

OFFERING MEMORANDUM

Ross Avenue Flex Warehouse Space

1420 ROSS AVE

Kissimmee, FL 34744

PRESENTED BY:

JOSÉ DAMIAN REYES

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Ross Ave

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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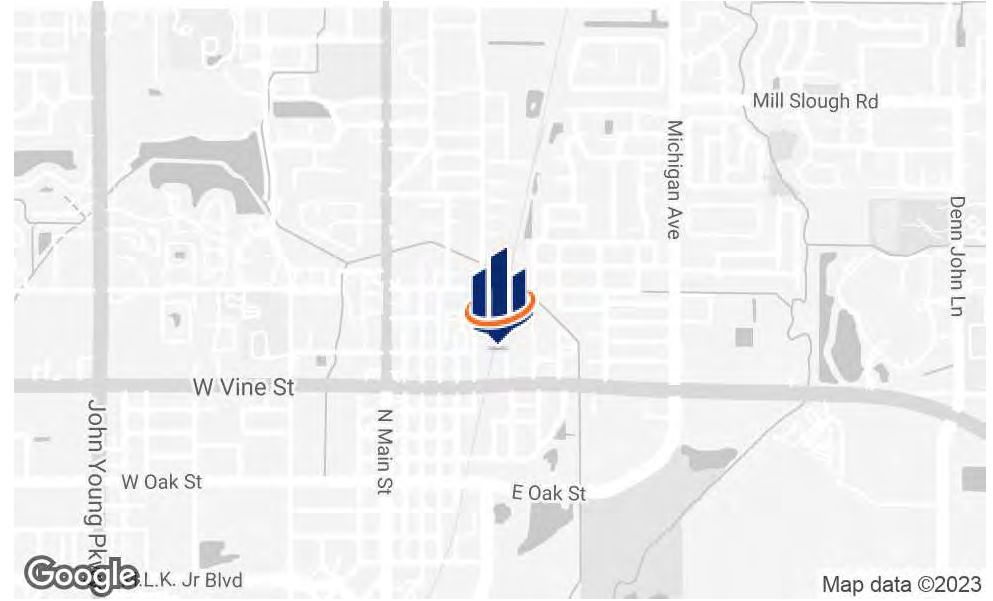
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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 Offering Memorandum 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.

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SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$675,000
BUILDING SIZE:	3,656 SF
LOT SIZE:	1.52 Acres
PRICE / SF:	\$184.63
YEAR BUILT:	1973
ZONING:	KB3
MARKET:	Orlando-Kissimmee-Sanford, FL
SUBMARKET:	Kissimmee

PROPERTY OVERVIEW

This subject property features a 1.52-acre lot, include a 3,656 SF building. This versatile property presents multiple potential uses, including small-scale manufacturing, office space, and warehouse. You have vacant land left that can be used to build new buildings for your project. This land has a lot of potential, it is a great investment.

LEGAL DESCRIPTION: ROSS ADD PB A PG 14 COM AT SE COR OF BLK 12, N 315.97 FT TO POB; N 705.95 FT TO E R/W RR, S 12 DEG W ALONG RR R/W 723.28 FT, E 156.0 FT TO POB AND W 1/2 OF VAC ROSS AVE BETWEEN RR R/W ON THE N AND EXTENSION OF S R/W OF SCHUYLKILL ST ON THE S.

PROPERTY HIGHLIGHTS

- Near E Vine Street (192)
- AADT: 46,500
- Vacant space to enlarge building
- Multiple uses
- Business Neighborhood
- 7 Parking Spaces

LOCATION DESCRIPTION



LOCATION DESCRIPTION

Strategically located near East Vine Street, a high-end area with a variety of commercial areas, such as small manufacturing, retail businesses, offices and shopping centers.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

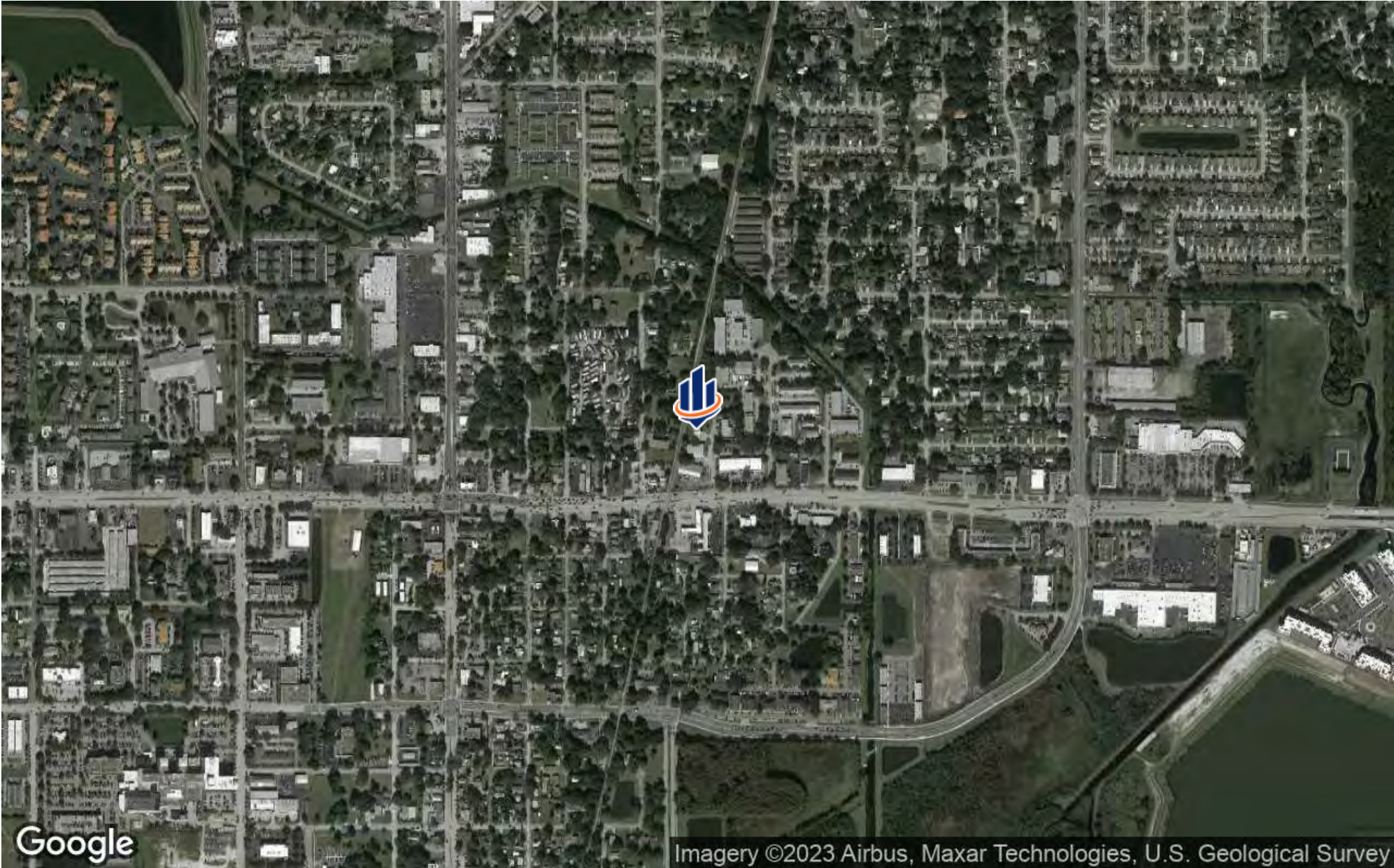




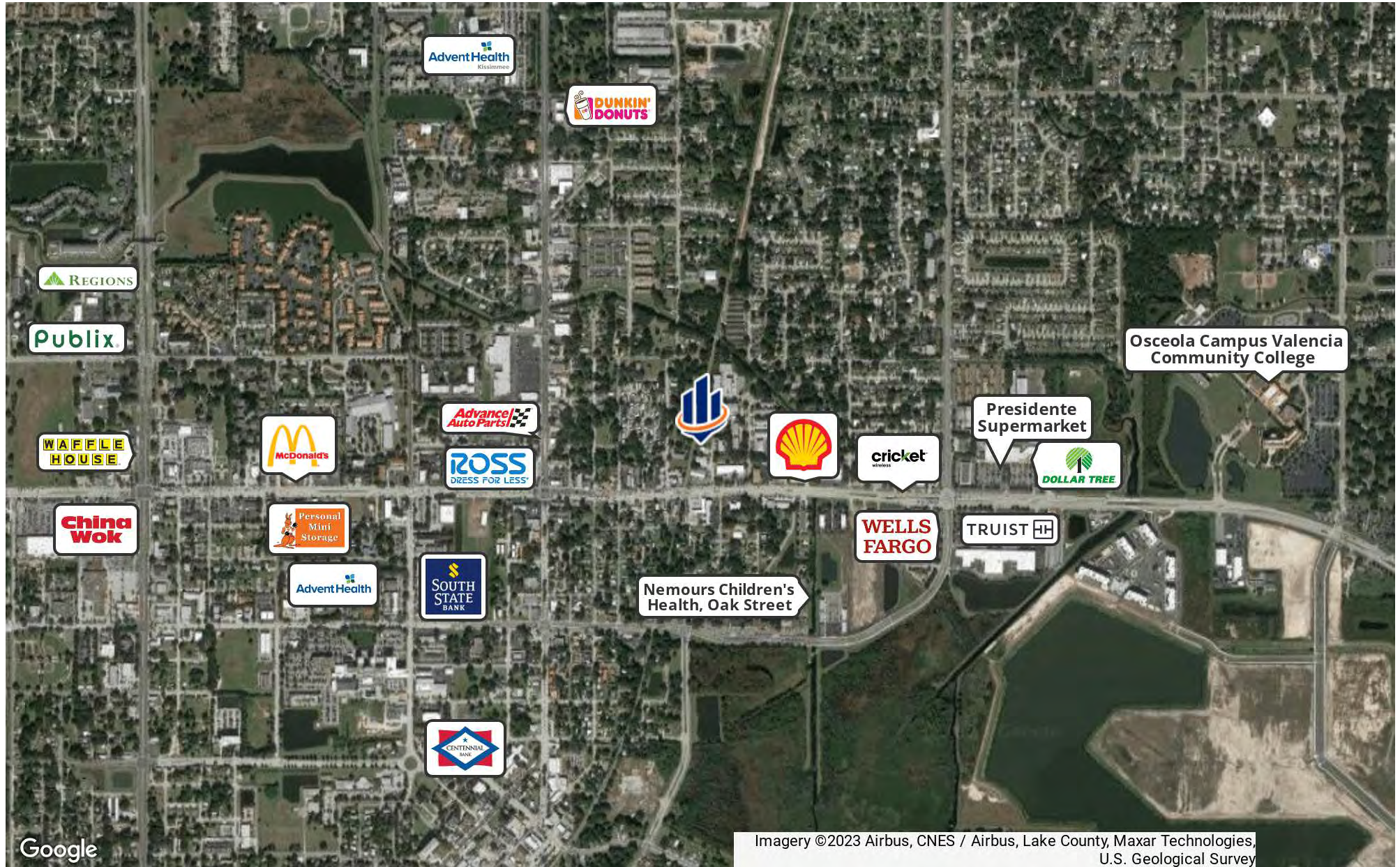
The image is an aerial photograph of an industrial or commercial area. A yellow line highlights a specific parcel of land, which is roughly rectangular with a small protrusion on its eastern side. This highlighted area is situated between a railway track to the west and several large industrial buildings to the east. The buildings have grey roofs and are surrounded by parking lots with various vehicles. To the south of the highlighted area is a road labeled 'ROSS AVE'. To the north, there are more industrial buildings and a parking lot. The surrounding area includes other streets like 'ROYAL ST', 'SMITH ST', 'KELLEY AVE', and 'LEHIGH ST'. A large white circular callout box is overlaid on the top left of the image, containing the text 'SECTION 2 Location Information'. The callout box has a dashed inner circle and a solid outer circle. There are two small circular icons: one with an orange dot and concentric circles at the top left, and one with a blue dot and concentric circles at the bottom right.

SECTION 2
Location
Information

AERIAL MAP



RETAILER MAP





SECTION 3
Demographics



DEMOGRAPHICS MAP & REPORT

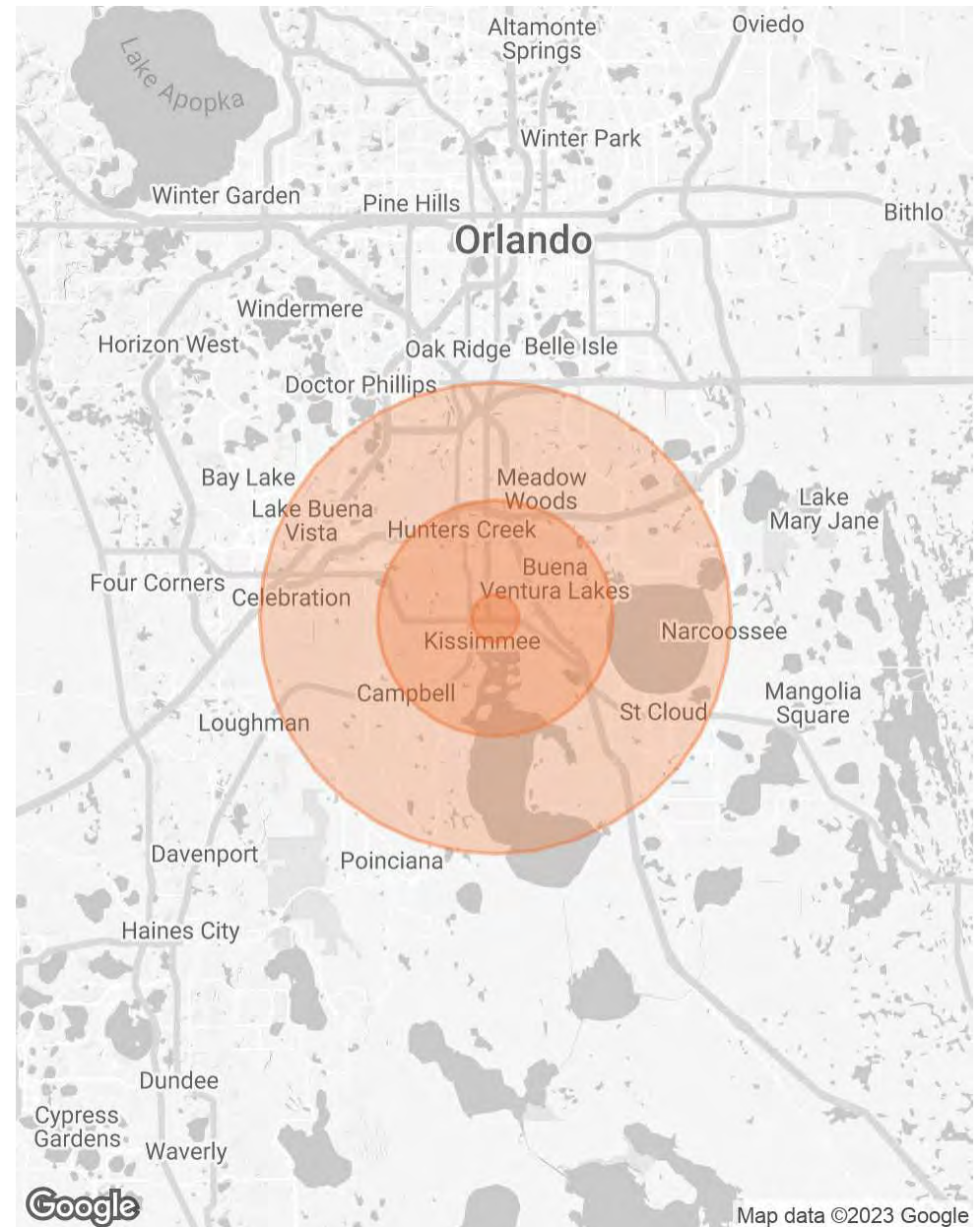
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,522	193,243	418,385
AVERAGE AGE	36.3	37.5	37.0
AVERAGE AGE (MALE)	37.6	36.3	36.7
AVERAGE AGE (FEMALE)	35.2	39.3	37.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,017	75,383	174,365
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$43,078	\$49,918	\$55,435
AVERAGE HOUSE VALUE	\$118,435	\$197,999	\$230,636

* Demographic data derived from 2020 ACS - US Census





SECTION 4
Advisor Bios

ADVISOR BIOGRAPHY



JOSE DAMIAN REYES

Senior Advisor

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PROFESSIONAL BACKGROUND

José Damian Reyes is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

José is an active Real Estate Broker in Puerto Rico with more than 20 years of experience in the real estate sector. He also obtained a Bachelor's Degree in Business Administration from UMET University in his native town of Jayuya, Puerto Rico.

Throughout his career, José worked eleven years at Citigroup in the Citi-Financial lending subsidiary until he became manager over a mortgage portfolio. It was in this position that he became attracted to the world of real estate, leading him to obtain his real estate licenses in both Puerto Rico and Florida.

As a commercial real estate professional, José enjoys helping entrepreneurs and small and medium businesses (SMEs) advance their projects to higher levels. He is also an experienced farmland appraisal reporter and has worked various appraisals for federal funds.

José currently lives in Lake Nona, Orlando, Florida with his wife, Santa Ivelisse Santos who is a recognized REALTOR® that specializes in family relocation. In his spare time, José enjoys traveling, analyzing and observing maps, and continually implementing positive practices in his profession.

Jose specializes in:

- SMEs - Small and Medium Enterprises



For more information visit SVNsaunders.com

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Lake City, Florida 32055
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