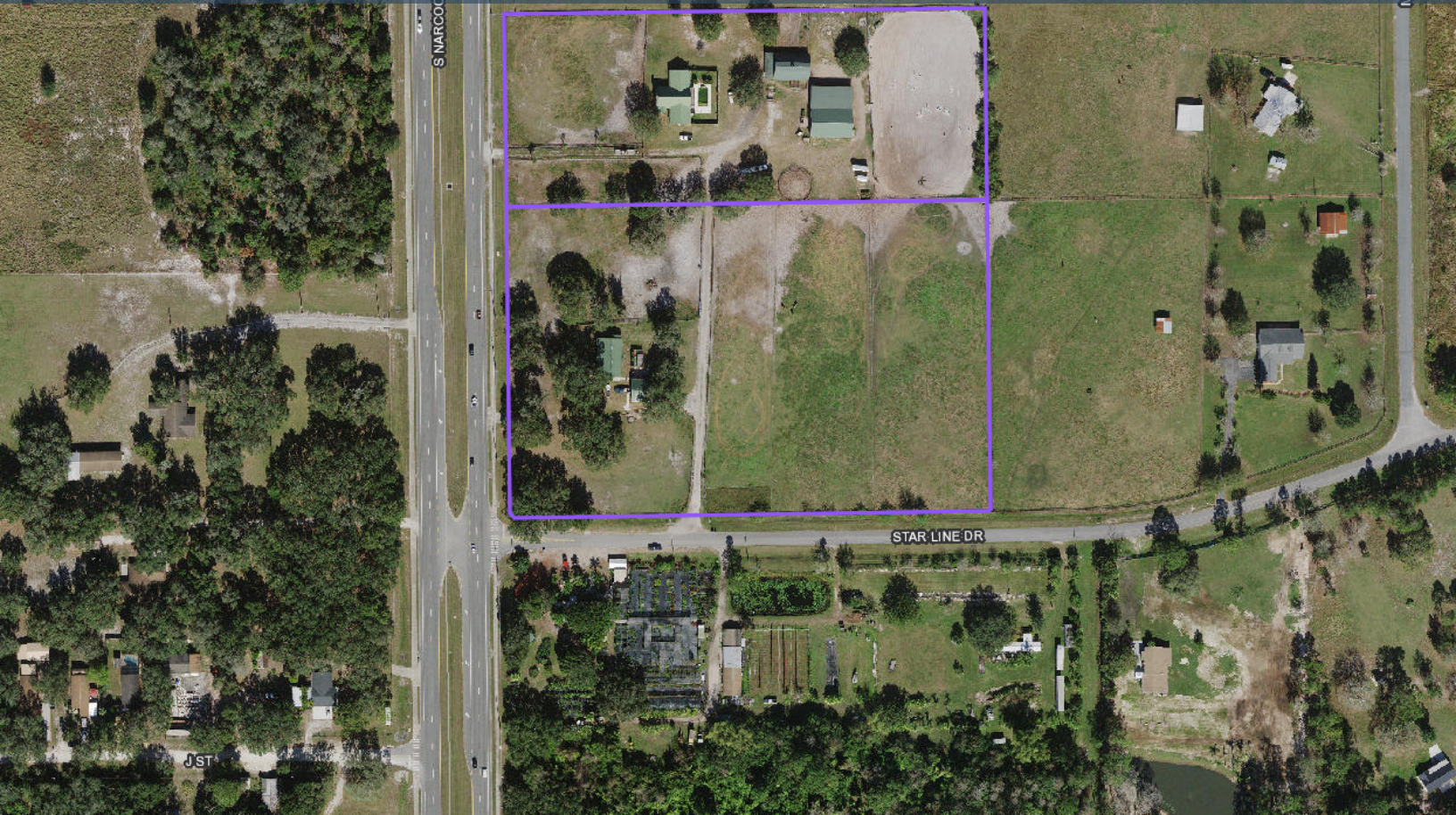


# For Sale - \$5,000,000

## 955-1055 S Narcoossee Rd

955-1055 South Narcoossee Rd | St. Cloud, FL 34771



### Property Highlights

- Price: \$5,000,000
- Price/AC: \$408,496.73
- Size: 12.24 Acres
- Number of Parcels: 2
- Zoning: AC
- Future Land Use: Rural Enclave

### Prepared By

#### FRANCISCO JARAMILLO, CCIM

Principal, Managing Broker

(407) 683-4444

francisco@ccim.net

BK 3252370, FL

#### RICARDO GARCIA

Associate, Commercial Real Estate

(407) 403-1208

Ricardo@407CRE.com

BK 3452141, FL

# TABLE OF CONTENTS

## ***SECTION I - Maps / Demographics***

Regional Map	4
Location Maps	5
Aerial Map	6
Business Map	7
Demographics	8

## ***SECTION II - Marketing & Services***

Service Circle	10
----------------	----

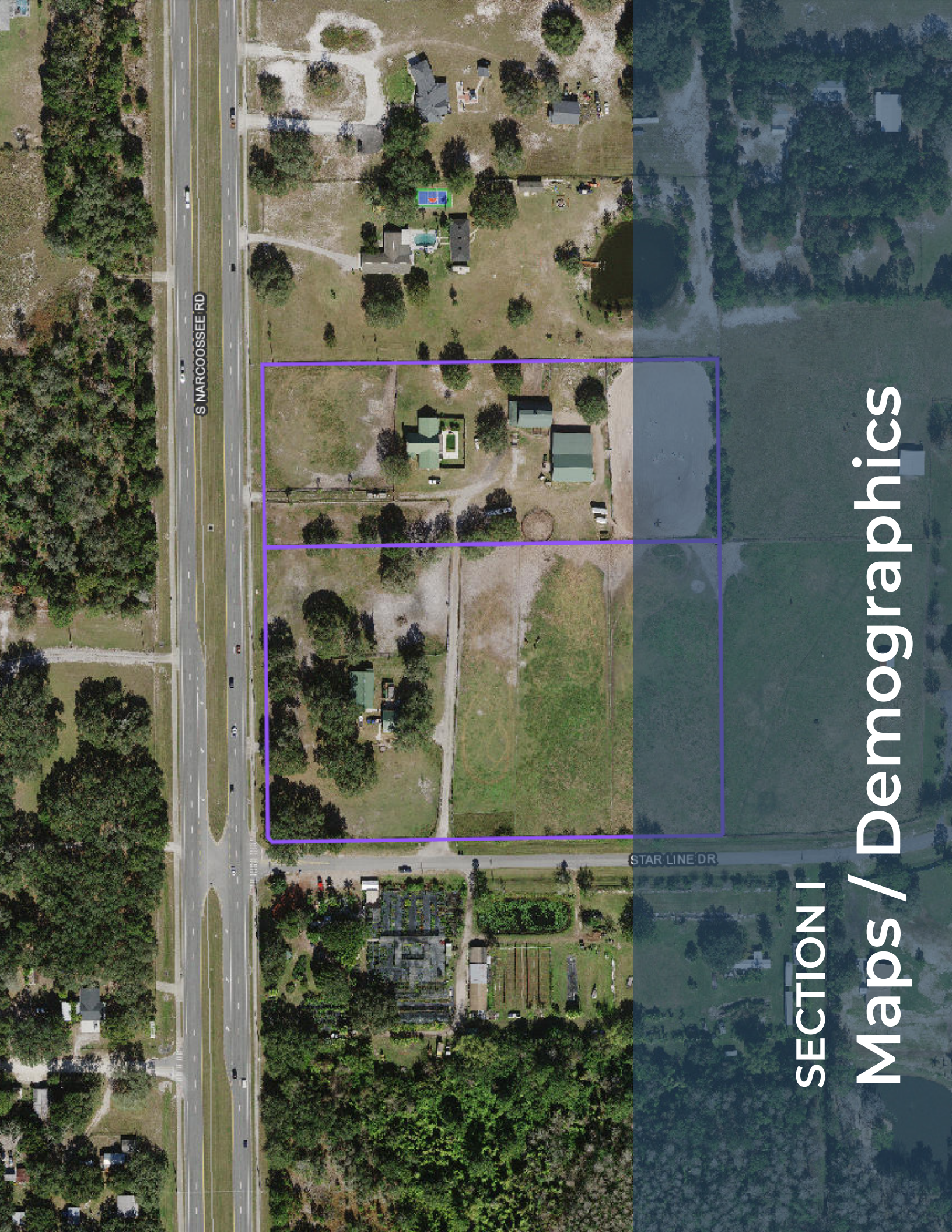
## ***SECTION III - Broker Profiles***

Francisco Jaramillo, CCIM, MBA	12
Ricardo A. Garcia, MiCP	13
About CCIM	14

**FRANCISCO JARAMILLO, CCIM**  
PRINCIPAL, MANAGING BROKER  
O: (407) 683-4444  
C: (407) 683-4444  
francisco@ccim.net  
BK 3252370, FL

**RICARDO GARCIA**  
ASSOCIATE, COMMERCIAL REAL ESTATE  
O: (407) 403-1208  
C: 407-403-1208  
Ricardo@407CRE.com  
BK 3452141, FL





S NARCOOSSEE RD

STAR LINE DR

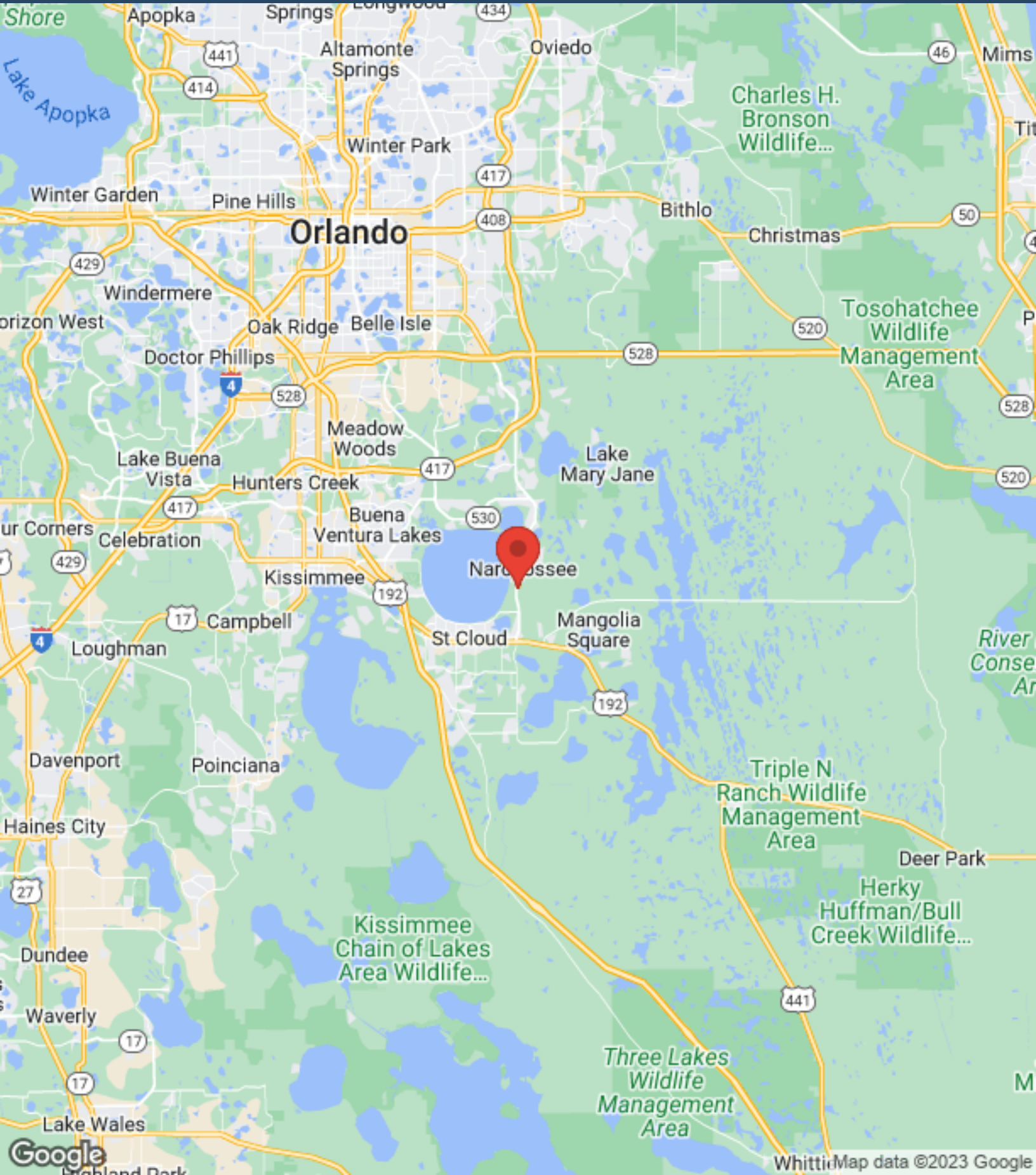
# SECTION I

# Maps / Demographics



# REGIONAL MAP

955-1055 South Narcoossee Rd  
955 South Narcoossee Road | St. Cloud, FL 34771



FRANCISCO JARAMILLO, CCIM  
(407) 683-4444  
francisco@ccim.net

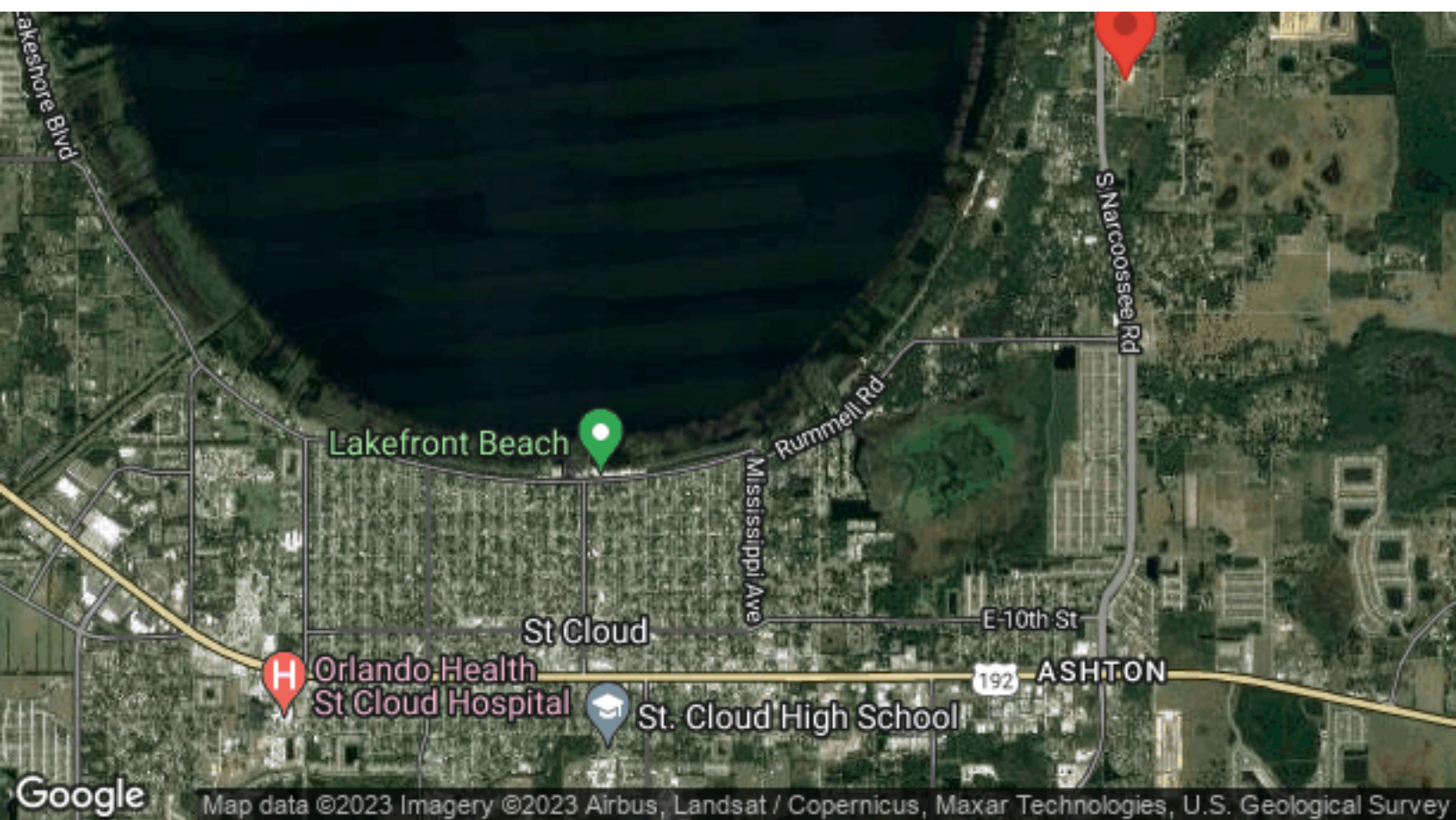
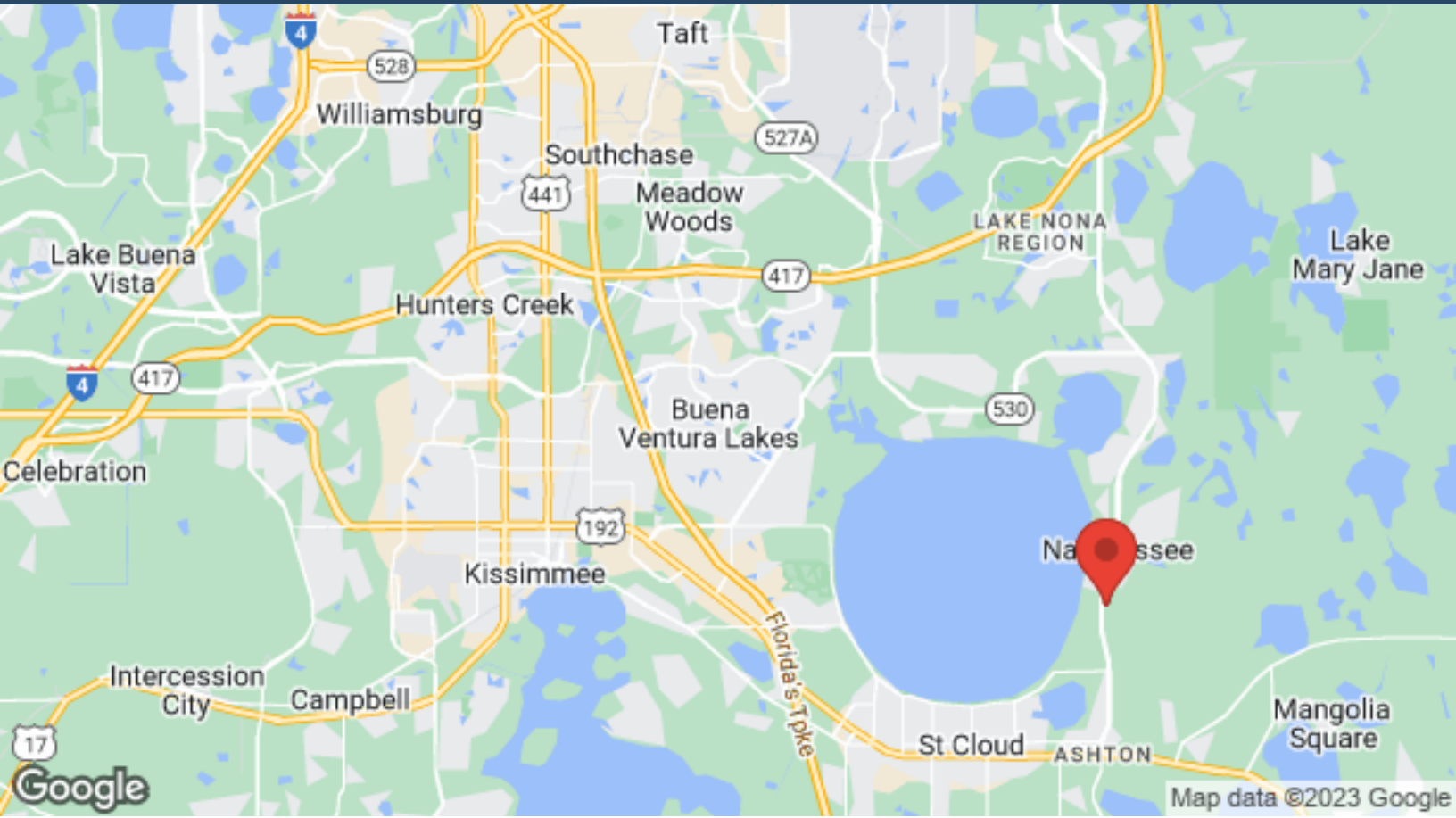
RICARDO GARCIA  
(407) 403-1208  
Ricardo@407CRE.com





# LOCATION MAPS

955-1055 South Narcoossee Rd  
955 South Narcoossee Road | St. Cloud, FL 34771



FRANCISCO JARAMILLO, CCIM  
(407) 683-4444  
francisco@ccim.net

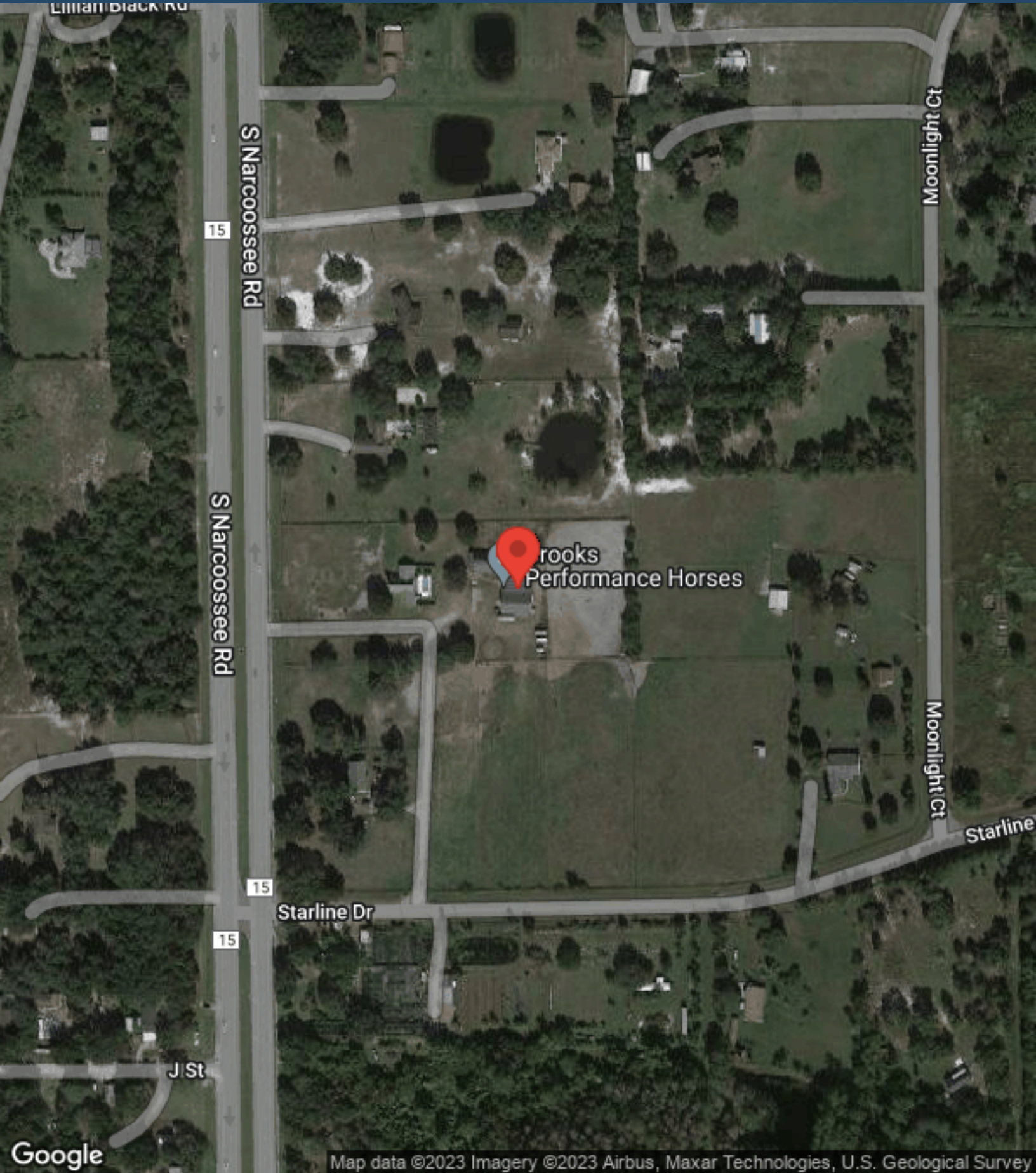
RICARDO GARCIA  
(407) 403-1208  
Ricardo@407CRE.com





# AERIAL MAP

955-1055 South Narcoossee Rd  
955 South Narcoossee Road | St. Cloud, FL 34771



Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey

FRANCISCO JARAMILLO, CCIM  
(407) 683-4444  
francisco@ccim.net

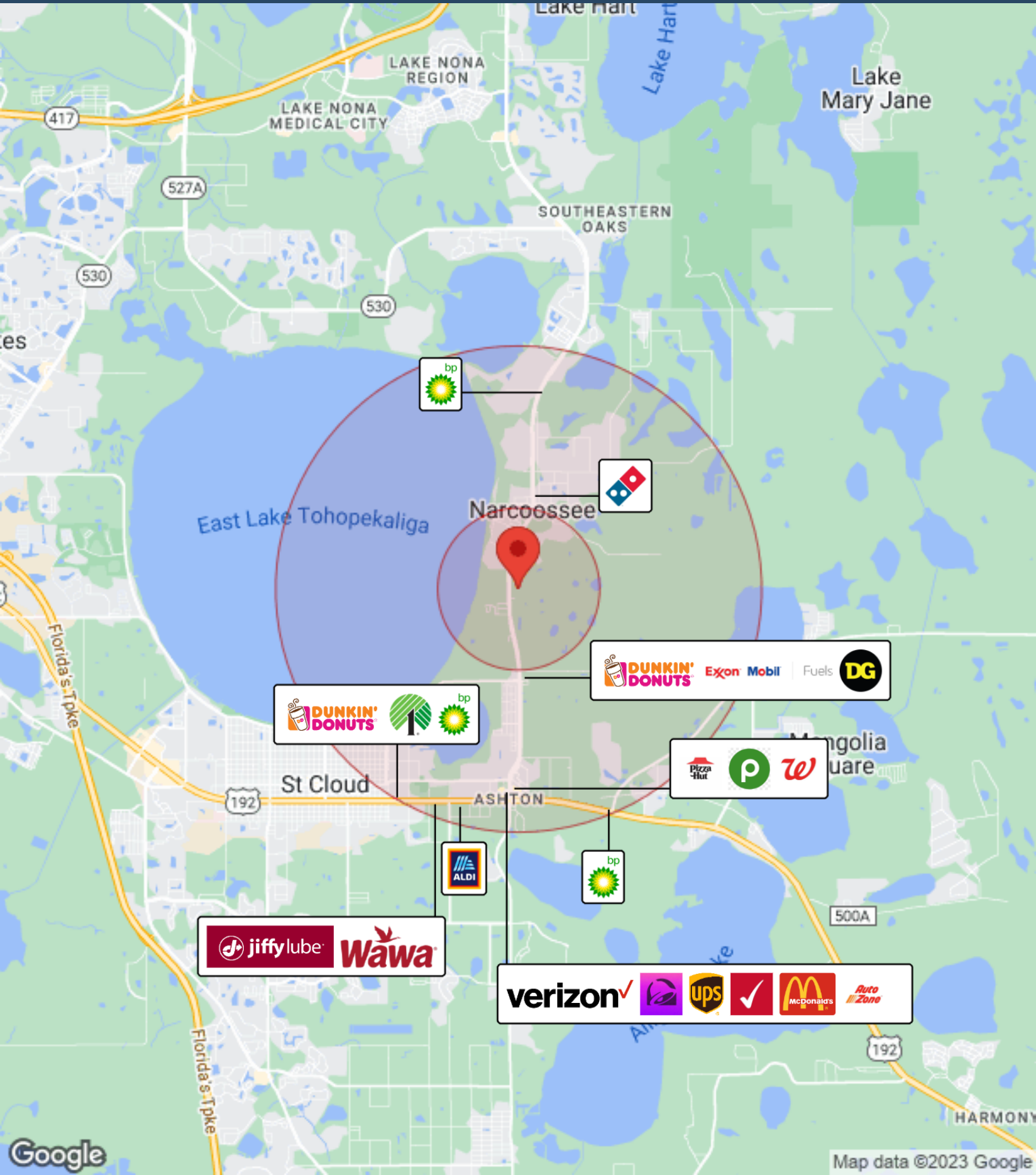
RICARDO GARCIA  
(407) 403-1208  
Ricardo@407CRE.com





# BUSINESS MAP

955-1055 South Narcoossee Rd  
955 South Narcoossee Road | St. Cloud, FL 34771



FRANCISCO JARAMILLO, CCIM  
(407) 683-4444  
francisco@ccim.net

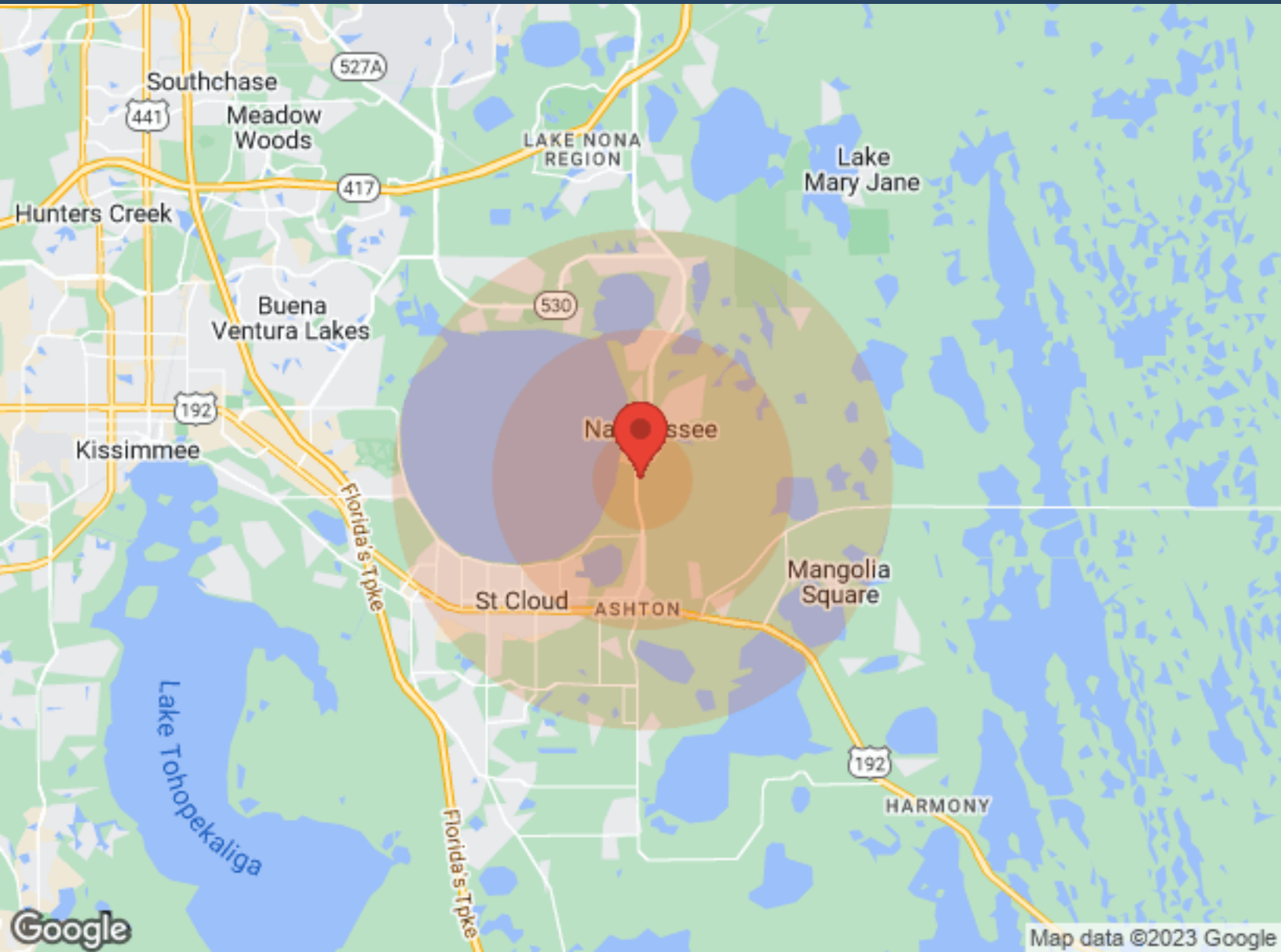
RICARDO GARCIA  
(407) 403-1208  
Ricardo@407CRE.com





# DEMOGRAPHICS

955-1055 South Narcoossee Rd  
955 South Narcoossee Road | St. Cloud, FL 34771



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,613	6,402	24,892	Median	\$68,621	\$52,865	\$50,516
Female	3,624	6,434	24,020	< \$15,000	135	358	1,701
Total Population	7,237	12,836	48,912	\$15,000-\$24,999	119	429	1,785
				\$25,000-\$34,999	225	439	1,722
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	420	779	2,978
Ages 0-14	1,456	2,398	9,527	\$50,000-\$74,999	657	1,335	4,084
Ages 15-24	1,070	1,733	6,699	\$75,000-\$99,999	299	536	2,338
Ages 25-54	2,671	4,727	18,163	\$100,000-\$149,999	560	654	1,711
Ages 55-64	886	1,636	6,010	\$150,000-\$199,999	64	83	305
Ages 65+	1,154	2,342	8,513	> \$200,000	72	74	232
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	6,394	11,606	40,899	Total Units	2,591	5,337	20,328
Black	318	426	2,724	Occupied	2,307	4,611	17,320
Am In/AK Nat	1	1	57	Owner Occupied	1,909	3,753	12,599
Hawaiian	N/A	N/A	10	Renter Occupied	398	858	4,721
Hispanic	1,257	1,830	15,180	Vacant	284	726	3,008
Multi-Racial	918	1,406	8,984				





S NARCOSSEE RD

STAR LINE DR

# SECTION II Marketing & Services



# SERVICE CIRCLE

## BUY A COMMERCIAL PROPERTY

Experienced buyer representation to include financial analysis, negotiations and guidance through closing.



## SELL A RETAIL PROPERTY

We represent owners of commercial property in identifying the best option whether it is to sell or hold.

## TENANT REPRESENTATION

Navigate through the leasing process and site selection process.



## INVESTMENT SALES

Through real estate investment sales and services, we specialize in shopping plaza investment.

## BUSINESS BROKERAGE

Navigate through the leasing process and site selection process.



## ADVISORY SERVICES

Navigate through the leasing process and site selection process.

### Sell a Business

Underwrite, position, and sell existing businesses.



### Market and Gap Analysis

Advance market analysis utilizing advance tools to identify critical issues and assist clients with decision-making.



### Buy a Business

Target consulting as to selection, underwriting, analysis, and process of purchasing a business.



### Negotiations

With local market knowledge, experience, and statistics, we support our clients' position in negotiations, resulting in favorable results for our clients.



### Investment Decision Analysis

Underwriting of shopping plazas. Is it the right time to sell?



### Investment Decision Analysis

Underwriting of shopping plazas. Is it the right time to sell?



## LEASING

Historical records of 100% leased shopping plazas



## PROPERTY MANAGEMENT

Guide landlords to increase the value of their shopping plazas.



1462 E Michigan St Orlando, FL 32806



407-683-4444



Francisco@ccim.net



www.407CRE.com





S NARCOOSSEE RD

STAR LINE DR

# SECTION III Broker Profiles





## FRANCISCO JARAMILLO, CCIM

Principal, Managing Broker

francisco@ccim.net

Cell: (407) 797-1060

BK 3252370, FL

Through real estate investment services, I help investors create and accumulate wealth through the leasing, disposition, and acquisition of real estate assets. This involves all aspects from initial consultation to leasing, listing, marketing, negotiating, and selling of real estate. My services are tailored to the needs of each particular client, not a "one size fits all" approach, resulting in targeted results that maximize the results in favor of my clients. My area of focus is retail investment properties from \$1 Million to \$10 Million in the Central Florida market, including NNN single-tenant properties, landlord, and tenant representation. Through our global network of agents and our CCIM network, we can market to investors from the local area to international investors and tenants, which means more exposure to properties and finding the right properties for our clients, creating the opportunity for a faster and smoother transaction favoring my clients' terms. After leaving the military, Francisco worked for a major law firm's Project Finance Group in Washington, D.C. while attending school (not an attorney). Among other deals, he assisted in the closings of the \$338 million Suez and Port Said Power Purchase Agreements in Egypt, and a \$125 Million Power Generating Plant in the United States. Once graduated, was the Vice President of Public Relations for the National Society of Hispanic MBAs in the South Florida Chapter. He has also traveled to many different countries including Argentina, Canada, Colombia, Egypt, France, Honduras, Italy, Mexico, and Switzerland.

**407 Commercial Real Estate**

1462 E Michigan St

Orlando, FL 32806

407-683-4444





## RICARDO GARCIA

Associate, Commercial Real Estate

Ricardo@407CRE.com

Cell: (407) 403-1208

SL 3452141, FL

Ricardo Garcia was born in San Juan, Puerto Rico, and moved to Kissimmee, Florida when he was just 2 years old. From an early age, Ricardo was exposed to commercial real estate via his family's commercial real estate holdings and management. He comes from a background of over 10 years in business administration and capitalizes on his mass communication, entrepreneurial, and marketing skills when working with his commercial real estate clients.

Ricardo attended the University of Florida and earned a bachelor's degree in business administration. His skills in mass communication, entrepreneurship, and marketing give him a unique insight into how to bargain, protect, market properties, and find the best deals for his real estate clients.

Ricardo entered the Real Estate world in order to apply his proven problem-solving skills and further develop his leadership and innovation abilities in the challenging environment that is commercial real estate investing, and he hasn't looked back.

Ricardo lives in Kissimmee, Florida. He spends his free time with family and friends, traveling, and playing fútbol.

**407 Commercial Real Estate**

1462 E Michigan St

Orlando, FL 32806

407-683-4444



## What Is a CCIM?

A CCIM is a Certified Commercial Investment Member. For more than 50 years, the CCIM designation remains the gold standard for commercial real estate professionals, including appraisers, asset managers, brokers, developers, investors, lenders, and other allied professionals. CCIMs complete a rigorous program of advanced coursework and training in financial and market analysis, and demonstrate extensive experience in the commercial real estate industry.

## The Value of a CCIM

Above all, the CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations. With this real-world education, CCIMs help you:

- ✓ Minimize your risk
- ✓ Maximize the return on your investment
- ✓ Optimize the value of your real estate
- ✓ Make better informed decisions
- ✓ Develop a comprehensive commercial real estate strategy

## Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses. At any time, you may become a candidate and continue your journey to earn this distinction, which includes a portfolio of qualifying experience and a comprehensive exam. Interested in becoming a CCIM designee? [Learn more about the designation program.](#)

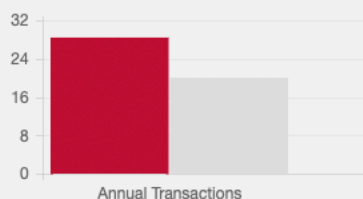
10%

Less than 10% of commercial real estate professionals are CCIMs.



42%

CCIMs average 42% more transactions annually than a typical brokerage specialist.



67%

of CCIM designees hold the title of owner, partner, principal, president, vice president, or broker.

