

FOR LEASE



OFFICE/RETAIL PROPERTY FOR LEASE

1827 SILVER STAR RD, ORLANDO, FL 32801



TRAFFIC COUNTS

N OBT & Silver Star Rd 25,894

1 mile
Population: 5,218
Households: 2,275
Avg HH Income: \$137,754

3 miles
Population 94,397
Households 38,813
Avg HH Income \$82,818

5 miles
Population 304,080
Households 119,727
Avg HH Income \$85,389

PROPERTY HIGHLIGHTS

- Two Retail Buildings, Total SF: 5,278 SF
- **Bldg 1829: 3,200 SF** Bldg 1827: Leased
- Land Size: 0.85 acres Parking Spots: 15
- Municipality: Orange County Zoning: C-3 FLU: C
- Frontage US Hwy 441: 280 Linear Foot +/-
- Frontage Silver Star Rd: 177 Linear Foot +/-
- Close to: US Hwy 441, I-4, John Young Pkwy, Hwy 50, New Packaging District, College Park, Across the Street from 7-11 Gas Station/Convenient Store
- Lease Rate: **\$21.50 / SF + (\$7.70 NNN)**
- Located at Signalized Intersection Fenced in Lot
- Security Camera on 1829 Bldg

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-927-3787

Fax: 321-549-6269

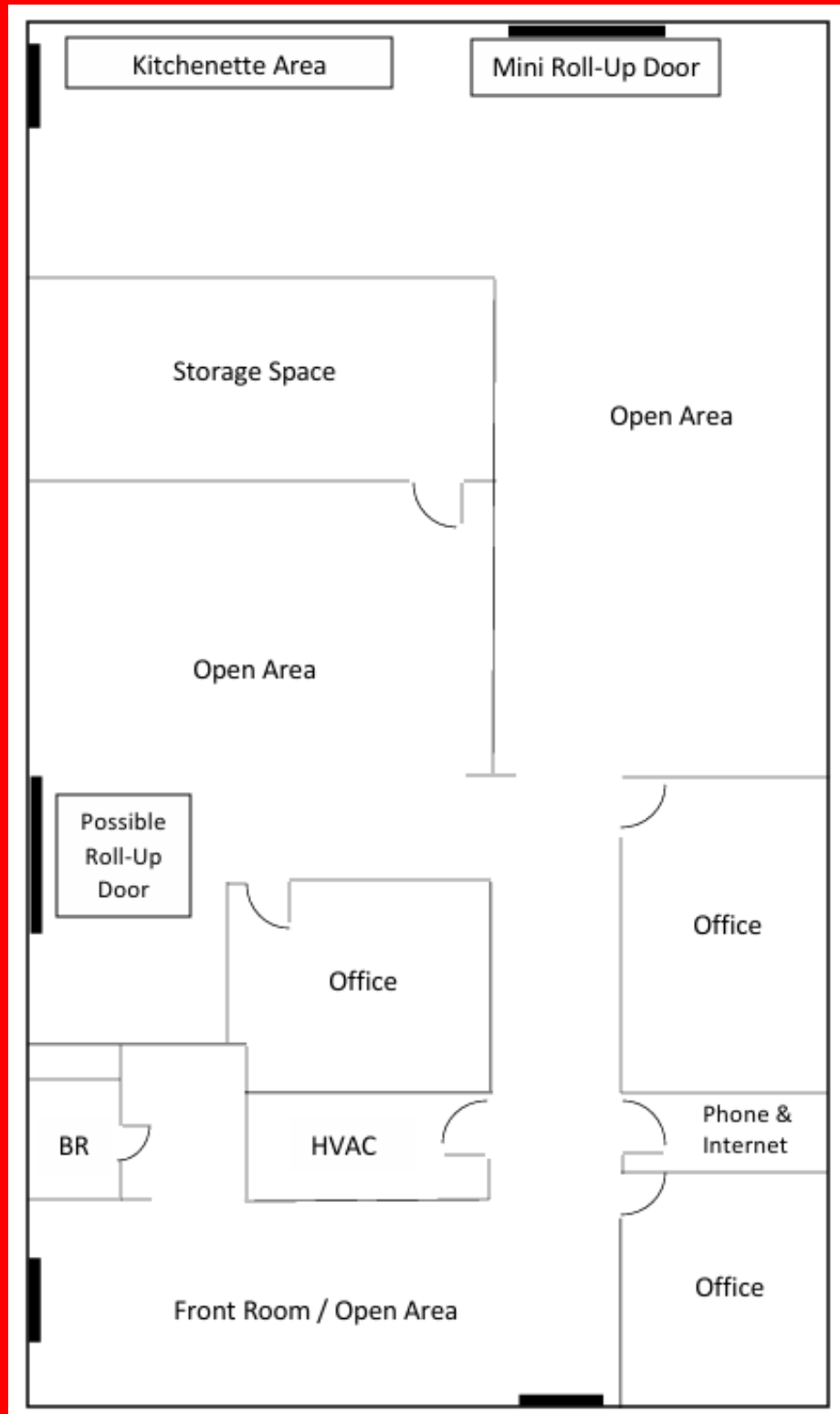
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BUILDING 1829 FLOOR PLAN



Boss Commerical Real Estate, LLC
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2211 Saxon Dr
New Smyrna Beach, FL 32169

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- YMCA Family Center
- Regional Park and Trails
- Food Hall
- 4Roots Farm & Agriculture Center
- Townhomes & Multi-Family Residential

1 million SF of projected retail and office space

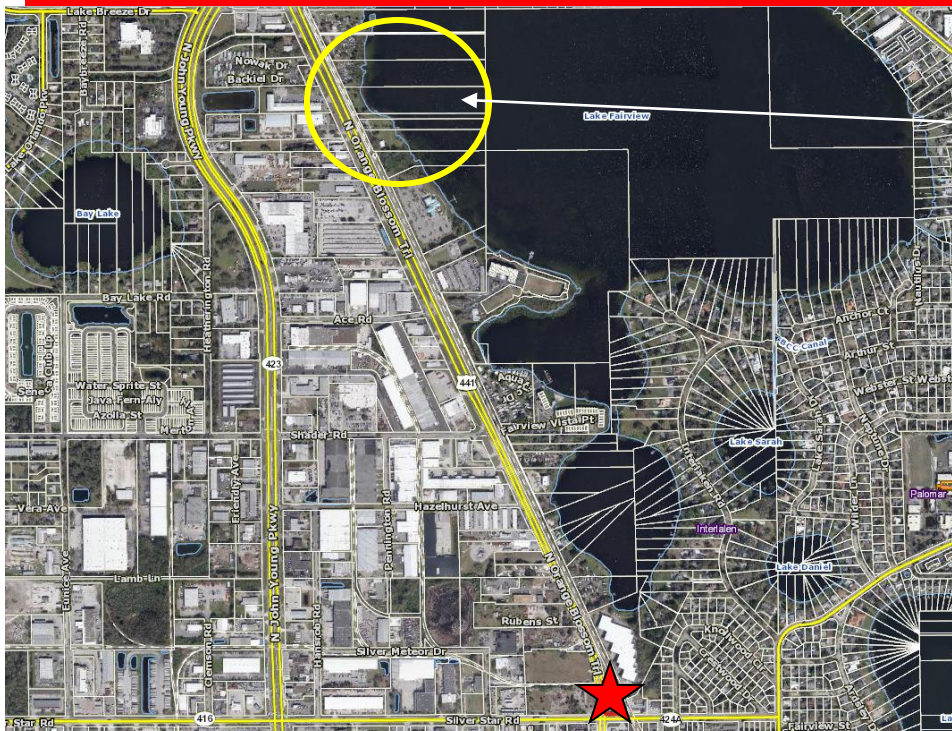
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Relation to Potential Lake Fairview Development



A mixed-use redevelopment of 18.3 AC +/- fronting Lake Fairview on Orange Blossom Trail is currently going through the Planning Process with Orange County

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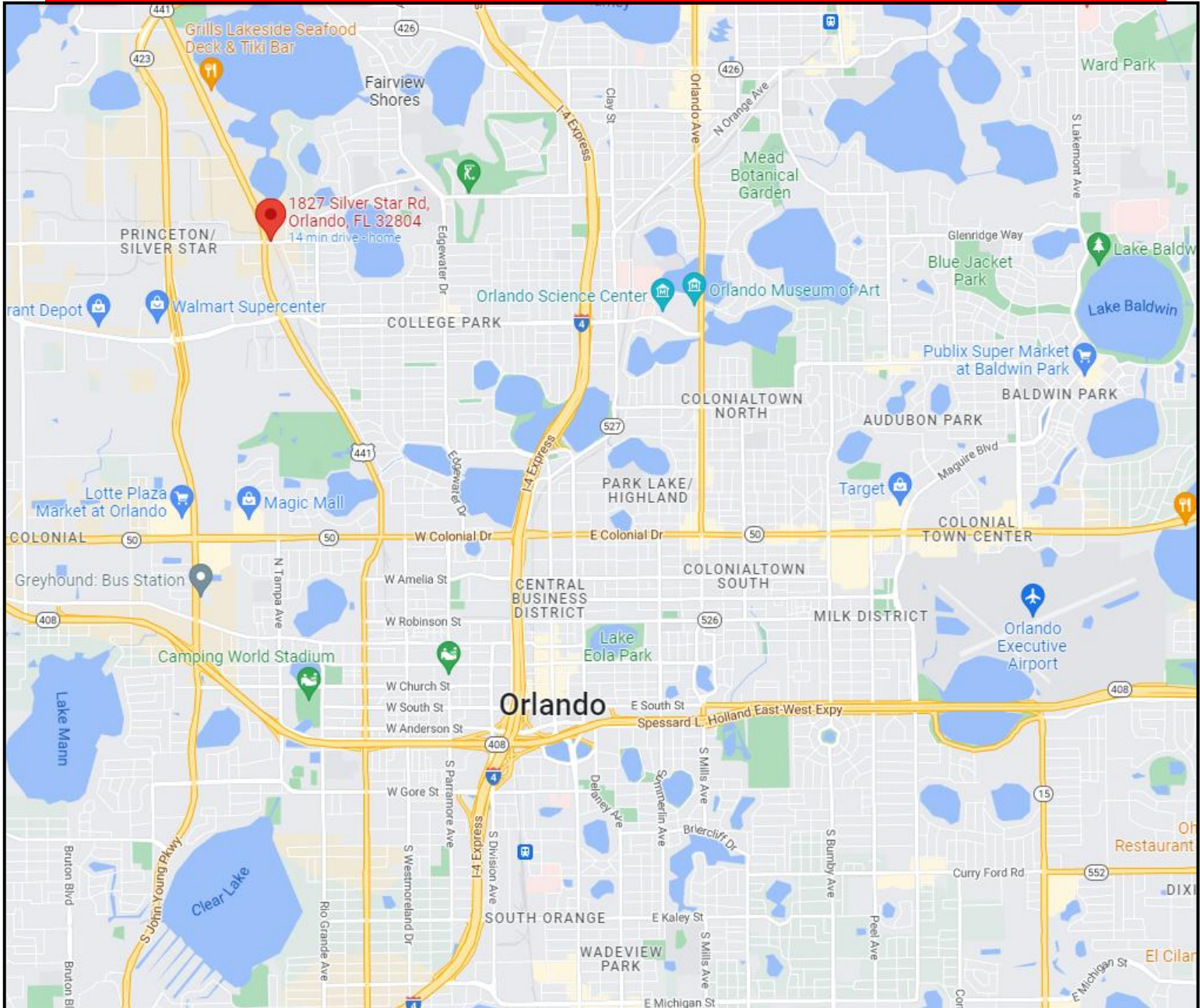
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MAP OVERVIEW



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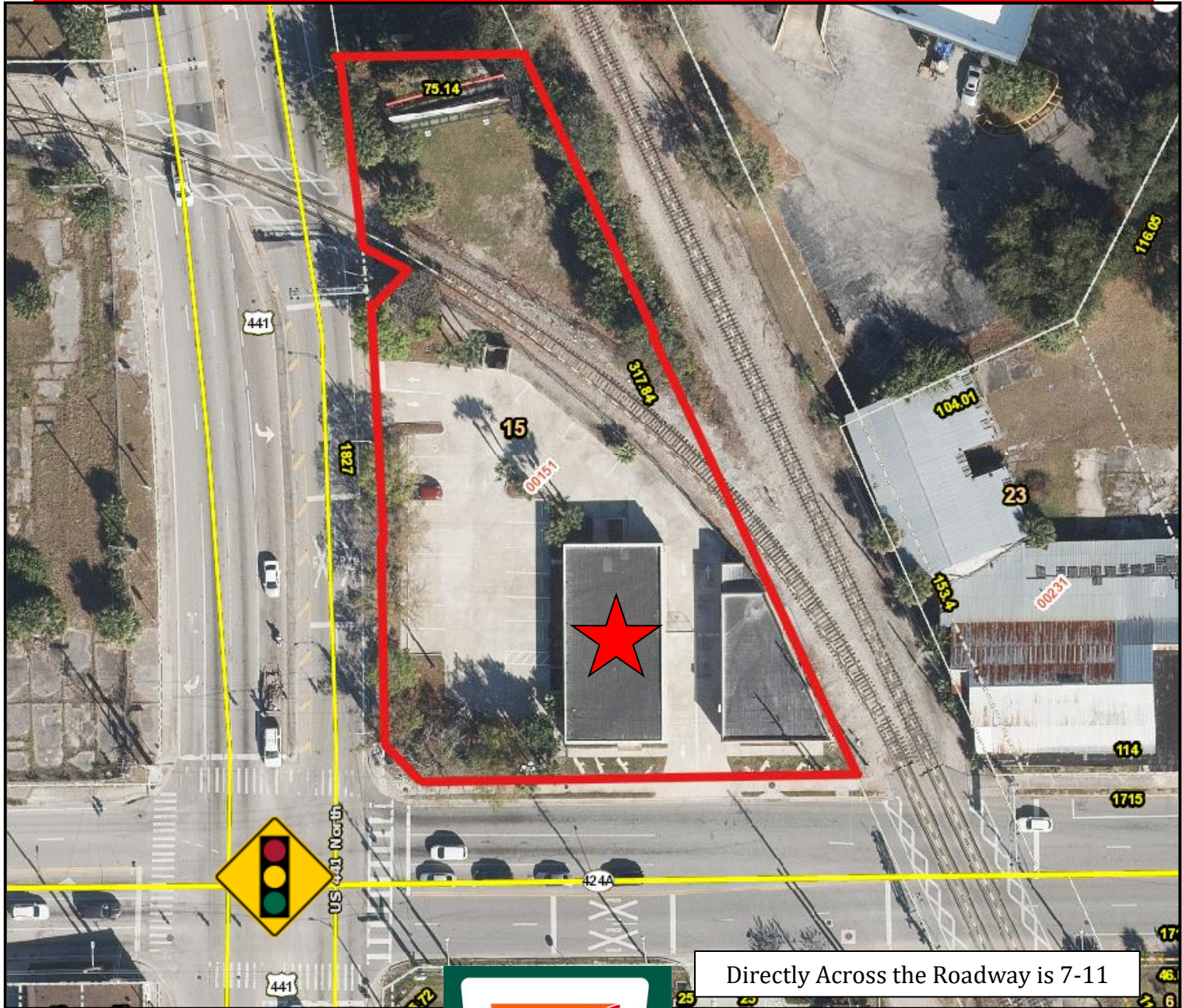
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AERIAL OVERVIEW



Directly Across the Roadway is 7-11

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