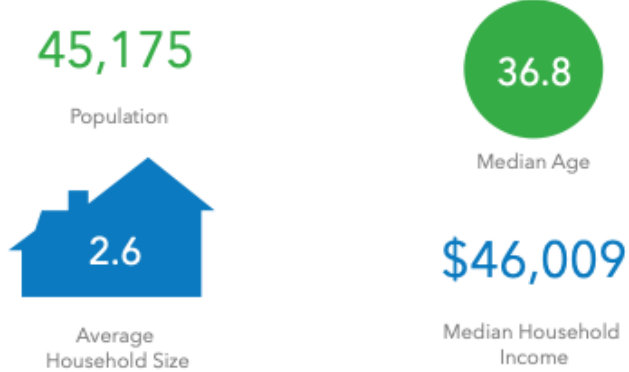
1	3608 E Colonial Dr - TAKE 5	SOLD
Orlando, FL 32803	Orange County	
Sale Date: 04/19/2021 (215 days on mkt)	Bldg Type: RetailAuto Repair	
Sale Price: \$2,275,000 - Confirmed	Year Built/Age: Built 2002 Renov 2020 Age: 19	
Price/SF: \$816.00	RBA: 2,788 SF	
Pro Forma Cap -	Parcel No: 29-2230-2288-01-010	
Actual Cap Rate: 6.00%	Sale Conditions: -	
Comp ID: 5470275		
Research Status: Confirmed		
2	2700 S Semoran Blvd	SOLD
Orlando, FL 32822	Orange County	
Sale Date: 04/16/2021	Bldg Type: RetailRestaurant	
Sale Price: \$2,275,000 - Confirmed	Year Built/Age: Built 1997 Age: 24	
Price/SF: \$615.86	RBA: 3,694 SF	
Pro Forma Cap -	Parcel No: 04-2330-1223-00-010	
Actual Cap Rate: 6.44%	Sale Conditions: Investment Triple Net	
Comp ID: 5500645		
Research Status: Confirmed		
3	2099 S Goldenrod Rd	SOLD
Orlando, FL 32822	Orange County	
Sale Date: 03/24/2021 (276 days on mkt)	Bldg Type: RetailConvenience Store	
Sale Price: \$900,000 - Confirmed	Year Built/Age: Built 1980 Age: 41	
Price/SF: \$375.00	RBA: 2,400 SF	
Pro Forma Cap -	Parcel No: 02-2330-6404-00-012	
Actual Cap Rate: 12.50%	Sale Conditions: -	
Comp ID: 5483825		
Research Status: Confirmed		
4	4061 Goldenrod Rd	SOLD
Orlando, FL 32822	Orange County	
Sale Date: 01/14/2021 (429 days on mkt)	Bldg Type: RetailFast Food	
Sale Price: \$1,025,000 - Confirmed	Year Built/Age: Built 2002 Age: 19	
Price/SF: \$357.77	RBA: 2,865 SF	
Pro Forma Cap -	Parcel No: 14-2330-3043-00-040	
Actual Cap Rate: -	Sale Conditions: High Vacancy Property	
Comp ID: 5406768		
Research Status: Confirmed		
5	8650 E Colonial Dr	SOLD
Orlando, FL 32817	Orange County	
Sale Date: 12/30/2020	Bldg Type: RetailAuto Dealership	
Sale Price: \$1,725,000 - Confirmed	Year Built/Age: Built 1945 Age: 75	
Price/SF: \$649.23	RBA: 2,657 SF	
Pro Forma Cap -	Parcel No: 24-2230-8440-00-011	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5363911		
Research Status: Confirmed		
6	5405 S Semoran Blvd	SOLD
Orlando, FL 32822	Orange County	
Sale Date: 12/21/2020	Bldg Type: RetailService Station	
Sale Price: \$3,740,000 - Full Value	Year Built/Age: Built 1999 Age: 21	
Price/SF: \$984.99	RBA: 3,797 SF	
Pro Forma Cap -	Parcel No: 15-2330-7284-00-010	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5371884		
Research Status: Full Value		



	Address	City	Property Info	Sale Info
1	3608 E Colonial Dr	Orlando	2,788 SF General Retail/Auto Repair	Sold: \$2,275,000 (\$816/SF)
2	2700 S Semoran Blvd	Orlando	3,694 SF General Retail/Restaurant	Sold: \$2,275,000 (\$615.86/SF)
3	2099 S Goldenrod Rd	Orlando	2,400 SF General Retail/Convenience Store	Sold: \$900,000 (\$375/SF)
4	4061 Goldenrod Rd	Orlando	2,865 SF General Retail/Fast Food	Sold: \$1,025,000 (\$357.77/SF)
5	8650 E Colonial Dr	Orlando	2,657 SF General Retail/Auto Dealership	Sold: \$1,725,000 (\$649.23/SF)
6	5405 S Semoran Blvd	Orlando	3,797 SF General Retail/Service Station	Sold: \$3,740,000 (\$984.99/SF)
7	2925 Corrine Dr (Part of Portfolio)	Orlando	3,406 SF Retail/Service Station	Sold: \$3,350,000 (\$983.56/SF)
8	4700 S Goldenrod Rd	Orlando	4,417 SF General Retail/Convenience Store	Sold: \$4,200,000 (\$950.87/SF)
9	3634 Curry Ford Rd	Orlando	2,740 SF General Retail/Fast Food	Sold: \$1,340,000 (\$489.05/SF)
10	4501 E Colonial Dr	Orlando	2,721 SF General Retail/Restaurant	Sold: \$1,150,000 (\$422.64/SF)
11	3608 E Colonial Dr	Orlando	2,788 SF General Retail/Auto Repair	Sold: \$1,300,000 (\$466.28/SF)
12	5050 S Conway Rd	Orlando	3,014 SF General Retail/Service Station	Sold: \$837,500 (\$277.87/SF)

DEMOGRAPHIC REPORT

KEY FACTS



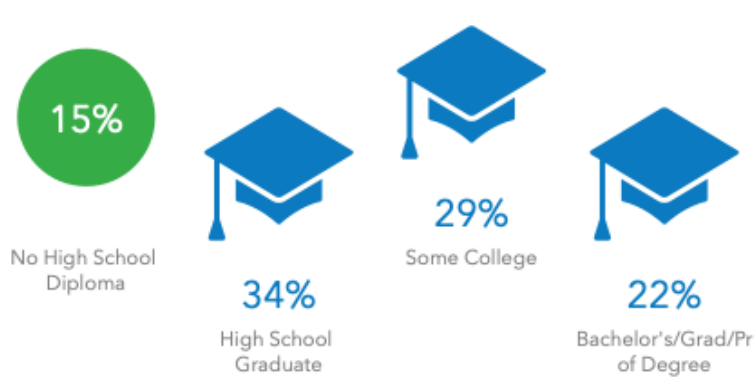
BUSINESS



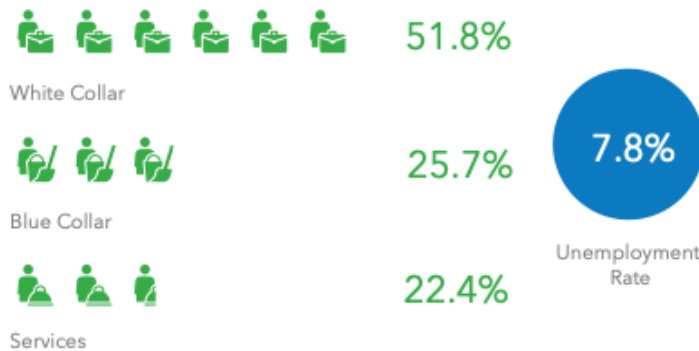
INCOME



EDUCATION



EMPLOYMENT



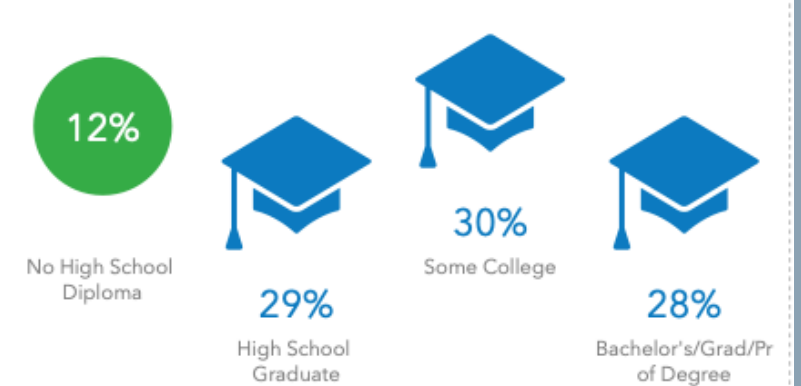
Households By Income

The largest group: \$50,000 - \$74,999 (21.1%)
The smallest group: \$200,000+ (2.1%)

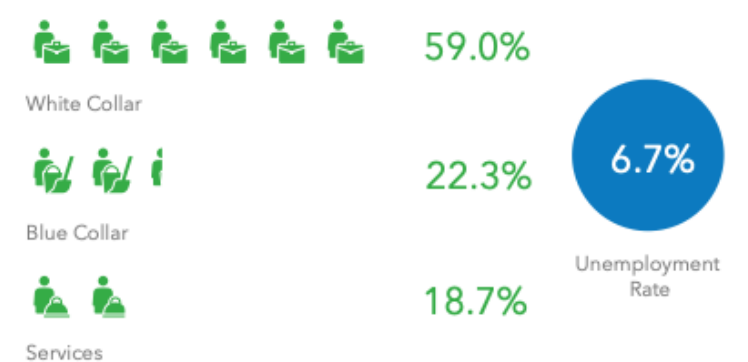
Indicator ▲	Value	Diff
<\$15,000	11.4%	+3.0%
\$15,000 - \$24,999	11.1%	+3.5%
\$25,000 - \$34,999	12.6%	+3.7%
\$35,000 - \$49,999	18.7%	+5.1%
\$50,000 - \$74,999	21.1%	+1.8%
\$75,000 - \$99,999	12.3%	-1.6%
\$100,000 - \$149,999	8.4%	-6.7%
\$150,000 - \$199,999	2.3%	-3.7%
\$200,000+	2.1%	-5.2%

Bars show deviation from Orange County

EDUCATION



EMPLOYMENT



Households By Income

The largest group: \$50,000 - \$74,999 (21.0%)
The smallest group: \$200,000+ (3.4%)

Indicator ▲	Value	Diff
<\$15,000	9.2%	+0.8%
\$15,000 - \$24,999	9.3%	+1.7%
\$25,000 - \$34,999	10.5%	+1.6%
\$35,000 - \$49,999	16.4%	+2.8%
\$50,000 - \$74,999	21.0%	+1.7%
\$75,000 - \$99,999	14.0%	+0.1%
\$100,000 - \$149,999	12.7%	-2.4%
\$150,000 - \$199,999	3.7%	-2.3%
\$200,000+	3.4%	-3.9%

Bars show deviation from Orange County

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.



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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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