



FOR LEASE

Cambridge Oaks Plaza

3950 S US HWY 17-92

Casselberry, FL 32707

PRESENTED BY:

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I-4
10 ± Minutes

66,000
Cars/Day

SUBJECT

S US Hwy 17-92



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 or 35.00 p/RSF NNN
AVAILABLE SF:	1,320 or 2,800 RSF
AVAILABLE SUITES	1032-1040, 2064 & 2088
YEAR BUILT:	2007
ZONING:	CG
TRAFFIC COUNT:	66,000 Cars/Day
PARKING SPACES:	129
PARKING RATIO:	4.01/1,000

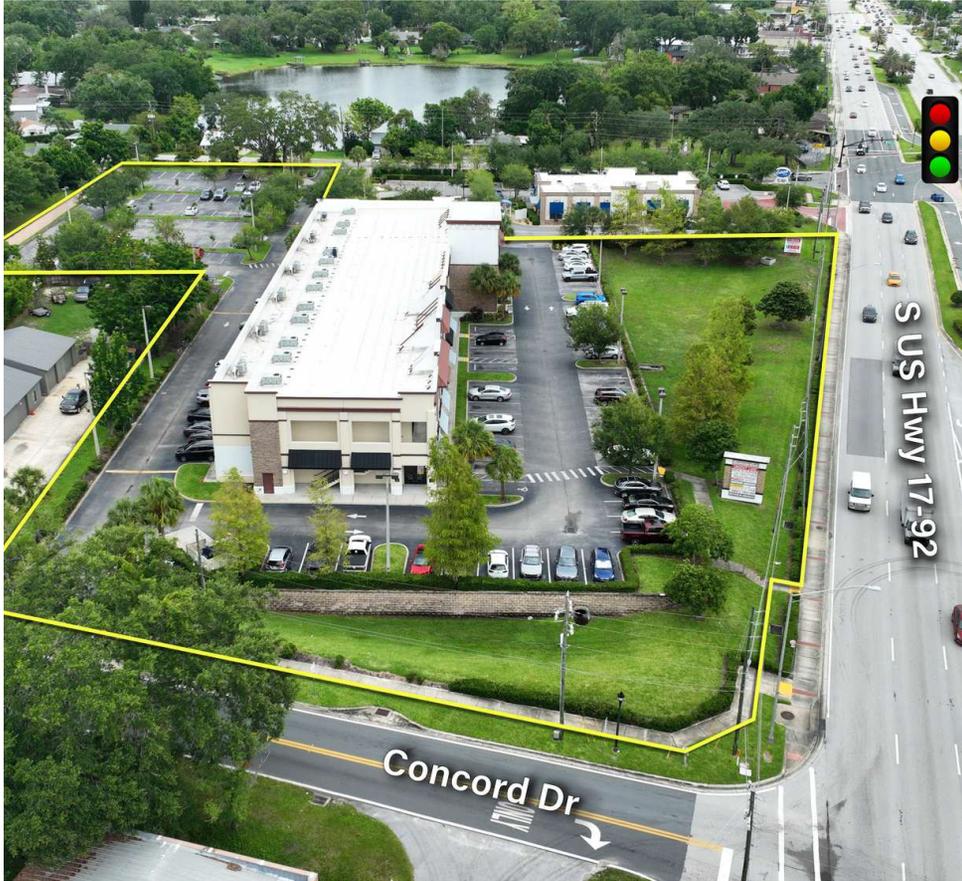
PROPERTY OVERVIEW

Welcome to Cambridge Oaks Plaza a well-located retail strip center that is situated in a high-traffic area with excellent visibility from HWY US 17-92. The center is anchored with a variety of national, regional, and local tenants, including a pharmacy, a gym, multiple restaurants and smoothie shops, and and gym. The center is almost 100% occupied and has a strong tenant mix that provides a mix of daily and weekly needs for the surrounding community.

PROPERTY HIGHLIGHTS

- Located within SBA Hubzone and Opportunity Zone
- Well-maintained, stand-alone building
- Excellent visibility near a signalized corner
- Strategically located for high foot and vehicular traffic
- Surrounded by successful retailers
- Ample parking for tenants and customers

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Boasting excellent visibility along a busy road, this retail center provides an ideal location to showcase your products and services. With its strategic position, your business will benefit from high levels of foot and vehicular traffic, ensuring maximum exposure to potential customers.

Join a diverse community of successful retailers in the immediate vicinity, creating a synergistic environment that attracts a steady flow of visitors. The presence of established businesses nearby generates increased footfall and enhances the potential for collaboration and cross-promotion.

One of the standout features of this retail center is the ample parking available to accommodate both tenants and their customers. The convenience of hassle-free parking ensures easy accessibility, encouraging repeat visits and boosting customer satisfaction. Additionally, the center is located within an SBA Hubzone and Opportunity Zones.

The interior of the building offers a well-designed layout suitable for a variety of retail businesses. The two-story structure provides ample space for displaying your products, accommodating customer interactions, and organizing back-office operations.

As a small business owner, this neighborhood retail center provides an exceptional opportunity to establish or expand your retail presence in a prime location. Benefit from the convenience, visibility, and foot traffic that this bustling area has to offer.

Don't miss out on securing your lease in this sought-after retail destination. Contact us today to arrange a viewing and explore the exciting possibilities awaiting your business at Cambridge Oaks.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,320 - 2,800 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2064	Available	1,320 SF	NNN	\$20.00 SF/yr	Vacant - Immediate Occupancy Available Open office - Ideal for sales team, insurance company, or dance studio.
2088	Available	1,320 SF	NNN	\$20.00 SF/yr	Current Tenant Month-to-Month will need 30-day notice. 2nd Generation Sales Call Center - Open Floor Plan

TENANT PROFILES

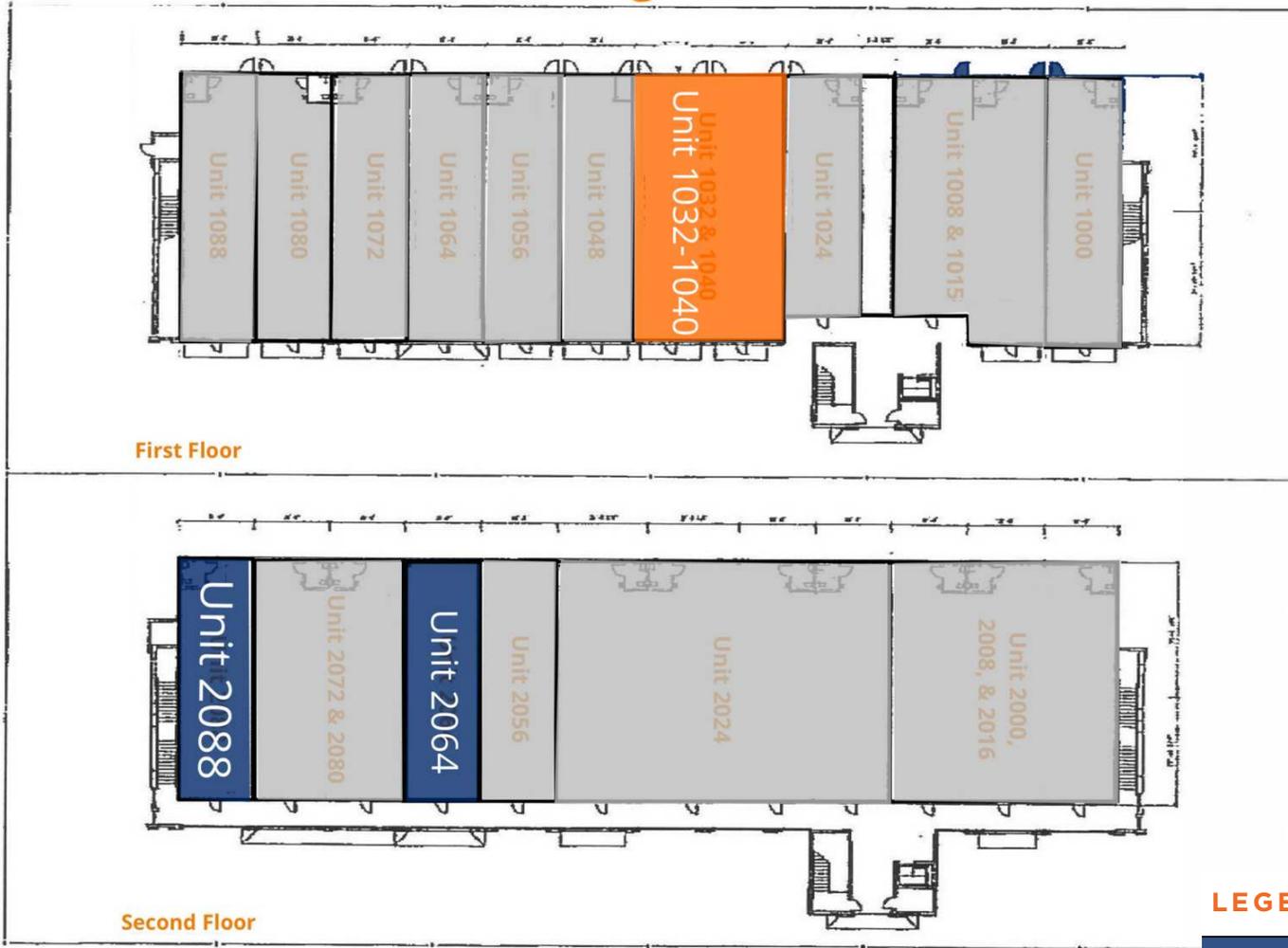


TENANT MIX

1000:	Rivera Chiropractic
1008-1016:	Yunus Eye Associates
1024:	Zippo's Pizzeria
1032-1040	Available June 1, 2024 (Medical Buildout)
1048:	Cambridge Oak's Pharmacy
1056:	Sharpblends Barbershop
1064:	Concord Oaks Springs Spa
1072:	Hibachi-Express
1080:	Happy Island Nails & Spa
1088:	Planet Smoothie
2000-2016:	Rhythm & Smooth
2024:	Anytime Fitness
2056:	All Inclusive 4U Vacations
2064:	Available
2072-2080:	ZVRS
2088:	Available

AVAILABLE SPACES

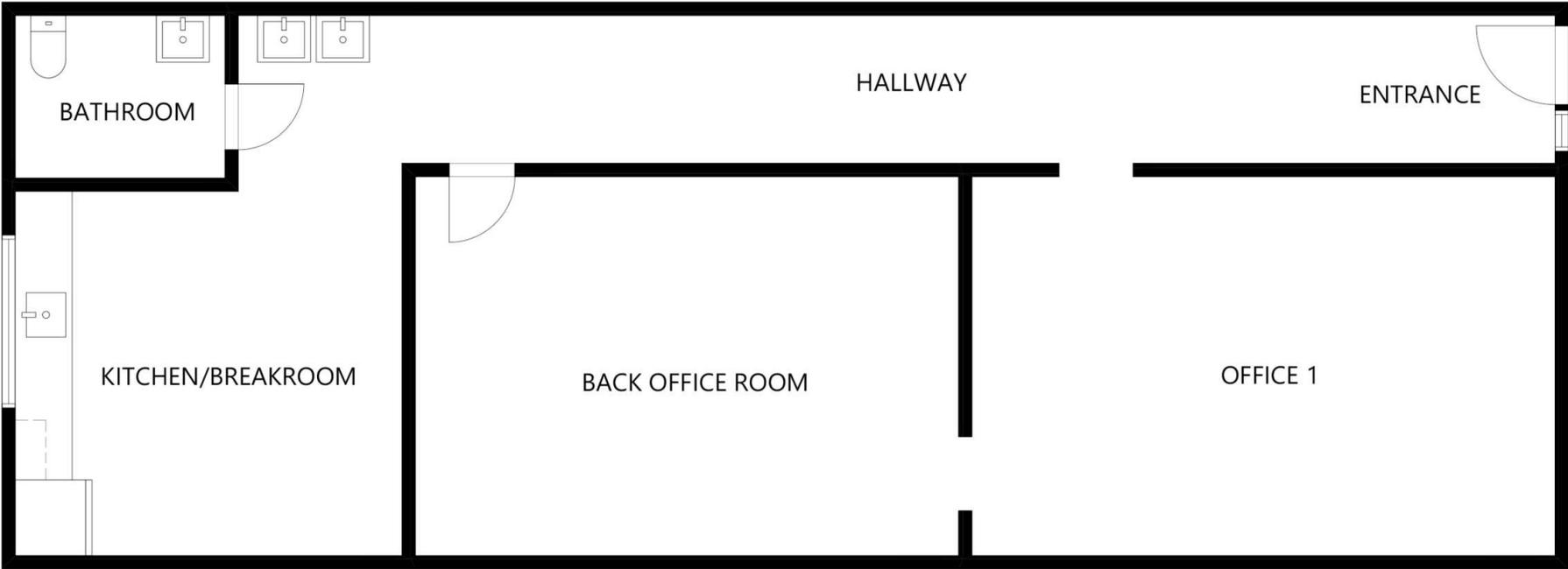
Cambridge Oaks



LEGEND

Available
Available Soon
Unavailable

UNIT 2064 FLOORPLAN

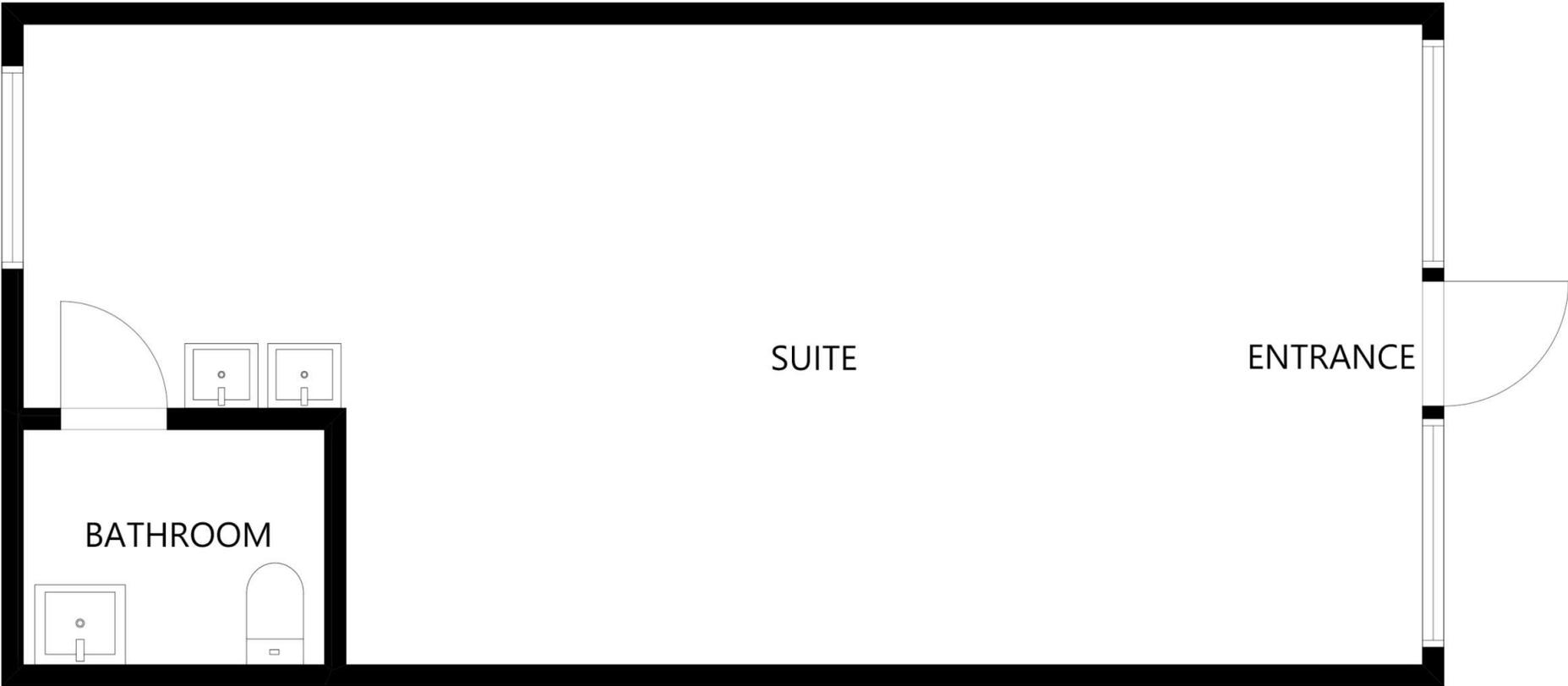


FLOOR 1

UNIT 2064 PHOTOS



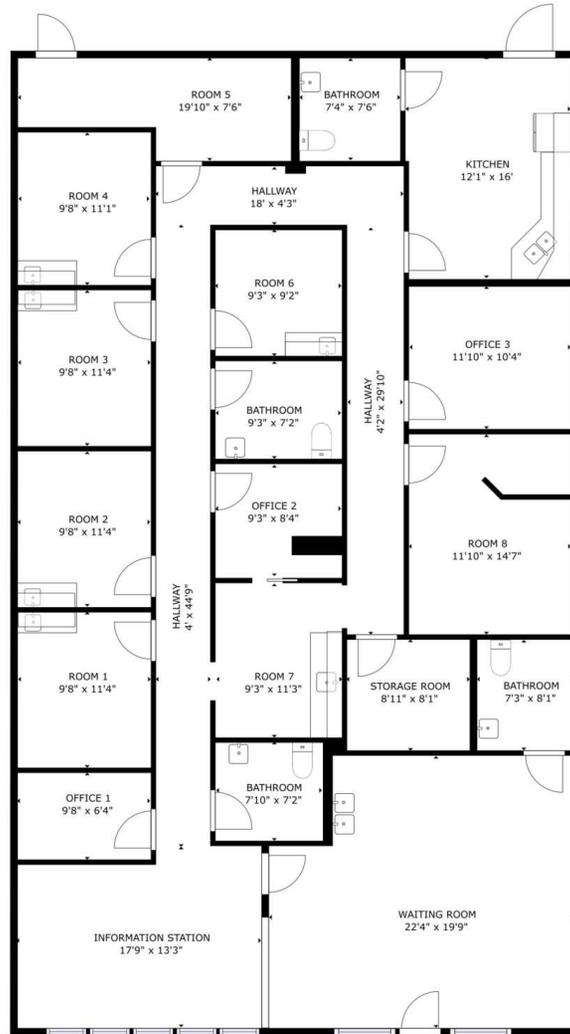
UNIT 2088 FLOORPLAN



FLOOR 1



UNIT 1032-1040 FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 2835 sq ft
TOTAL: 2835 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



UNIT 1032-1040 PHOTOS



UNIT 1032-1040 PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,341	221,352	757,770
AVERAGE AGE	41.3	41.6	38.4
AVERAGE AGE (MALE)	39.8	40.1	37.2
AVERAGE AGE (FEMALE)	42.1	43.4	40.1

HOUSEHOLDS & INCOME

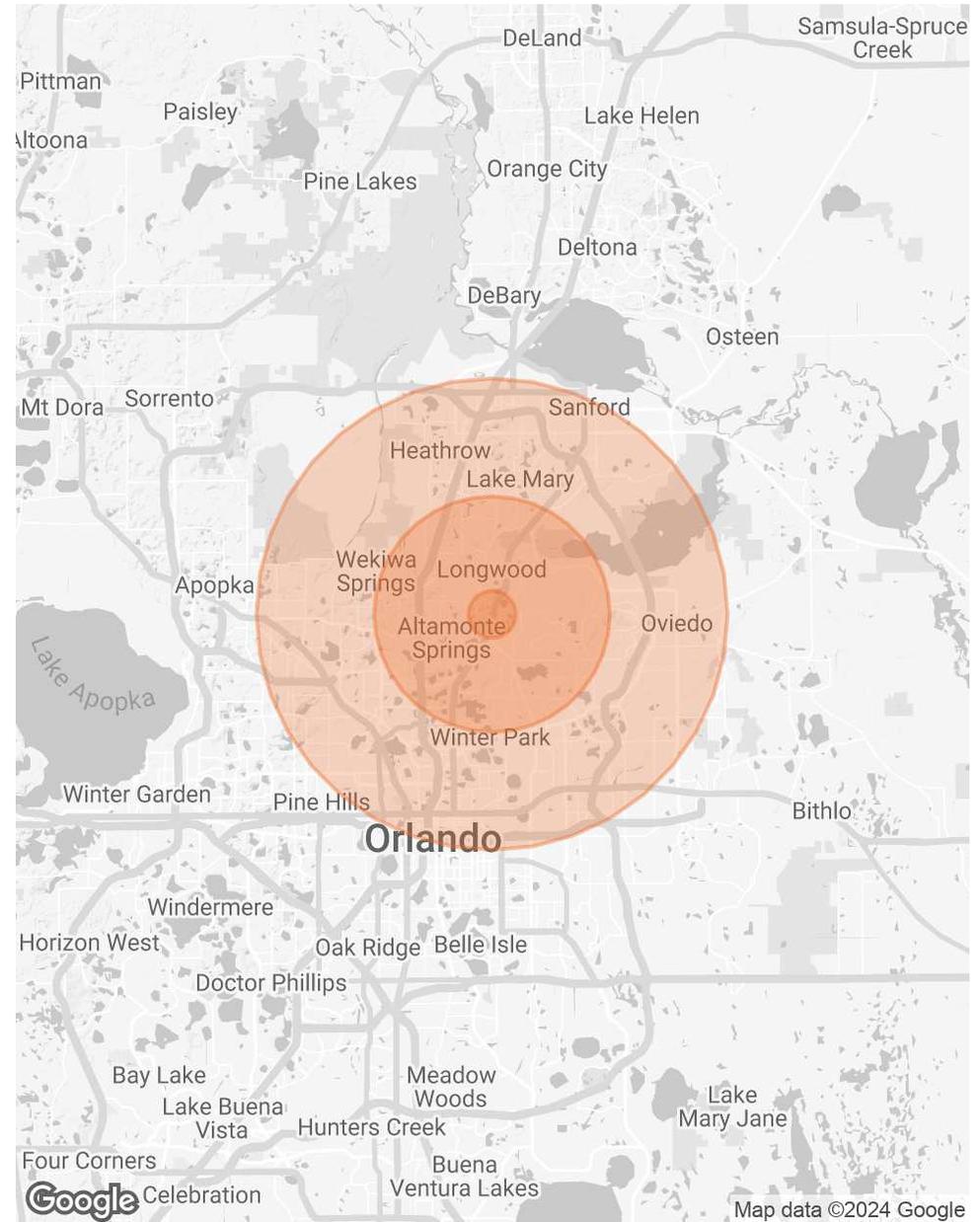
1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,994	98,758	318,684
# OF PERSONS PER HH	2.5	2.2	2.4
AVERAGE HH INCOME	\$62,594	\$81,385	\$81,037
AVERAGE HOUSE VALUE	\$188,616	\$257,243	\$256,776

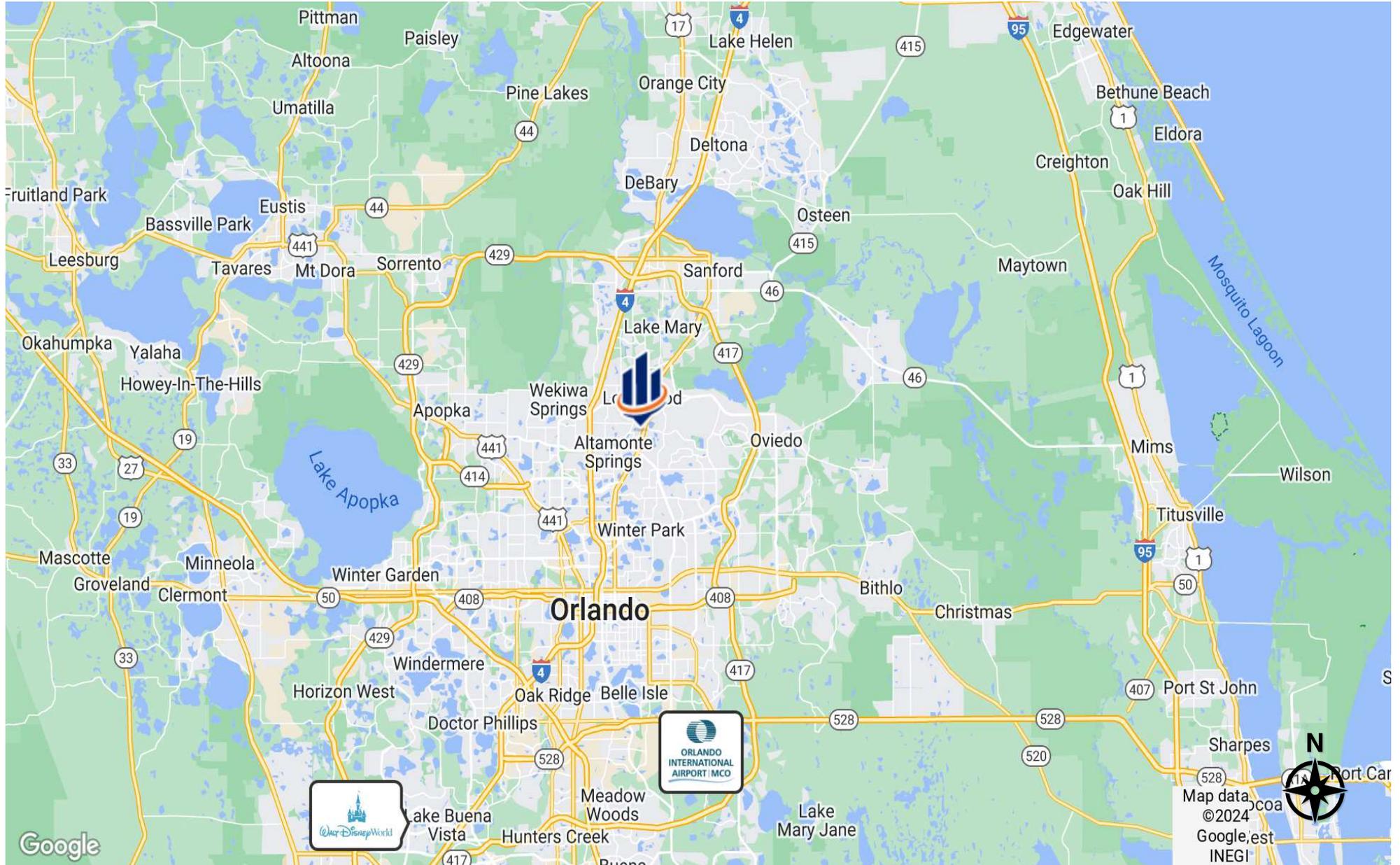
TRAFFIC COUNTS

CONCORD DR./PLUMOSA AVE. & S HWY 17 92 66,000/day

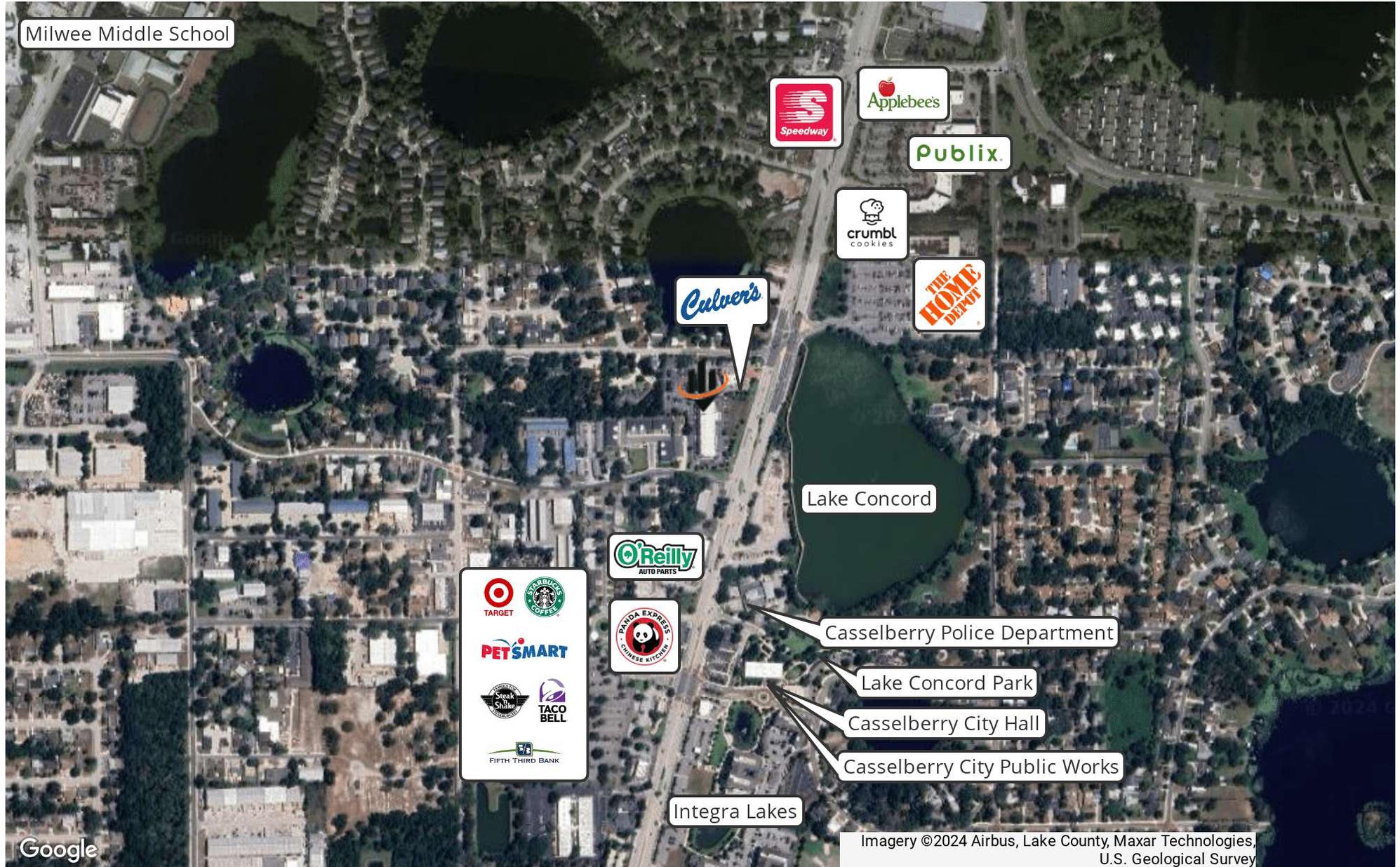
** Demographic data derived from 2020 ACS - US Census*



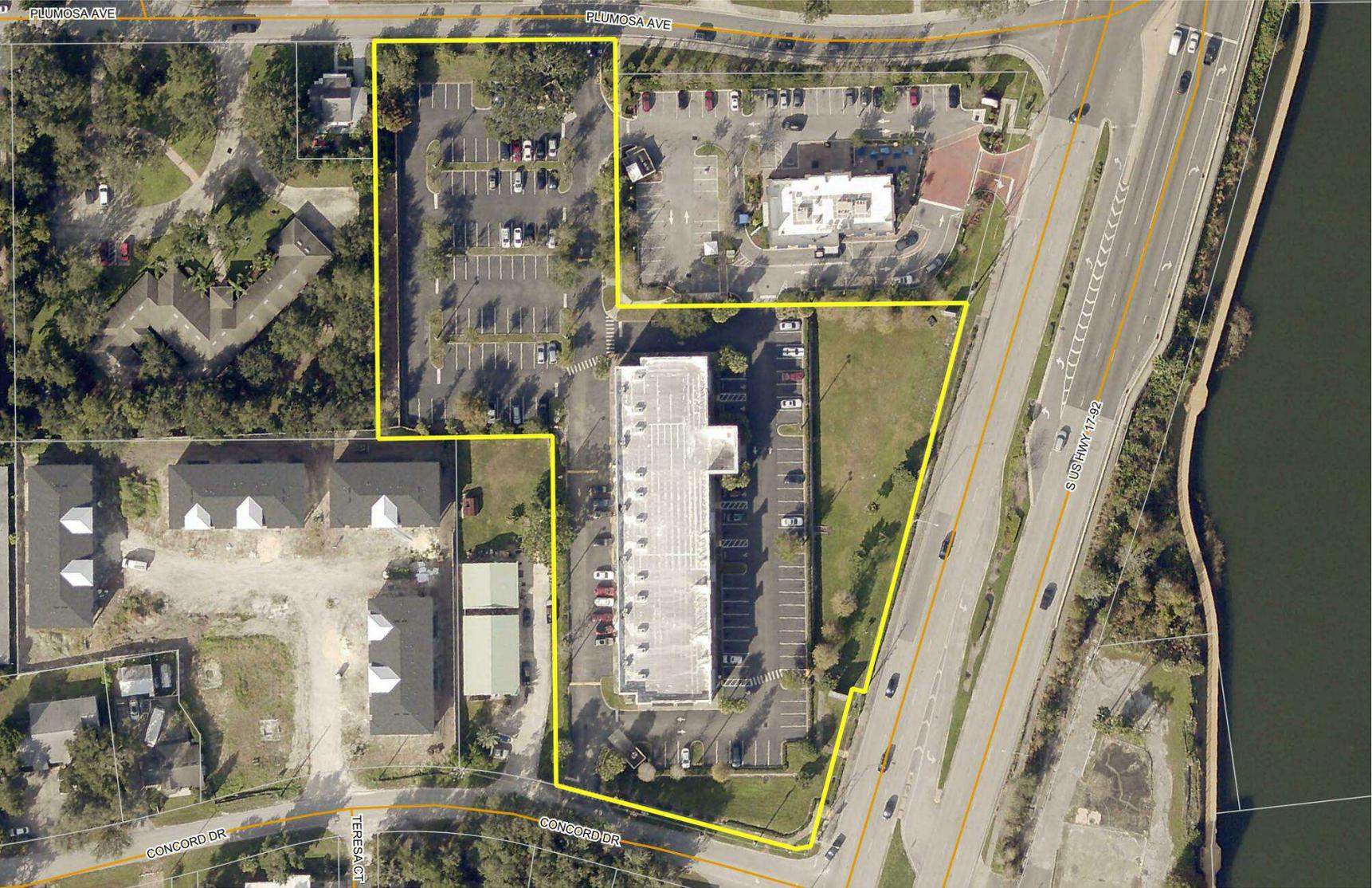
REGIONAL MAP



RETAILER MAP



AERIAL



ADDITIONAL PHOTOS



MEET RAFAEL MENDEZ



RAFAEL MENDEZ, CCIM

Regional Managing Director

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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

- Keiser University, AS Health Science, 4.0 GPA

MEET ULISES TAMAYO



ULISES TAMAYO

Associate Advisor

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PROFESSIONAL BACKGROUND

Ulises Tamayo is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Ulises brings a wealth of experience to the realm of real estate in Orlando. Before entering the real estate industry, Ulises managed and led the Restaurant and Food Retail sector for over a decade. His strategic contributions elevated brands in their daily operations and marketing endeavors, providing him with invaluable hands-on experience in navigating the challenges of running a business and managing staff. This background grants him a distinctive perspective in the real estate field.

Originally from Mexico City, Mexico, Ulises immigrated to Florida at the age of 5 and has since become an integral part of the Central Florida community, establishing deep roots in the region. Fluent in both English and Spanish, Ulises possesses bilingual proficiency that significantly enhances his ability to communicate effectively in diverse business environments.

Ulises's professional ethos is founded on a commitment to honesty and transparency, values that underscore his dedication to providing exceptional service in the real estate industry.

Ulises specializes in:

- Retail
- Restaurant

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**Ranked 210 on Inc.
5000 Regional List**



For more information visit SVNsaunders.com

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