

Edgewater Drive

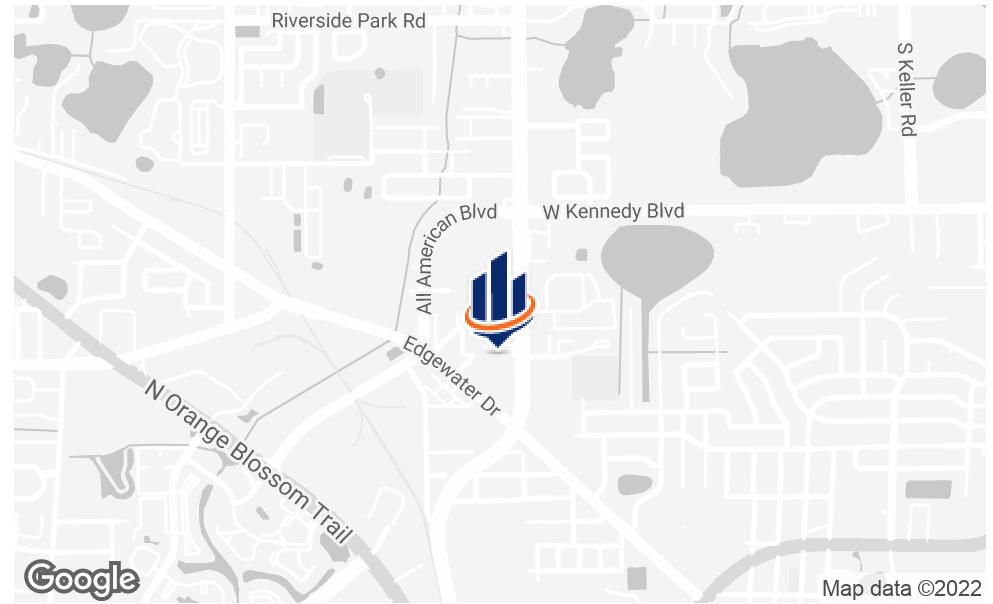
FOR SALE
Forest City Rd
Industrial Warehouse

6202 FOREST CITY RD
Orlando, FL 32810

PRESENTED BY:
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Forest City Rd

PROPERTY SUMMARY



SALE PRICE

\$2,200,000

OFFERING SUMMARY

TOTAL BUILDING SIZE:	9,809 ± SF
LOT SIZE:	1.84 ± Acres
PRICE / SF:	\$224.28
YEAR BUILT:	1982
ZONING:	C-1
MARKET:	Orlando-Kissimmee-Sanford, FL

PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler is proud to present this well-situated industrial flex space warehouse. It offers additional acreage for parking or lay down yard, located in the heart of Northwest Orange County. The property features two (2) parcels with two (2) buildings located on the main parcel.

The larger building is an 8,912 ± SF steel metal frame building configured in an L-shape with rear and side load grade level bays. While the smaller building is an 897 ± SF retail office that can either be leased or utilized by an owner-occupier. Featuring 165 ± FT of direct frontage on Forest City Rd. with direct access to FL-414 which turns in John Young Parkway as you head southbound.

PROPERTY HIGHLIGHTS

- Traffic Counts 31,000 AADT (FDOT)
- Centrally Located in Un-Incorporated Orange County
- .45 ± Acre Vacant Land Parcel Included in Sale
- Five (5) Grade Level Bays

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

The property is located in the Northwest Orange County sub-market of Orange County in the Orlando MSA and is situated on Forest City Rd north of Edgewater Dr in Orlando, FL. This is a central location offering access to US 441 (North Orange Blossom Trail), 414 Expressway, I-4 Expressway, West Colonial Drive (Hwy 50), and the 408 Expressway.

The property's central location offers it the ability and access to reach the Central Florida market providing an exceptional opportunity for the trades industry and businesses needing adequate access to major roadways throughout Orlando.

SITE DESCRIPTION

The site consists of two (2) finished buildings on a single parcel with concrete and asphalt parking. Additionally, there is a second parcel included that is cleared and vacant consisting of .45 ± acres.

PARKING DESCRIPTION

The property features surface-level parking on a concrete pad and has 34 parking spaces. The additional .45 ± acre vacant lot can be used for additional parking or as a lay-down yard.

EXTERIOR PHOTOS



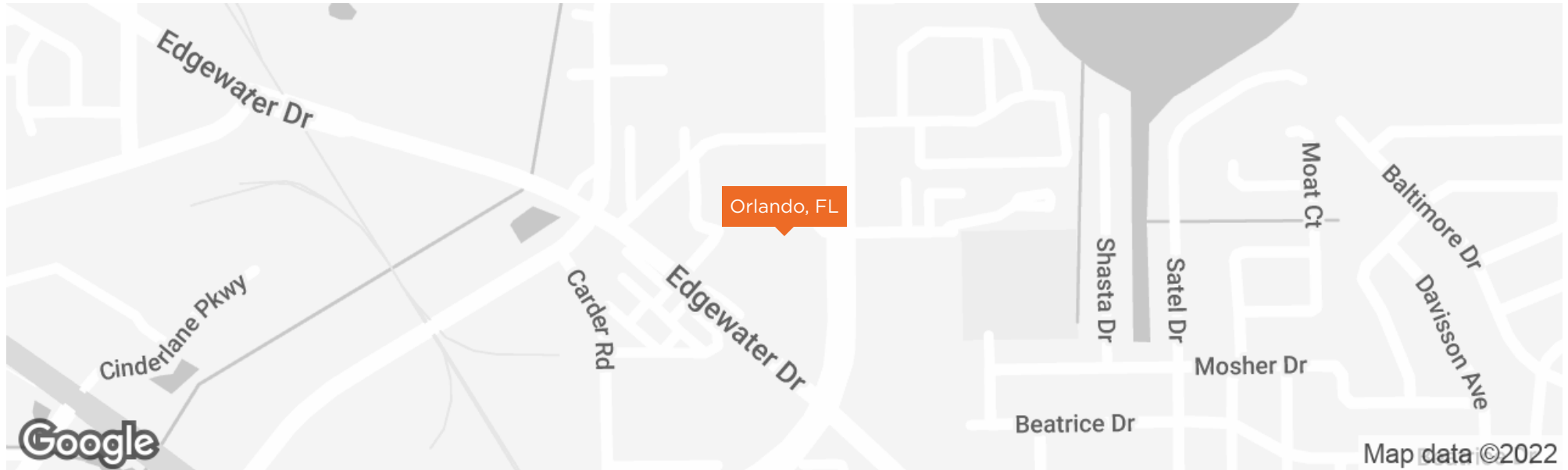
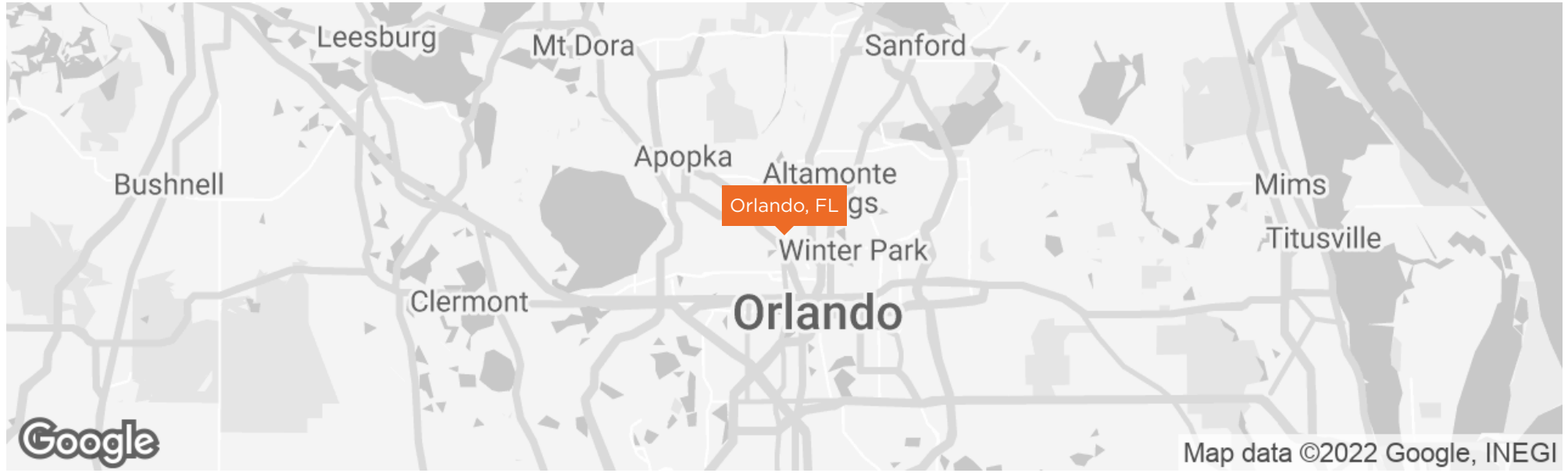
INTERIOR PHOTOS



INTERIOR PHOTOS



REGIONAL AND LOCATION MAP

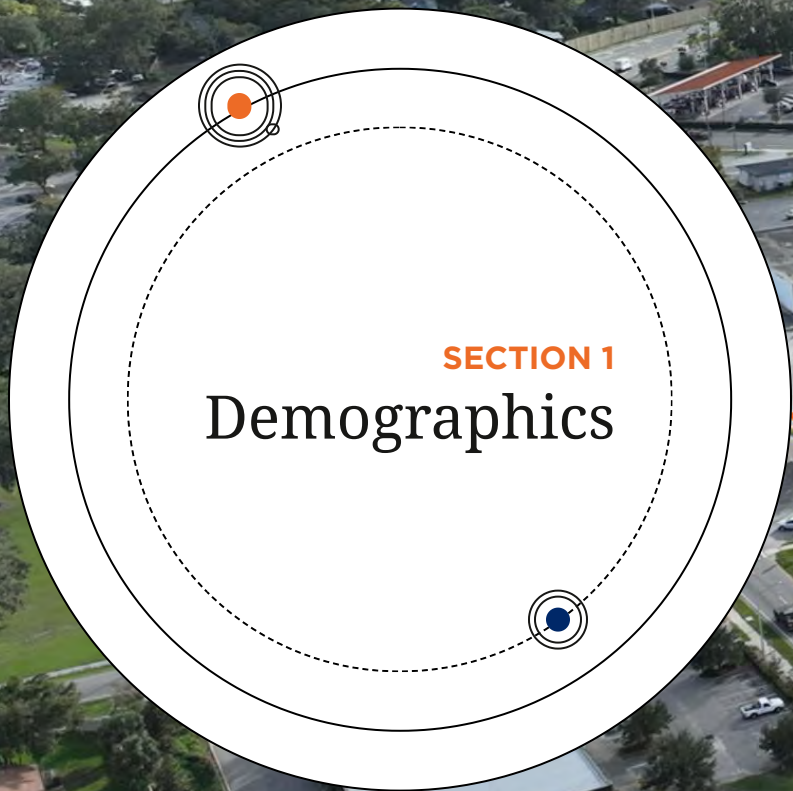


RETAILER MAP



N John Young Parkway

Edgewater



SECTION 1
Demographics



Forest City Rd

Villa Drive

Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	30 Mins	Orange	FL	US
Population	10,883	91,290	271,363	37,236	182,982	1,685,793	754,798	22,114,754	335,707,897
Households	4,520	36,972	108,866	15,730	74,622	637,685	283,648	8,760,977	128,657,669
Families	2,534	21,928	63,941	8,620	44,005	403,144	196,634	5,648,790	83,407,414
Average Household Size	2.34	2.44	2.45	2.33	2.42	2.59	3	2	3
Owner Occupied Housing Units	1,770	17,690	56,242	6,671	37,830	361,647	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	2,751	19,282	52,623	9,059	36,792	276,038	84,419	2,966,624	45,512,259
Median Age	35.9	36.4	37.9	35.8	37.7	36.80	42	43	39
Income									
Median Household Income	\$51,433	\$59,863	\$61,903	\$59,685	\$61,835	\$67,504	\$57,063	\$65,438	\$72,414
Average Household Income	\$64,153	\$84,051	\$92,326	\$76,260	\$91,268	\$97,829	\$78,175	\$96,086	\$105,029
Per Capita Income	\$27,088	\$34,352	\$37,072	\$32,259	\$37,141	\$37,094	\$29,438	\$38,149	\$40,363
Trends: 2022 - 2027 Annual Growth Rate									
Population	0.03%	0.33%	0.32%	0.02%	0.32%	0.47%	1.23%	0.61%	0.25%
Households	-0.01%	0.31%	0.36%	-0.02%	0.34%	0.45%	1.23%	0.62%	0.31%
Families	-0.09%	0.21%	0.18%	-0.11%	0.21%	0.36%	1.19%	0.59%	0.28%
Owner HHs	0.91%	0.61%	0.50%	0.54%	0.54%	0.52%	1.43%	0.83%	0.53%
Median Household Income	2.92%	3.49%	3.71%	3.28%	3.89%	3.41%	3.27%	3.75%	3.12%

Over 182,000 people with a median age of 37.7 within a 10-minute drive from the property.

Median household income of over \$61,000 within a 5-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 30 Mins Orange FL US

Households by Income

<\$15,000	10.10%	7.40%	7.70%	7.80%	7.60%	7.00%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	10.30%	8.00%	7.60%	7.70%	7.80%	6.60%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	13.10%	9.40%	8.80%	10.20%	8.90%	8.00%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	14.60%	14.40%	14.00%	13.80%	13.90%	13.20%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	21.20%	21.60%	20.50%	21.40%	20.50%	19.60%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	14.90%	15.30%	14.70%	17.70%	14.70%	14.70%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	12.60%	13.60%	13.50%	15.00%	13.80%	15.50%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	2.00%	4.60%	5.80%	3.60%	5.70%	7.00%	4.50%	6.70%	8.40%
\$200,000+	1.20%	5.60%	7.30%	2.90%	7.20%	8.30%	4.00%	7.90%	9.90%

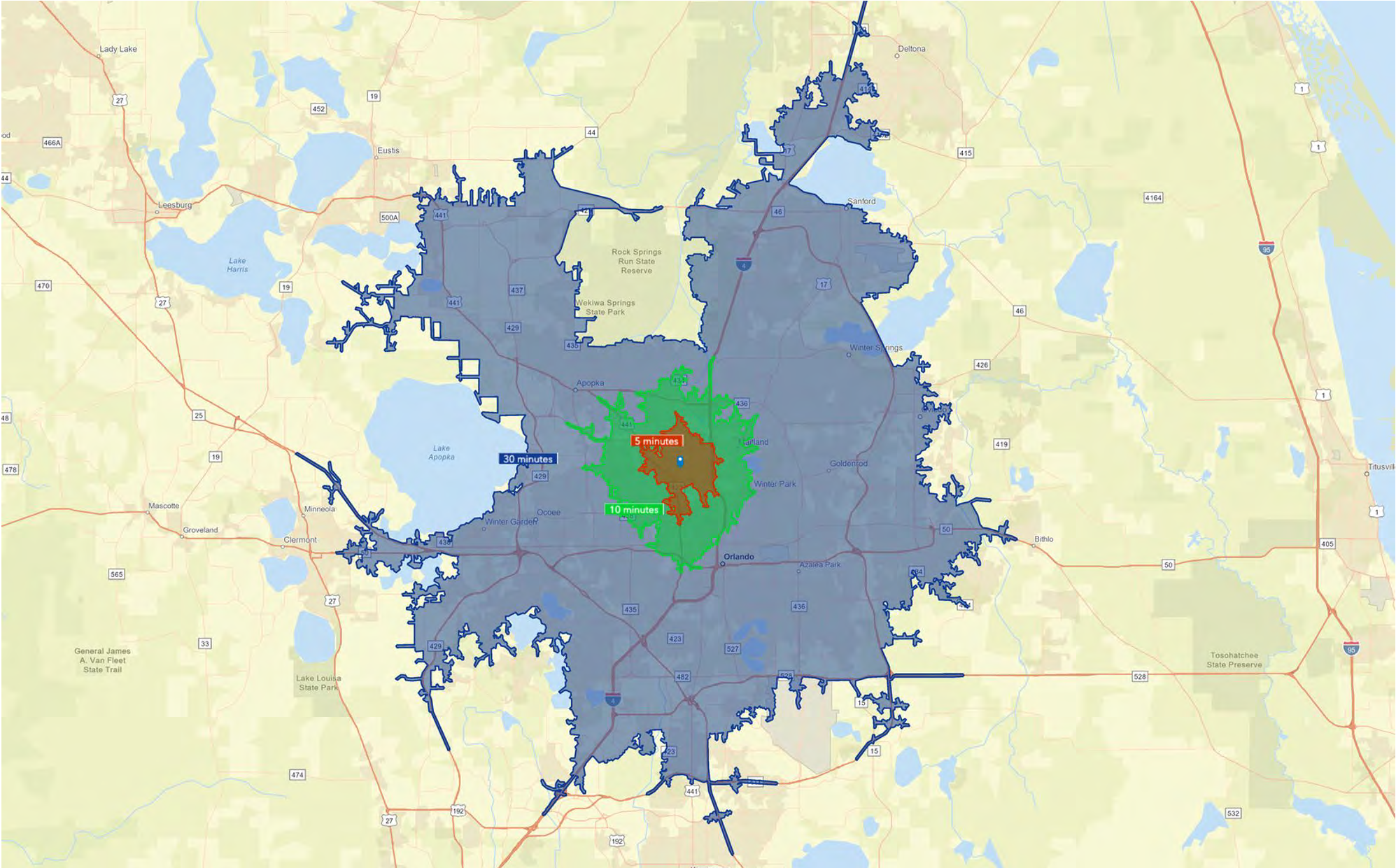
Population by Age

0 - 4	7.10%	6.30%	5.80%	6.60%	6.00%	5.60%	5.70%	5.10%	5.80%
5 - 9	6.70%	6.10%	5.80%	6.10%	6.00%	5.80%	5.90%	5.30%	6.10%
10 - 14	6.30%	6.00%	5.90%	5.80%	6.00%	5.80%	5.90%	5.50%	6.20%
15 - 19	5.80%	6.00%	6.00%	5.70%	5.90%	6.30%	5.90%	5.50%	6.30%
20 - 24	7.10%	7.80%	6.90%	8.20%	7.00%	7.50%	5.60%	5.90%	6.50%
25 - 34	15.70%	15.80%	15.60%	16.30%	15.50%	16.40%	12.90%	13.30%	14.00%
35 - 44	13.10%	13.60%	13.10%	14.50%	13.40%	13.30%	11.60%	11.90%	12.80%
45 - 54	10.70%	12.00%	12.00%	11.50%	12.20%	12.10%	11.20%	11.90%	12.00%
55 - 64	10.80%	12.00%	12.50%	11.00%	12.40%	12.10%	12.80%	13.40%	12.80%
65 - 74	8.80%	8.50%	9.40%	8.20%	9.20%	8.90%	12.60%	12.20%	10.20%
75 - 84	5.30%	4.20%	4.90%	4.20%	4.70%	4.40%	7.40%	7.10%	5.20%
85+	2.40%	1.80%	2.00%	1.80%	2.00%	1.70%	2.50%	2.80%	2.10%

Race and Ethnicity

White Alone	34.10%	39.40%	42.60%	40.60%	42.40%	47.40%	59.50%	56.70%	61.00%
Black Alone	36.90%	35.80%	33.00%	31.60%	33.10%	18.80%	14.60%	14.90%	12.40%
American Indian Alone	0.60%	0.40%	0.40%	0.50%	0.40%	0.40%	0.50%	0.40%	1.10%
Asian Alone	2.80%	3.40%	3.40%	3.90%	3.30%	5.10%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	9.90%	7.40%	7.30%	8.60%	7.20%	10.80%	9.80%	7.50%	8.60%
Two or More Races	15.70%	13.50%	13.30%	14.80%	13.60%	17.40%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	29.10%	21.60%	21.40%	25.00%	21.40%	30.10%	26.70%	27.10%	19.00%

BENCHMARK DEMOGRAPHICS DRIVE TIME



ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

MEMBERSHIPS

- CCIM Designee
- Florida CCIM Chapter Central District Board Member
- Florida CCIM Chapter State Level Young Professional Network
- Central Florida Commercial Association of Realtors® (CFCAR)
- National Association of REALTORS®
- Florida Association of REALTORS®
- National Association of Industrial and Office Properties (NAIOP)

BIOGRAFÍA DE ASESOR



RAFAEL MENDEZ, CCIM

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EXPERIENCIA PROFESIONAL

Comenzando su carrera en bienes raíces en 2015, Rafael inversionistas asistidos en bienes raíces residenciales y más tarde hizo la transición a bienes raíces comerciales. Rafael trae un perspectiva global con presencia nacional, mercado local experiencia y una mentalidad progresista "centrada en el cliente" construido sobre el establecimiento de expectativas claras con constante comunicación. A través de esto, no sólo ha catapultó su propio éxito y crecimiento, pero también su el éxito y el crecimiento del cliente a lo largo de los años.

Rafael vive en Altamonte Springs, FL, y está casado con su novia de la escuela secundaria, Andrea, con tres hijos. Además, está involucrado en su comunidad y voluntarios con Habitat for Humanity Building Homes y Olimpiadas Especiales. Rafael también es miembro de la junta de directores de Commonsense Childbirth, una organización sin fines de lucro organización.

Rafael se especializa en:

- Propiedades Industriales
- Propiedades de Oficina
- Propiedades de uso especial
- Ventas de Inversión
- Propiedades de Inversión

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

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Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.