

FULLY OCCUPIED RETAIL STRIP CENTER FOR SALE



the Shoppes
AT LEE ROAD

*Rare Retail Infill
Investment
Opportunity*

Property Overview

Shoppes at Lee Road is a fully-leased, small-shop retail center offering investors low-management cash flow with a clear path to grow it. The rent roll blends nationally recognized credit tenants with long-tenured local operators, several with over a decade of continuous occupancy and a track record of repeat renewals, the kind of staying power that keeps re-leasing risk low and income dependable year after year. Every tenant serves a need that can't be replaced by e-commerce, spanning food, shipping and services, banking, beauty, laundry, and health, and with suites averaging just 1,200-2,500 SF, no single tenant carries outsized weight in the income stream. Adding to the opportunity, a portion of the rent roll is approaching renewal at rents that sit below today's market, giving a new owner a clear, near-term path to mark rents to market and drive NOI growth from day one.

Property Details

SALE PRICE:	CALL FOR DETAILS
Building Size:	1084: 15,790 SF 1064: 4,000 SF
Land Area:	2.25 AC
Year Built:	2007
Type:	Retail
Zoning:	Restricted C-2 (Orange County)
Parking:	5.8/1,000 SF

OFFERED BY:



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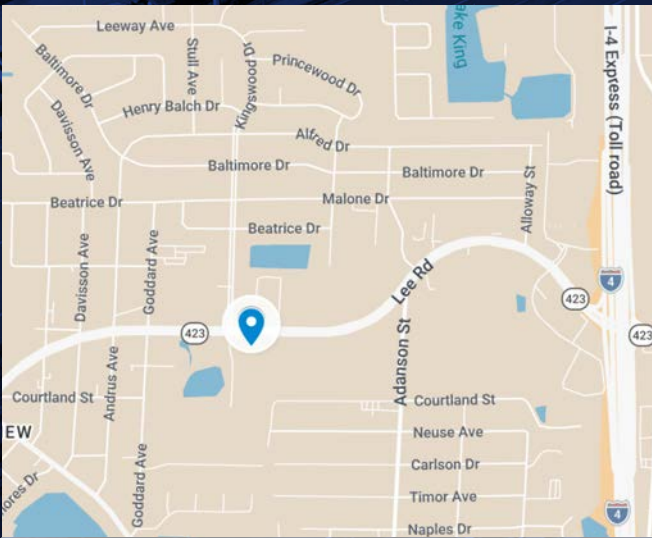
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HIGHLIGHTS

- Value Add Opportunity
- In-fill location near Winter Park
- Mix of national and local credit
- Below market rents

THE LEE ROAD CORRIDOR

The Property sits on Lee Road (SR 423), a primary east-west connector linking US 441 to Interstate 4 at the gateway to Winter Park – one of Central Florida's most affluent and supply-constrained retail markets. The immediate corridor carries a deep bench of national co-tenancy within one mile, including Walmart Neighborhood Market, Home Depot, McDonald's, Planet Fitness, Dollar Tree, Harbor Freight, Grainger, AT&T, 7-Eleven, Taco Bell, Popeyes, RaceTrac, and Foxtail Coffee, alongside hotels, auto uses, and the Orange County Public Library – an established daily-needs ecosystem that continually feeds traffic past the Property's frontage.



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19,790
SQUARE FEET

100%
LEASED

12
TENANTS