

1921 Central Florida Pkwy

ORLANDO, FL 32837

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AVAILABLE FOR SALE

\$1,350,000

75% Occupied - NOI \$ 79,414.80

RETAIL BUILDING

CFP Plaza has excellent curb appeal and is highly visible from Central Florida Parkway. This busy Retail shopping strip is composed of Restaurant and office space. 45,000 cars recorded to pass at OBT and 38,000 cars at the intersection of Central Florida Parkway a day. Please call to schedule a showing.

Retail Strip is at the heart of Orlando a couple of miles from the FL Mall located off of South Orange Blossom Trail and Central FL parkway.

For more information or to schedule a tour, please contact:

RODRIGO SCHIAVO

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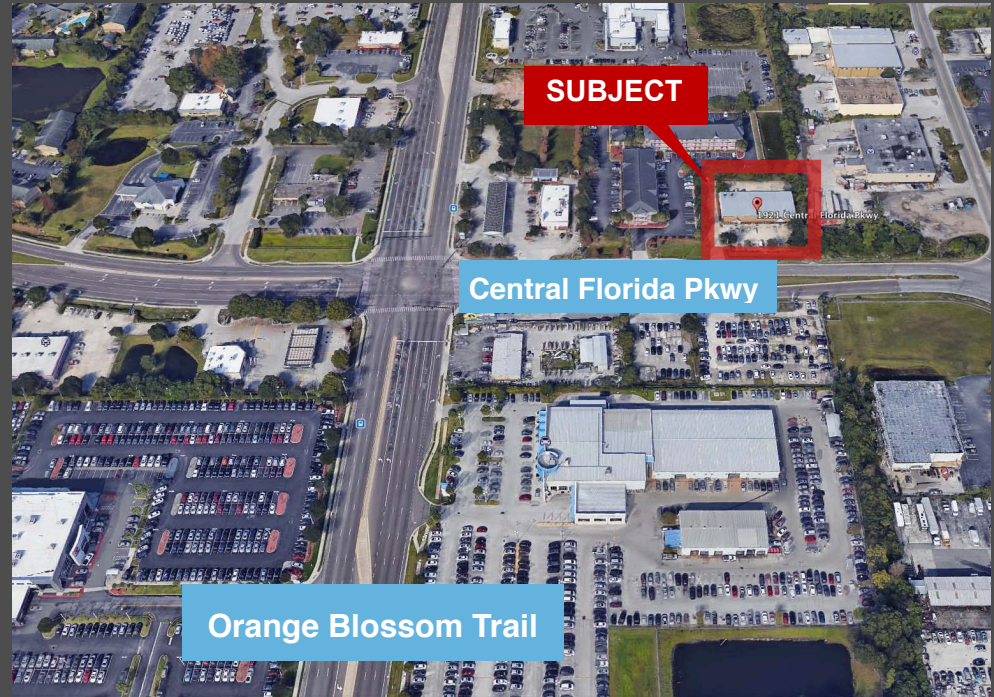


7901 Kingspointe Pkwy, Suite
10 Orlando FL 32819

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Central Florida Parkway - CFP Plaza

Property Highlights

- CFP Plaza is strategically located in Orlando, Florida
- Approximately 300 feet from S Orange Blossom Trail, a major north south retail artery running through the heart of Orange County and the entire state of Florida.
- The property lies within one of Central Florida's biggest growth sectors and boasts over 70,000 cars aday.
- CFP Plaza has excellent curb appeal and is highly visible from Central Florida

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	8,894	53,216	157,900
2022 Population:	9,760	58,392	174,464
Households			
Median Household Inc:	\$43,411	53,165	\$48,602
Housing			
Median Home Value:	\$151,440	\$163,958	\$163,296

Traffic Counts:

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
S Orange Blossom Trl	Central Florida Pkwy	0.05 N	44,897	2016	0.14	MPSI...
S Orange Blossom Trl	Roland St	0.17 S	45,000	2016	0.54	MPSI...
S Orange Blossom Trl	Old Harbor Rd	0.03 N	46,949	2014	0.62	MPSI...
Central Florida Pkwy	Woodway Dr	0.09 E	21,828	2010	0.68	MPSI...
Central Florida Pkwy	Windsor Walk Dr	0.12 W	25,989	2011	0.68	MPSI...
Sunshine State Pkwy	Central Florida Pkwy	0.48 S	67,000	2016	0.79	MPSI...
Sunshine State Pkwy	Central Florida Pkwy	0.48 S	59,362	2014	0.79	MPSI...

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Central Florida Parkway - RENT ROLL

Rent Roll

Exported On: 07/09/2018 12:25 PM

Properties: CFP Plaza - 1921 Central Florida Parkway Orlando, FL 32837

Units: Active

As of: 07/09/2018

Unit	Tenant	Status	Sq. Ft.	Market Rent	Base Rent	Deposit	Lease From	Lease To
CFP Plaza - 1921 Central Florida Parkway Orlando, FL 32837								
A	Reborn in Christ Church Corp	Current	2,450	\$ 3,164.83	\$ 2,184.57	\$ 3,263.98	07/01/2018	06/30/2022
B-C	Assembly of God Bethel Church Corporation	Current	2,800	\$ 3,851.75	\$ 2,228.33	\$ 3,000.00	06/01/2017	05/31/2022
D	VACANT	Vacant-Unrented	1,400	\$ 2,391.66	\$ 1,750.00	\$ -		
E	Orgullo Latino, LLC.	Current	2,100	\$ 3,050.81	\$ 2,205.00	\$ 3,062.00	04/01/2011	03/31/2023
4 Units		75.0% Occupied	8,750	\$ 9,408.24	\$ 6,617.90	\$ 9,325.98		
		100% Occupied		\$ 12,459.05	\$ 8,367.90			
Total 4 Units		75.0% Occupied	8,750	\$ 9,408.24	\$ 6,617.90	\$ 9,325.98		
NOI	\$ 79,414.80			75%	\$ 79,414.80			
Potential NOI	\$ 100,414.80	100% Occupied		100%	\$ 100,414.80			

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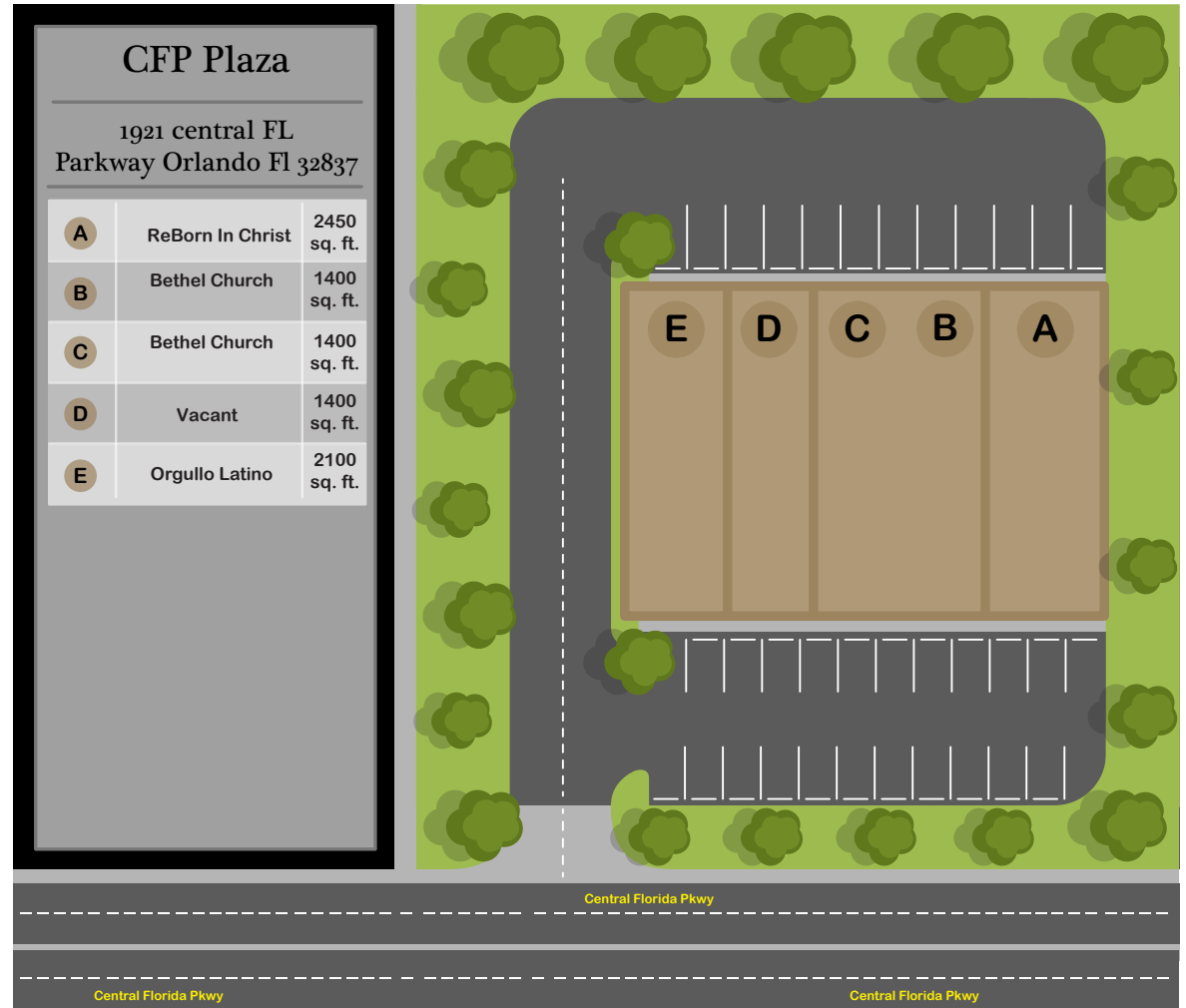
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Floor Plans / Site Map



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Location Map:

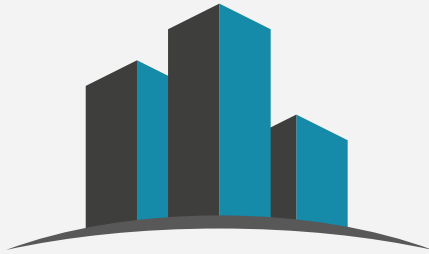


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