

# LAND LEASE

## 7620 PRESIDENTS DRIVE ORLANDO, FL 32809 MULTI-TENANT 4 ACRE RETAIL DEVELOPMENT OPPORTUNITY



### PROPERTY HIGHLIGHTS

- Up to 4 acres of land to lease with retail uses permitted
- Owner will subdivide the and perform the site work and deliver sites ready for development
- At the gateway of Orlando Central Park which is an established 13MM SF+ Mixed Use Business Park with Great Exposure on Sand Lake Road
- Located between Orange Blossom Trail and John Young Parkway with over 58,518 VPD traffic count (2010) and visible from the Florida Turnpike
- Great use for a gas station, fast food, or drug store use
- Owner will consider a BTS for a credit tenant
- Available for development in early 2016
- **Lease Rate:** **\$3.00 PSF NNN**

### CONTACT

Vincent F. Wolle, CCIM, SIOR  
407.448.1823 *mobile*  
CREManager@Gmail.com

**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

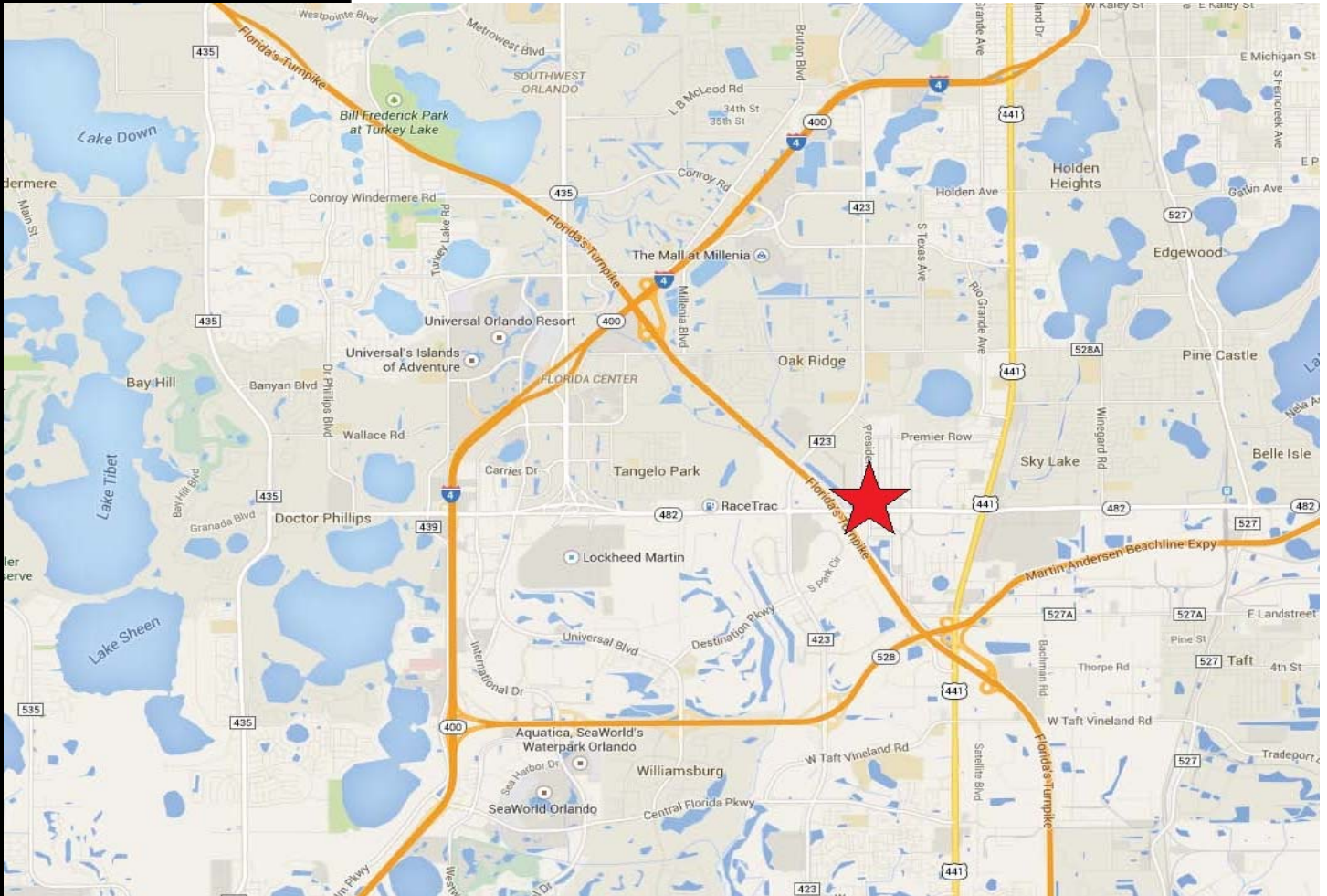
[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

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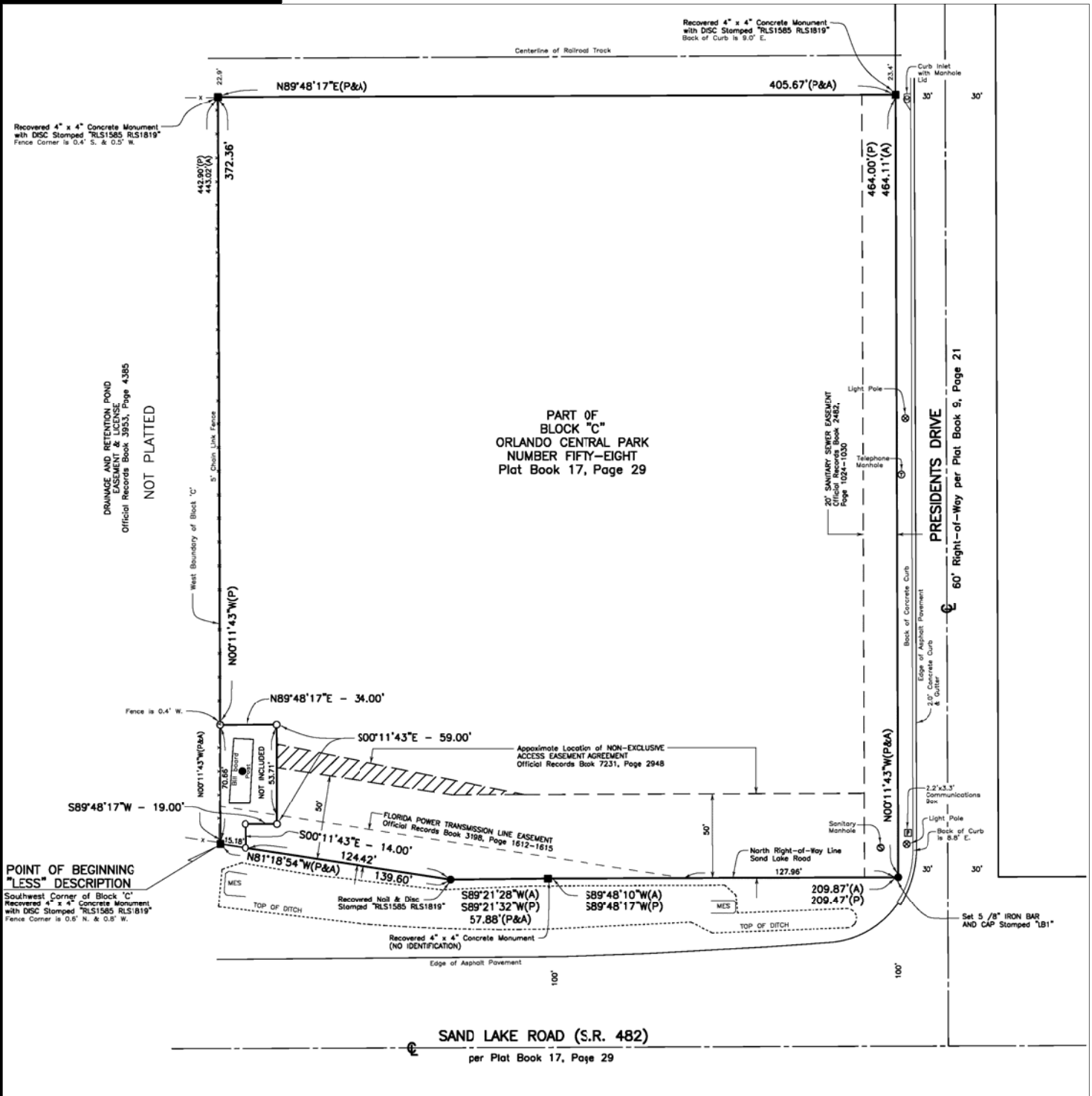
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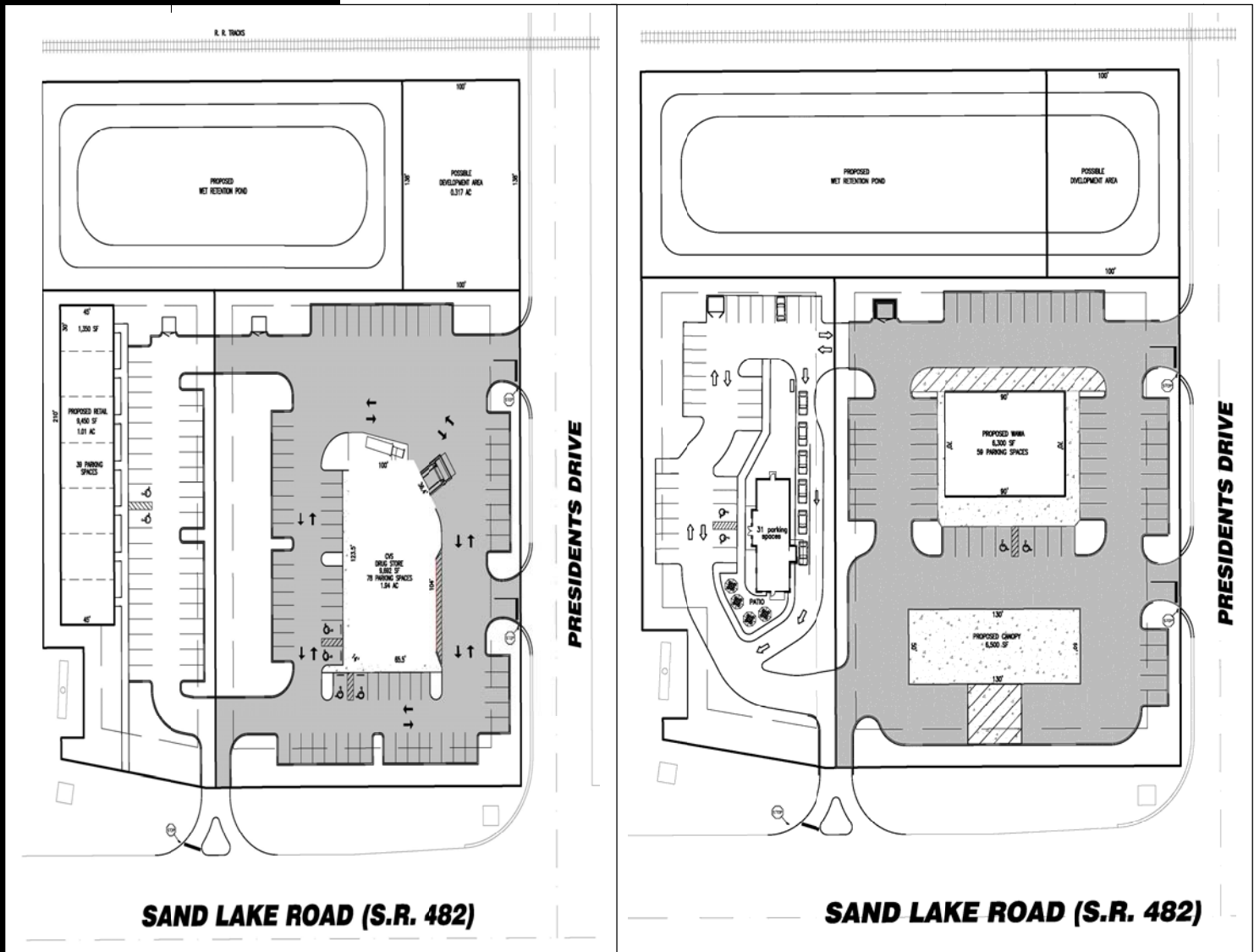
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## Concept Plans



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### Demographic and Income Profile

	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	68,492	180,314
<b>Households:</b>	24,402	67,335
<b>Median Income:</b>	\$35-50K	\$50-75K
<b>Age:</b>	25-34	25-34
<b>Race:</b>	45% White	54% White

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