

8734 LEE VISTA BLVD.

8734 Lee Vista Blvd. | Orlando, FL
FOR LEASE



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Principal
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THE SPACE

Location	8734 Lee Vista Blvd. Orlando, FL 32830
County	Orange
APN	24-23-30-8969-00-020
Cross Street	Lee Vista BLVd
Traffic Count	20,000
Size	1,400 SF
Rent Per SF (Annual)	\$21.79 PSF (Yearly)
Lease Type	Triple-Net

Notes \$6.5/SQft CAM

HIGHLIGHTS

- Suite 200 is available 1400 sf
- Nail Salon
- Across the Street From High-Traffic Publix Anchored Shopping Center
- Under 5 Minutes to 528 and 417
- Rent = \$21.84/sf +\$6.5/Sf CAM = \$3,300

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
8,473	64,527	171,429

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$95,481	\$86,234	\$91,448

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
2,955	23,502	62,735

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	6
BUILDING SF	8,540
GLA (SF)	1,400
LAND SF	39,153
LAND ACRES	.9
YEAR BUILT	2006
ZONING TYPE	Retail
BUILDING CLASS	Shopping Center
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	15
NUMBER OF PADS	33
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	East Colonial
SOUTH	Lake Nona
EAST	Valencia College
WEST	MCO (Airport)

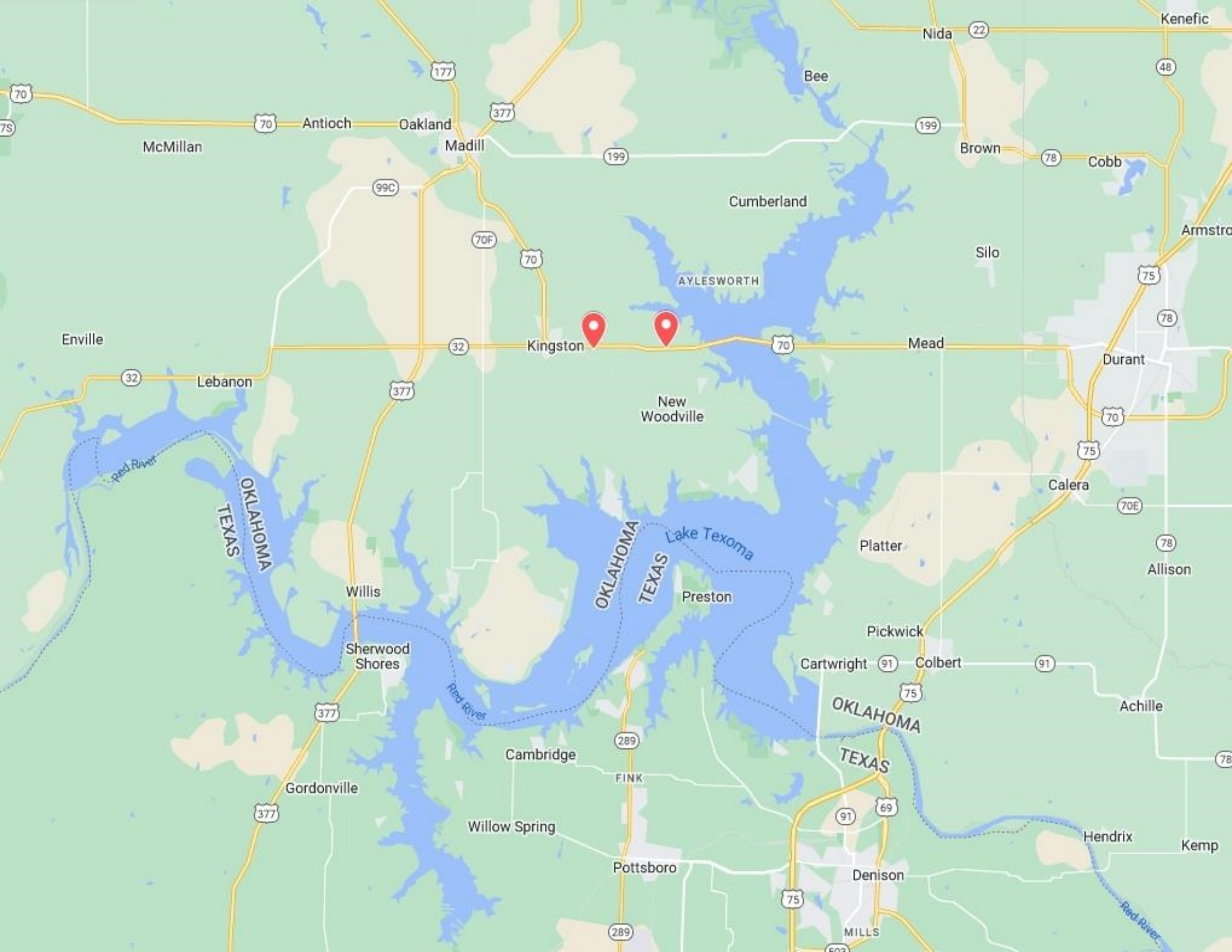
MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

MAJOR TENANT/S	Little Caesar's
SHADOW ANCHOR	Thai Ice Cream
LEASE TYPE	NNN

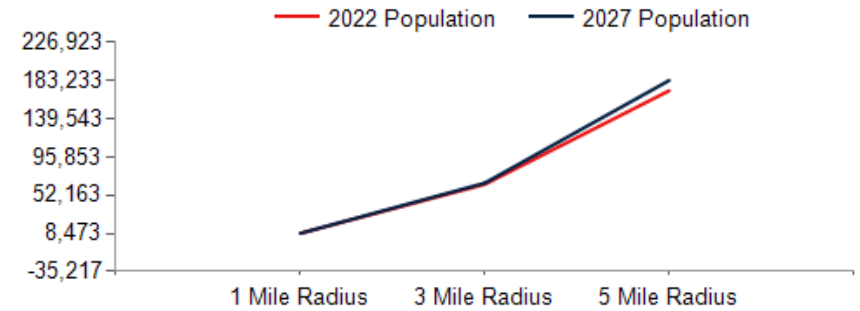




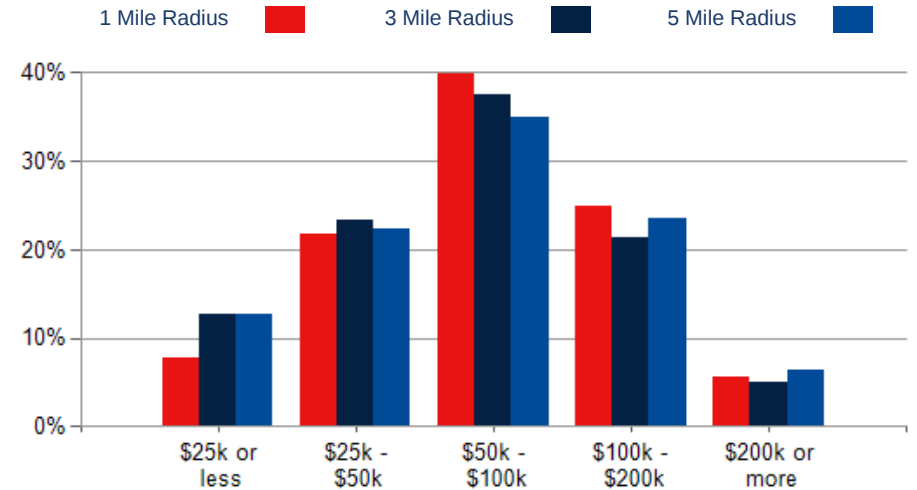


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,508	30,841	98,529
2010 Population	7,805	49,862	133,056
2022 Population	8,473	64,527	171,429
2027 Population	8,612	65,989	183,233
2022 African American	897	6,212	16,027
2022 American Indian	35	349	968
2022 Asian	808	3,278	8,443
2022 Hispanic	4,310	38,637	92,282
2022 Other Race	1,603	14,207	32,829
2022 White	2,981	22,359	67,879
2022 Multiracial	2,135	18,066	45,141
2022-2027: Population: Growth Rate	1.65%	2.25%	6.70%

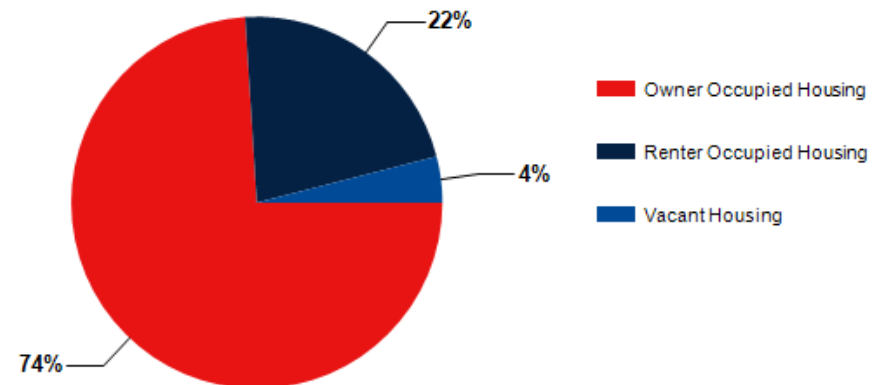
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	102	1,500	3,929
\$15,000-\$24,999	129	1,503	4,086
\$25,000-\$34,999	220	2,121	5,371
\$35,000-\$49,999	424	3,362	8,673
\$50,000-\$74,999	546	4,734	12,301
\$75,000-\$99,999	632	4,079	9,656
\$100,000-\$149,999	506	3,714	10,844
\$150,000-\$199,999	231	1,319	3,894
\$200,000 or greater	165	1,168	3,977
Median HH Income	\$76,540	\$65,002	\$66,989
Average HH Income	\$95,481	\$86,234	\$91,448



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius

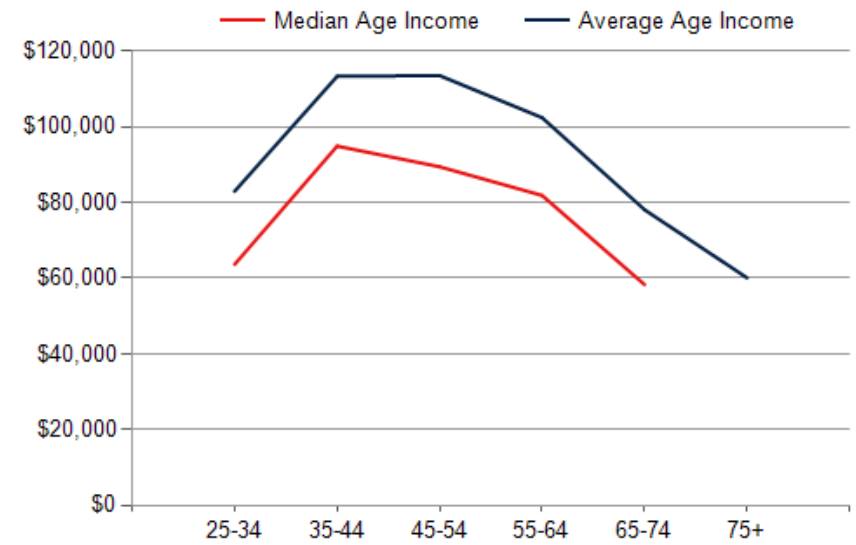
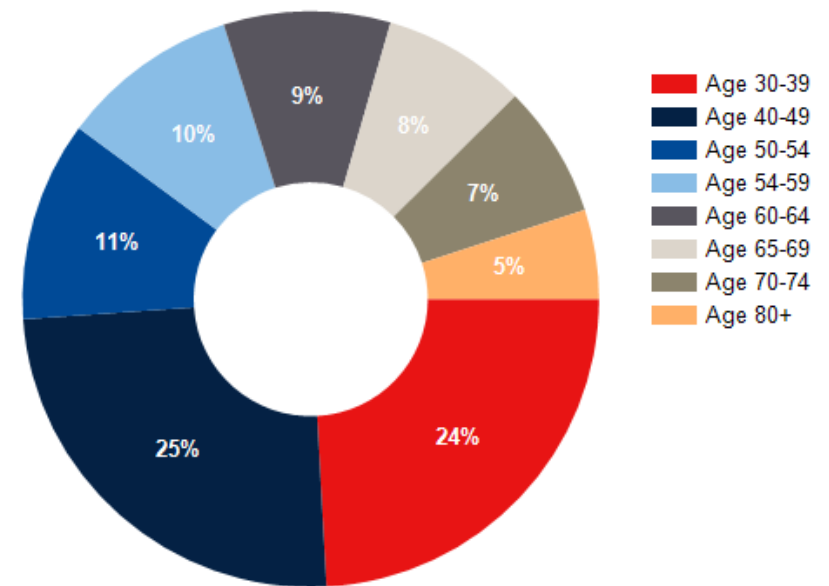


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	615	5,344	14,893
2022 Population Age 35-39	611	4,876	13,204
2022 Population Age 40-44	624	4,612	12,010
2022 Population Age 45-49	634	4,272	11,041
2022 Population Age 50-54	571	3,786	10,279
2022 Population Age 55-59	508	3,628	10,247
2022 Population Age 60-64	475	3,269	9,363
2022 Population Age 65-69	410	2,840	7,911
2022 Population Age 70-74	378	2,425	6,398
2022 Population Age 75-79	255	1,611	4,336
2022 Population Age 80-84	144	907	2,581
2022 Population Age 85+	102	698	2,199
2022 Population Age 18+	6,614	49,988	133,385
2022 Median Age	39	36	37
2027 Median Age	40	36	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,629	\$61,487	\$63,050
Average Household Income 25-34	\$82,961	\$79,992	\$83,154
Median Household Income 35-44	\$94,906	\$83,805	\$84,041
Average Household Income 35-44	\$113,342	\$104,993	\$107,709
Median Household Income 45-54	\$89,440	\$79,000	\$81,272
Average Household Income 45-54	\$113,554	\$102,984	\$107,913
Median Household Income 55-64	\$81,870	\$71,129	\$74,654
Average Household Income 55-64	\$102,436	\$89,327	\$97,673
Median Household Income 65-74	\$58,280	\$49,775	\$54,005
Average Household Income 65-74	\$78,097	\$69,612	\$79,286
Average Household Income 75+	\$60,079	\$50,721	\$59,525

Population By Age





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Agent

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

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Exclusively Marketed by:

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