

# OFFERING MEMORANDUM

MARATHON GAS STATION | 7237 CURRY FORD RD, ORLANDO FL 32822



## Prepared By

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## Details:

For Sale / Ground Lease / Built to Suit

Call for More Details



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407-782-4866



Orlando, Florida

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Orlando, Florida

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A photograph of a Marathon gas station with several pumps and a canopy. The station is set against a clear blue sky with some light clouds. The image is partially obscured by a black diagonal line that separates the background from the dark grey content area on the right.

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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

7237 CURRY FORD RD, ORLANDO FL 32822

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

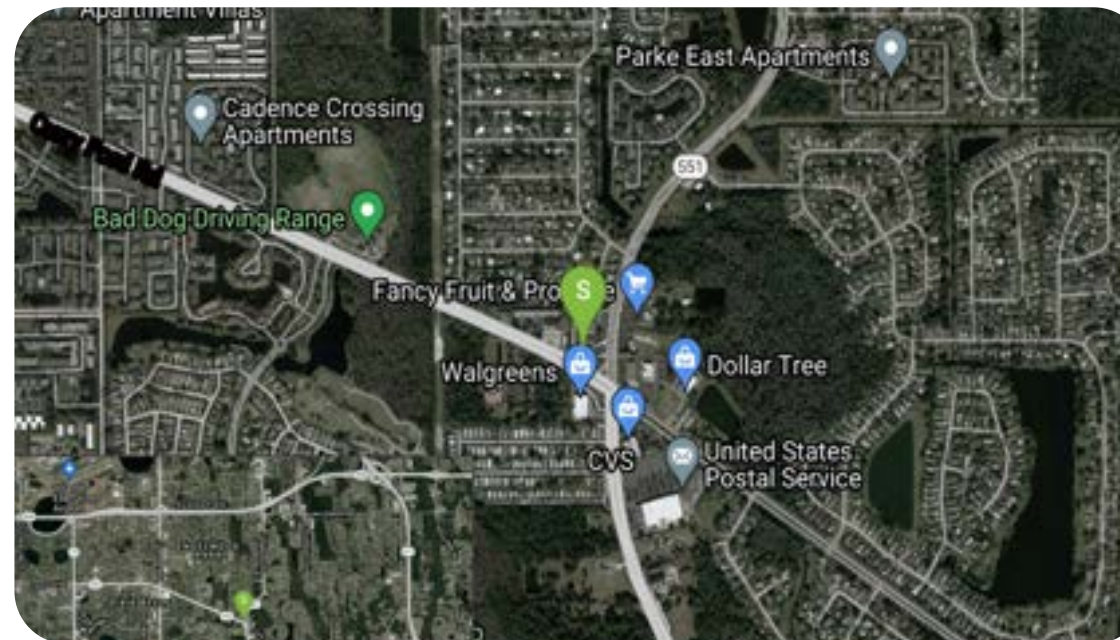
Premium Properties Commercial Presents this Gas Station Service property located in one of the busiest signalized corner of Orlando MSA Market for Retail location over 41,500 ADT Traffic on Curry Ford Rd and Goldenrod rd. It's surrounded by Major National retailers next to Burger King, across the street 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.

## OFFER HIGHLIGHTS

### -PROPERTY For Sale / Ground Lease / Build to Suit

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. For Sale /Ground Lease / Build to suit.

## PROPERTY ACTUAL SITE



# Building Summary

7237 CURRY FORD RD, ORLANDO FL 32822

## THE SPACE

Location	7237 Curry Ford Rd, Orlando, FL, 32822
COUNTY	Orange
APN	302302302801170
Cross Street	Goldenrod Rd
Traffic Count	41,500 AADT
Square Feet	2350

## 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

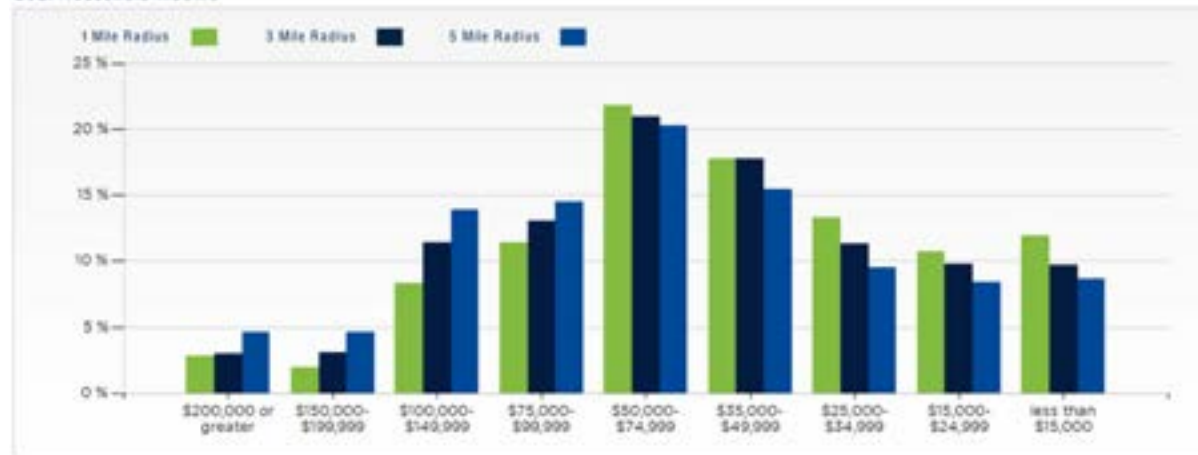


## Tenant Information

LEASE TYPE For Sale /Ground Lease / Build to Suit

ADDRESS	7237 Curry Ford Rd Orlando FL 32822
COUNTY	Orange
MARKET	Orlando
SUBMARKET	Orlando MSA
BUILDING SF	2,350 SF
LAND ACRES	.898
LAND SF	39,119 SF
YEAR BUILT	1976
APN	302302302801170
OWNERSHIP TYPE	Fee Simple

2021 Household Income



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,835	131,023	266,192



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$ 60,553	\$ 66,611	\$ 77,144



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,012	50,907	104,736



# Property Details

## *SITE DESCRIPTION*

Market- Orlando  
Property Type- Gas Station / Retail

Building Size- 2350 sqft  
Building Class- C  
Zoning- RSTD C-2  
Tax Year 2020- \$9,441

Opportunity Zone- No  
Year Built- 1976  
Building Area Sqft- 2350sqft  
For Sale / Ground Lease / Build-to-Suit  
Lot Size - 39,119 SF  
Acres - .898

Construction- Stucco  
Building Height- 1 Story  
Ownership Type- Fee Simple



# PROPERTY TAXES

Parcel Number- 02-23-30-3028-01-170

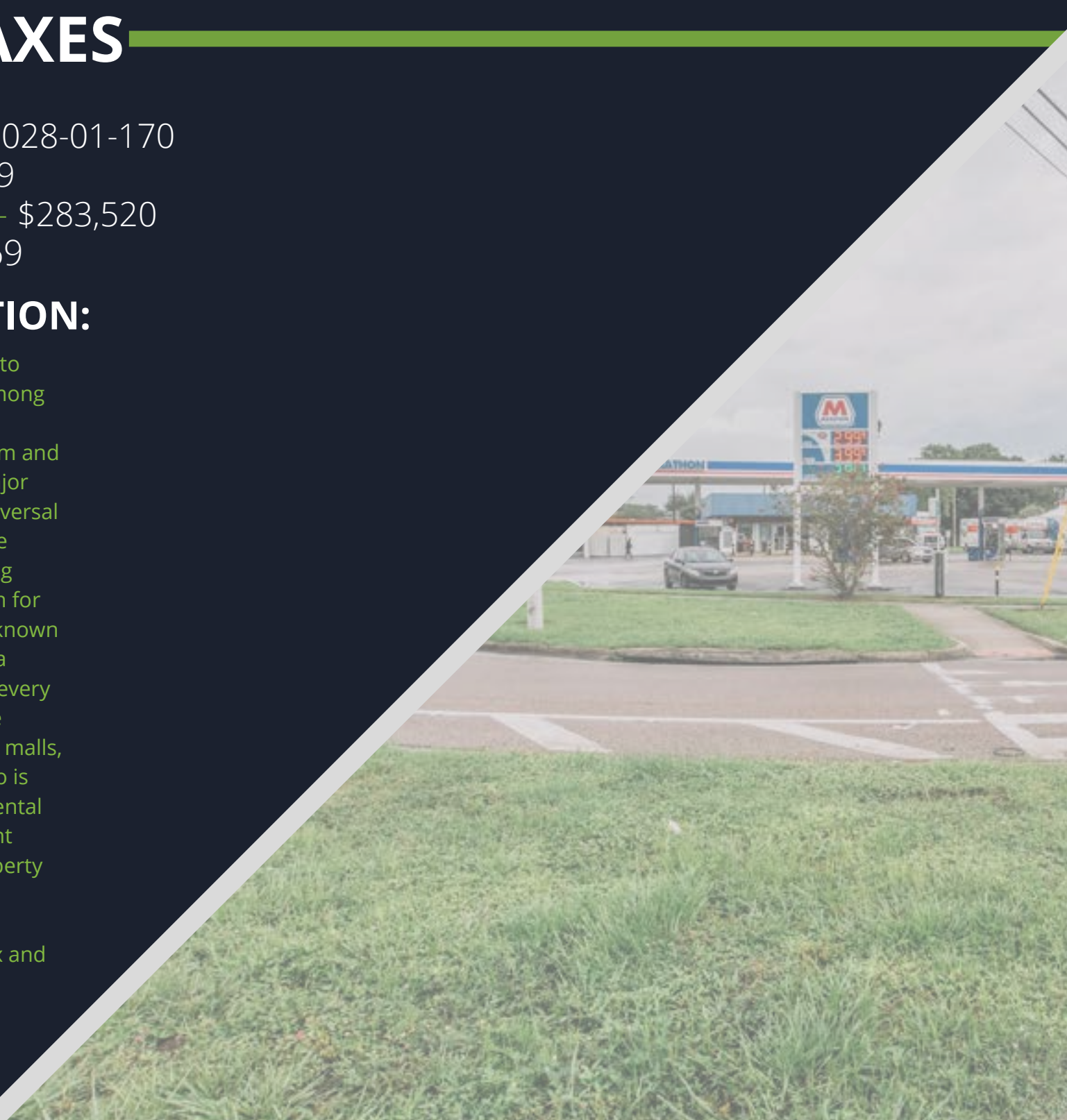
Land Assessment- \$308,649

Improvements Assessment- \$283,520







Total Assessment- \$592,169







## ORLANDO INFORMATION:

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, Florida may be best known for Disney World and Universal, but it's also known for a lot more besides. This central Florida region attracts around 60 million visitors every year, who come for the warm climate, the world-famous theme parks, the shopping malls, the golf courses and the nightlife. 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. To make the market even more attractive, Florida has no state income tax and plenty of warm weather.



# Retail Sale Comps



<b>1</b>	<b>3608 E Colonial Dr - TAKE 5</b>	<b>SOLD</b>
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: \$816.09	RSA: 2,788 SF	
Pro Forma Cap -	Parcel No: 29-2230-2288-01-010	
Actual Cap Rate: 6.00%	Sale Conditions: -	
Comp ID: 5476275		
Research Status: Confirmed		
<b>2</b>	<b>2700 S Semoran Blvd</b>	<b>SOLD</b>
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	RSA: 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: 5506645		
Research Status: Confirmed		
<b>3</b>	<b>2099 S Goldenrod Rd</b>	<b>SOLD</b>
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	RSA: 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		
<b>4</b>	<b>4061 Goldenrod Rd</b>	<b>SOLD</b>
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	RSA: 2,865 SF	
Pro Forma Cap -	Parcel No: 14-2330-3043-00-040	
Actual Cap Rate: -	Sale Conditions: High Vacancy Property	
Comp ID: 5496768		
Research Status: Confirmed		
<b>5</b>	<b>8650 E Colonial Dr</b>	<b>SOLD</b>
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	RSA: 2,657 SF	
Pro Forma Cap -	Parcel No: 24-2230-8440-00-011	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5363911		
Research Status: Confirmed		
<b>6</b>	<b>5405 S Semoran Blvd</b>	<b>SOLD</b>
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	RSA: 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		



<b>7</b>	<b>2925 Corrine Dr - Citgo Gas / 7-11 (Part of Portfolio)</b>	<b>SOLD</b>
Orlando, FL 32803	Orange County	
Sale Date: 12/15/2020	Bldg Type: RetailService Station	
Sale Price: \$3,350,000 - Full Value	Year Built/Age: Built 1982 Age: 38	
Price/SF: \$983.56	RSA: 3,406 SF	
Pro Forma Cap -	Parcel No: -	
Actual Cap Rate: -	Sale Conditions: Bulk/Portfolio Sale, Sale Leaseback	
Comp ID: 5351321		
Research Status: Full Value		
<b>8</b>	<b>4700 S Goldenrod Rd</b>	<b>SOLD</b>
Orlando, FL 32822	Orange County	
Sale Date: 12/01/2020	Bldg Type: RetailConvenience Store	
Sale Price: \$4,200,000 - Full Value	Year Built/Age: Built 2012 Age: 8	
Price/SF: \$959.87	RSA: 4,417 SF	
Pro Forma Cap -	Parcel No: 23-2330-6300-01-000	
Actual Cap Rate: 4.62%	Sale Conditions: Ground Lease (Leased Fee) ...	
Comp ID: 5321945		
Research Status: Full Value		
<b>9</b>	<b>3634 Curry Ford Rd</b>	<b>SOLD</b>
Orlando, FL 32806	Orange County	
Sale Date: 10/09/2020 (85 days on mkt)	Bldg Type: RetailFast Food	
Sale Price: \$1,340,000 - Confirmed	Year Built/Age: Built 1979 Age: 50	
Price/SF: \$489.05	RSA: 2,749 SF	
Pro Forma Cap -	Parcel No: 05-2330-2170-00-080	
Actual Cap Rate: 6.16%	Sale Conditions: Investment Triple Net	
Comp ID: 5258012		
Research Status: Confirmed		
<b>10</b>	<b>4501 E Colonial Dr</b>	<b>SOLD</b>
Orlando, FL 32803	Orange County	
Sale Date: 07/30/2020	Bldg Type: RetailRestaurant	
Sale Price: \$1,150,000 - Confirmed	Year Built/Age: Built 2000 Age: 20	
Price/SF: \$422.64	RSA: 2,721 SF	
Pro Forma Cap -	Parcel No: 20-2230-9161-00-030	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5204716		
Research Status: Confirmed		
<b>11</b>	<b>3608 E Colonial Dr - TAKE 5</b>	<b>SOLD</b>
Orlando, FL 32803	Orange County	
Sale Date: 07/16/2020	Bldg Type: RetailAuto Repair	
Sale Price: \$1,300,000 - Confirmed	Year Built/Age: Built 2002 Renov 2020 Age: 18	
Price/SF: \$466.28	RSA: 2,788 SF	
Pro Forma Cap -	Parcel No: 29-2230-2288-01-010	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5201800		
Research Status: Confirmed		
<b>12</b>	<b>5050 S Conway Rd - Shell</b>	<b>SOLD</b>
Orlando, FL 32812	Orange County	
Sale Date: 05/29/2020	Bldg Type: RetailService Station	
Sale Price: \$837,500 - Confirmed	Year Built/Age: Built 1975 Age: 45	
Price/SF: \$277.87	RSA: 3,014 SF	
Pro Forma Cap -	Parcel No: 17-2330-0000-00-008	
Actual Cap Rate: -	Sale Conditions: Business Value Included	
Comp ID: 5157187		
Research Status: Confirmed		

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# Lease Comps

## Peer Property Details

7237 Curry Ford Rd

**4655 Dixie Belle Dr - 7 Eleven**    
 Distance to Subject Property: 1.6 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNV Asking Rent:	\$40.90-74.43 (Est.)	\$40.85/SF/Yr
Months To Lease:	-	-
Time On Market:	-	5 mo
Location Score:	Excellent Location (88)	Best Location (90)
Walk Score®:	Somewhat Walkable (57)	Somewhat Walkable (65)
Transit Score®:	Some Transit (34)	Minimal Transit (8)

### PROPERTY

Type:	ConvenienceStore	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	2,940 SF	Land AC:	1.04 AC
Year Built/Renov:	2015	Building FAR:	0.06
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking:	20 free Surface Spaces are available; Ratio of 6.80/1000 SF		
Features:	Pylon Sign		
Frontage:	119' on Dixie Belle Dr, 199' on Lake Margaret Dr		

### AVAILABILITY

Spaces:	0
Square Feet:	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$40.90-74.43

**10254 Curry Ford Rd - 7 Eleven**    
 Distance to Subject Property: 3.2 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNV Asking Rent:	\$28.94-35.37 (Est.)	\$40.85/SF/Yr
Months To Lease:	-	-
Time On Market:	-	5 mo
Location Score:	Good Location (68)	Best Location (90)
Walk Score®:	Somewhat Walkable (52)	Somewhat Walkable (65)
Transit Score®:	Minimal Transit (8)	Minimal Transit (8)

### PROPERTY

Type:	Neighborhood Center	Tenancy:	1 Tenant
Center:	Andover Lakes Shep...	Construction:	Reinforced Concrete
GLA:	3,114 SF	Land AC:	1.07 AC
Year Built/Renov:	2003	Building FAR:	0.07
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking:	10 Surface Spaces are available; Ratio of 3.29/1000 SF		
Features:	Pylon Sign		
Frontage:	187' on Curry Ford Rd (with 1 curb cut)		

### AVAILABILITY

Spaces:	0
Square Feet:	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$28.94-35.37

## Peer Property Details

7237 Curry Ford Rd

**324 S Dean Rd**    
 Distance to Subject Property: 3.2 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNV Asking Rent:	\$27.77-33.95 (Est.)	\$40.85/SF/Yr
Months To Lease:	-	-
Time On Market:	-	5 mo
Location Score:	Below National Avg (18)	Best Location (90)
Walk Score®:	Car-Dependent (17)	Somewhat Walkable (65)
Transit Score®:	Minimal Transit (8)	Minimal Transit (8)

### PROPERTY

Type:	Service Station	Tenancy:	1 Tenant
Center:	-	Construction:	-
GLA:	2,654 SF	Land AC:	2.22 AC
Year Built/Renov:	1995	Building FAR:	0.03
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking:	-		
Features:	-		
Frontage:	-		

### AVAILABILITY

Spaces:	0
Square Feet:	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$27.77-33.95

**407 S Goldenrod Rd**    
 Distance to Subject Property: 1.6 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNV Asking Rent:	\$27.66-33.81 (Est.)	\$40.85/SF/Yr
Months To Lease:	-	-
Time On Market:	-	5 mo
Location Score:	Good Location (56)	Best Location (90)
Walk Score®:	Somewhat Walkable (54)	Somewhat Walkable (65)
Transit Score®:	Minimal Transit (8)	Minimal Transit (8)

### PROPERTY

Type:	ConvenienceStore	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	3,497 SF	Land AC:	1.00 AC
Year Built/Renov:	1997	Building FAR:	0.06
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking:	25 free Surface Spaces are available		
Features:	Bus Line, Freeway Visibility, Pylon Sign, Signage		
Frontage:	300' on Goldenrod Rd, 162' on Lake Underhill Rd		

### AVAILABILITY

Spaces:	0
Square Feet:	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$27.66-33.81

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Orlando, Florida

# Lease Comps

## Peer Property Comparison

7237 Curry Ford Rd

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Vacancy Rate
7 Eleven 4655 Dixie Belle Dr	★★★★☆	\$61 - 74(Est.)	0%
7237 Curry Ford Rd	★★★☆☆	\$40.85	0%
7 Eleven 10254 Curry Ford Rd	★★★★☆	\$29 - 35(Est.)	0%
324 S Dean Rd	★★★★☆	\$28 - 34(Est.)	0%
487 S Goldenrod Rd	★★★★☆	\$28 - 34(Est.)	0%
Murphy USA 6150 S Goldenrod Rd	★★★★☆	\$28 - 32(Est.)	0%
1112 N Semoran Blvd	★★★★☆	\$28 - 32(Est.)	0%
Citgo 3702 S Conway Rd	★★★★☆	\$25 - 31(Est.)	0%
7-Eleven 3711 Dixie Belle Dr	★★★★☆	\$24 - 30(Est.)	0%
5808 Pershing Ave	★★★★☆	\$24 - 30(Est.)	0%
7-11 3148 S Goldenrod Rd	★★★★☆	\$22 - 27(Est.)	0%
Citgo 6320 Narcoossee Rd	★★★★☆	\$22 - 27(Est.)	0%
5703 S Semoran Blvd	★★★★☆	\$21 - 25(Est.)	0%
1713 S Conway Rd	★★★★☆	\$20 - 25(Est.)	0%
5608 Hoffner Ave	★★★★☆	\$20 - 25(Est.)	0%
5405 S Semoran Blvd	★★★★☆	\$20 - 25(Est.)	0%
Adcock Petroleum 537 N Semoran Blvd	★★★★☆	\$19 - 23(Est.)	0%
4316 Curry Ford Rd	★★★★☆	\$15 - 18(Est.)	0%
<b>Average</b>		<b>\$28.88</b>	<b>0%</b>

## Peer Property Comparison

7237 Curry Ford Rd

Property Name / Address	Star Rating	Availability Rate	Vacancy Rate
7237 Curry Ford Rd	★★★☆☆	100%	0%
7 Eleven 10254 Curry Ford Rd	★★★★☆	0%	0%
1112 N Semoran Blvd	★★★★☆	0%	0%
1713 S Conway Rd	★★★★☆	0%	0%
7-11 3148 S Goldenrod Rd	★★★★☆	0%	0%
324 S Dean Rd	★★★★☆	0%	0%
Citgo 3702 S Conway Rd	★★★★☆	0%	0%
7-Eleven 3711 Dixie Belle Dr	★★★★☆	0%	0%
487 S Goldenrod Rd	★★★★☆	0%	0%
4316 Curry Ford Rd	★★★★☆	0%	0%
7 Eleven 4655 Dixie Belle Dr	★★★★☆	0%	0%
Adcock Petroleum 537 N Semoran Blvd	★★★★☆	0%	0%
5405 S Semoran Blvd	★★★★☆	0%	0%
5608 Hoffner Ave	★★★★☆	0%	0%
5703 S Semoran Blvd	★★★★☆	0%	0%
5808 Pershing Ave	★★★★☆	0%	0%
Murphy USA 6150 S Goldenrod Rd	★★★★☆	0%	0%
Citgo 6320 Narcoossee Rd	★★★★☆	0%	0%
<b>Average</b>		<b>0%</b>	<b>0%</b>


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# Retail Market Place



## Retail MarketPlace Profile

7237 Curry Ford Rd, Orlando, Florida, 32822 2  
 7237 Curry Ford Rd, Orlando, Florida, 32822  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 28.5104  
 Longitude: -81.2903

### Summary Demographics

2021 Population	17,808
2021 Households	7,004
2021 Median Disposable Income	\$38,545
2021 Per Capita Income	\$23,344

**NOTE:** This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$185,055,169	\$51,586,535	\$133,468,634	56.4	28
Total Retail Trade	44-45	\$167,055,093	\$45,199,871	\$121,855,222	57.4	18
Total Food & Drink	722	\$18,000,076	\$6,386,663	\$11,613,413	47.6	9

2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$35,940,792	\$3,162,942	\$32,778,850	83.8	2
Automobile Dealers	4411	\$28,710,527	\$0	\$28,710,527	100.0	0
Other Motor Vehicle Dealers	4412	\$4,109,263	\$0	\$4,109,263	100.0	0
Auto Parts, Accessories, & Tire Stores	4413	\$3,121,002	\$2,476,427	\$644,575	11.5	3
Furniture & Home Furnishings Stores	442	\$6,010,587	\$571,966	\$5,438,621	82.6	1
Furniture Stores	4421	\$3,423,143	\$0	\$3,423,143	100.0	0
Home Furnishings Stores	4422	\$2,587,444	\$571,966	\$2,015,478	63.8	1
Electronics & Appliance Stores	443	\$4,833,863	\$1,310,064	\$3,523,799	57.4	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$10,453,164	\$841,612	\$9,611,552	85.1	1
Bldg Material & Supplies Dealers	4441	\$9,738,430	\$841,612	\$8,896,818	84.1	1
Lawn & Garden Equip & Supply Stores	4442	\$714,734	\$0	\$714,734	100.0	0
Food & Beverage Stores	445	\$29,978,549	\$24,376,268	\$5,602,281	10.3	5
Grocery Stores	4451	\$27,296,561	\$23,495,657	\$3,800,904	7.5	5
Specialty Food Stores	4452	\$1,264,402	\$0	\$1,264,402	100.0	0
Beer, Wine & Liquor Stores	4453	\$1,417,586	\$0	\$1,417,586	100.0	0
Health & Personal Care Stores	446,4461	\$10,891,888	\$8,156,156	\$2,735,732	14.4	3
Gasoline Stations	447,4471	\$17,899,911	\$4,519,164	\$13,380,747	59.7	1
Clothing & Clothing Accessories Stores	448	\$8,416,035	\$0	\$8,416,035	100.0	0
Clothing Stores	4481	\$5,684,436	\$0	\$5,684,436	100.0	0
Shoe Stores	4482	\$1,325,588	\$0	\$1,325,588	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$1,405,991	\$0	\$1,405,991	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$4,087,133	\$0	\$4,087,133	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,353,116	\$0	\$3,353,116	100.0	0
Book, Periodical & Music Stores	4512	\$734,018	\$0	\$734,018	100.0	0
General Merchandise Stores	452	\$27,677,057	\$1,099,355	\$26,577,662	92.4	1
Department Stores Excluding Leased Depts.	4521	\$19,342,510	\$0	\$19,342,510	100.0	0
Other General Merchandise Stores	4529	\$8,334,507	\$1,099,355	\$7,235,152	76.7	1
Miscellaneous Store Retailers	453	\$6,695,486	\$830,139	\$5,865,347	77.9	2
Florists	4531	\$242,887	\$0	\$242,887	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$1,461,303	\$178,496	\$1,282,607	78.2	1
Used Merchandise Stores	4533	\$1,517,797	\$0	\$1,517,797	100.0	0
Other Miscellaneous Store Retailers	4539	\$3,473,788	\$0	\$3,473,788	100.0	0
Nonstore Retailers	454	\$4,170,687	\$0	\$4,170,687	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$3,628,356	\$0	\$3,628,356	100.0	0
Vending Machine Operators	4542	\$73,965	\$0	\$73,965	100.0	0
Direct Selling Establishments	4543	\$468,366	\$0	\$468,366	100.0	0
Food Services & Drinking Places	722	\$18,000,076	\$6,386,663	\$11,613,413	47.6	9
Special Food Services	7223	\$292,555	\$178,858	\$113,697	24.1	1
Drinking Places - Alcoholic Beverages	7224	\$1,353,614	\$0	\$1,353,614	100.0	0
Restaurants/Other Eating Places	7225	\$16,353,907	\$5,809,195	\$10,544,712	47.6	8

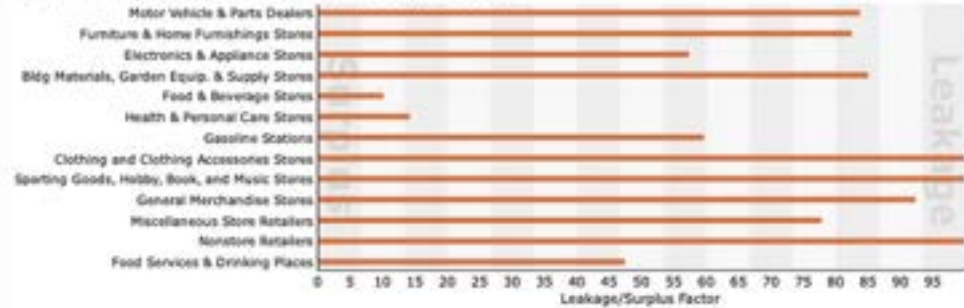


## Retail MarketPlace Profile

7237 Curry Ford Rd, Orlando, Florida, 32822 2  
 7237 Curry Ford Rd, Orlando, Florida, 32822  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 28.5104  
 Longitude: -81.2903

### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group



## Exclusively Presented By:

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[Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)

Orlando, Florida

# Marathon Gas Station




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# MEET THE AGENT



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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