

**OFFERING MEMORANDUM**

# Centralized Ocoee Office Opportunity

**2716 REW CIR**

Ocoee, FL 34761

**PRESENTED BY:**

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	Suite 102 - Interior Photos				

## 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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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 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.

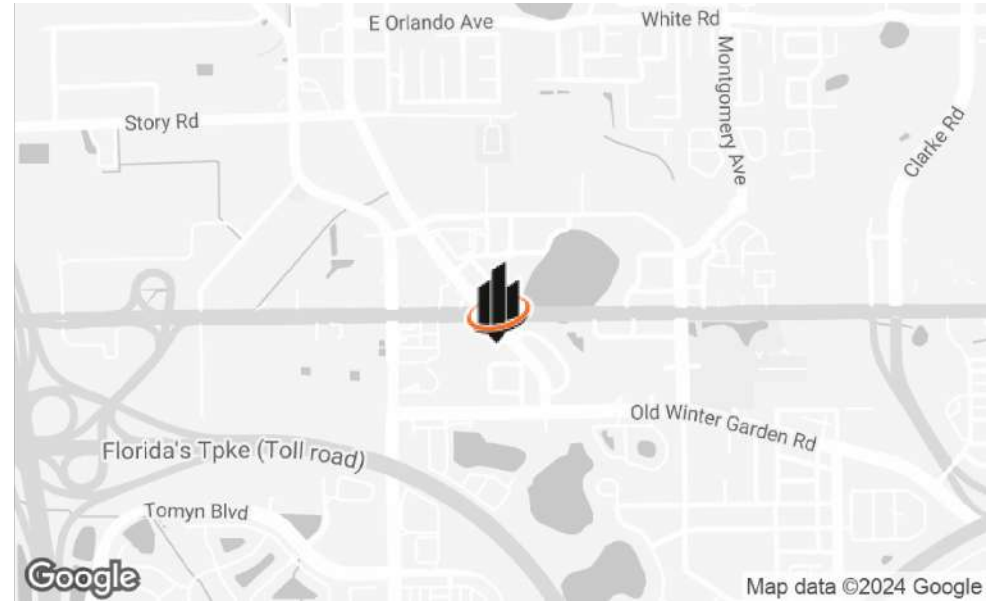
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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



**SECTION 1**  
Property  
Information



# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$1,450,000</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	4,824 ± SF
<b>LOT SIZE:</b>	0.41 Acres
<b>PRICE / SF:</b>	\$313.58
<b>YEAR BUILT:</b>	1993
<b>ZONING:</b>	I-1
<b>MARKET:</b>	Orlando-Kissimmee-Sanford, FL

## PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler proudly presents this multi-tenant office building located in the vibrant city of Ocoee, Florida. Situated on Rew Circle, this distinguished property boasts a strategic location, offering abundant opportunities for prospective owner-occupiers or investors.

One of its key strengths is its proximity to major transportation routes, including SR 50 (West Colonial), the Florida Turnpike, the 429 Expressway, and the 408 East/West Expressway, ensuring excellent connectivity. Additionally, its close proximity to rapidly growing areas such as the much anticipated City Center West Orange multi-phase city center development, West Orlando, Winter Garden, and Windermere underscores Ocoee's remarkable growth trajectory and ambitious expansion plans.

This property presents an exceptional investment opportunity in a rapidly developing area, promising significant growth potential and the chance to be part of Ocoee's exciting future.

# PROPERTY DESCRIPTION



## SITE DESCRIPTION

The property consists of a regular shaped and flat lot within the West Orange Commercial Center and features a 4,624 SF single-story multi-tenant office building.

## EXTERIOR DESCRIPTION

Masonry is original split-block concrete construction with painting requirements limited to wall/soffit/fascia trim.

## INTERIOR DESCRIPTION

Fully built interiors customary for professional and medical office users. Finished flooring includes tile and carpet throughout.

## PARKING DESCRIPTION

Surface-level parking lot with asphalt covering featuring 20 parking spaces comprised of sixteen regular spaces, three covered parking spaces, and one handicap space.

## UTILITIES DESCRIPTION

Power is provided by Duke Energy service with four separate meters.  
Water and trash service - City of Ocoee  
No Sewer - Property is on Septic (located near south boundary of property)

## CONSTRUCTION DESCRIPTION

Single story freestanding office building constructed of split-block construction with a floor area of 4,000 square feet on first floor and 624 square feet in Suite 101 mezzanine. Suites 101 and 102 have been reconfigured as single suite throughout the present ownership with interconnection between Suites 101 and 102.

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Located within a Professional and Medical Office Park
- Less than 3/4 miles from City Center West Orange in Ocoee,
- FL Ideal for Owner-User or Multi-tenant configuration
- Lynx Bus Stop (560 ft ±)
- Access to FI Turnpike (1.1 m±)
- Access to 429 Expressway (1.5 m±)
- Easy Access to W. Colonial Dr.
- Multiple Retailers and Restaurants Nearby
- 20 Parking spaces that include 3 covered spaces

**EXTERIOR PHOTOS**





**EXTERIOR PHOTOS**



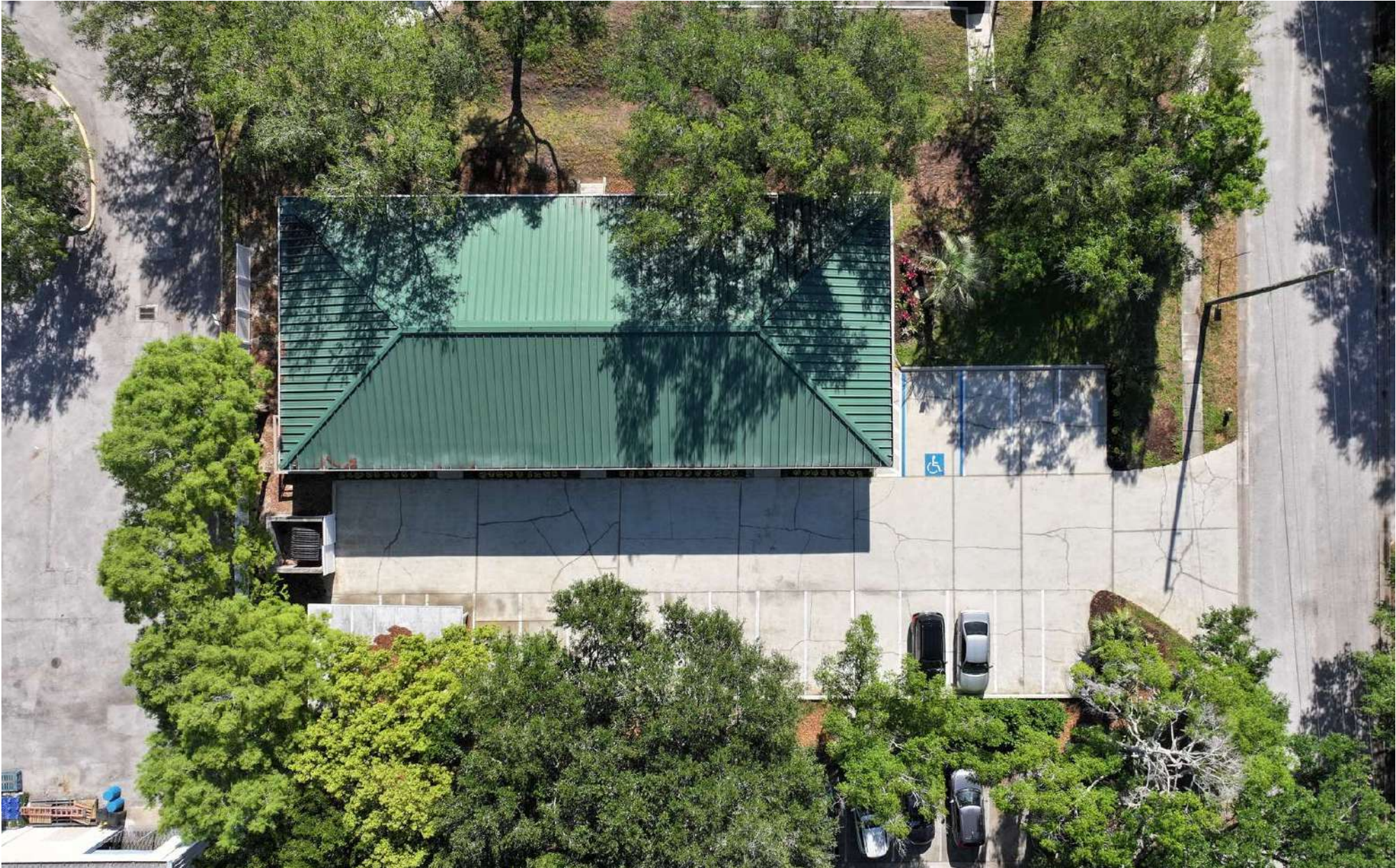
**ADDITIONAL PHOTOS**



**ADDITIONAL PHOTOS**

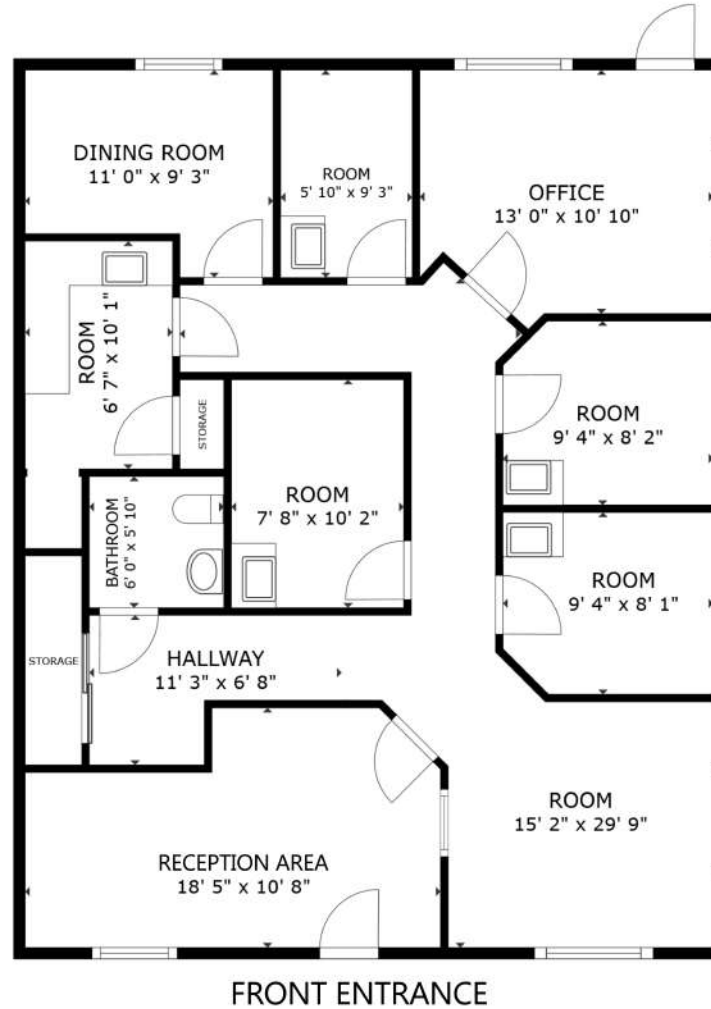


**ADDITIONAL PHOTOS**



# SUITE 100 - FLOOR PLAN

360° VIRTUAL TOUR



GROSS INTERNAL AREA  
FLOOR PLAN 1,191 sq.ft.  
TOTAL : 1,191 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**SUITE 100 - INTERIOR PHOTOS**

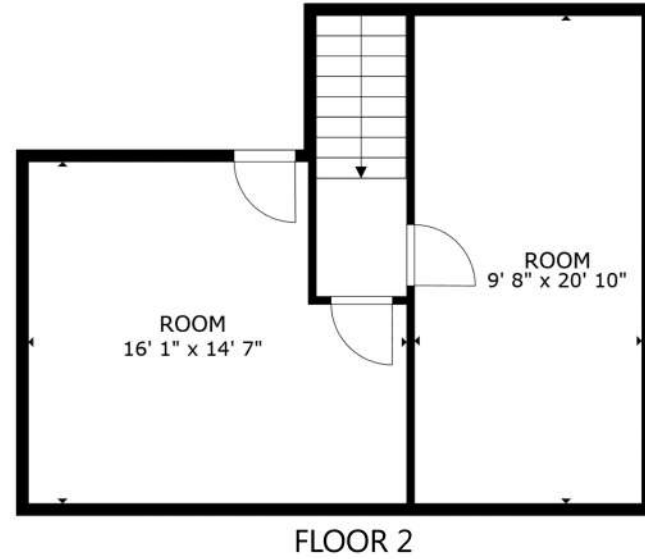
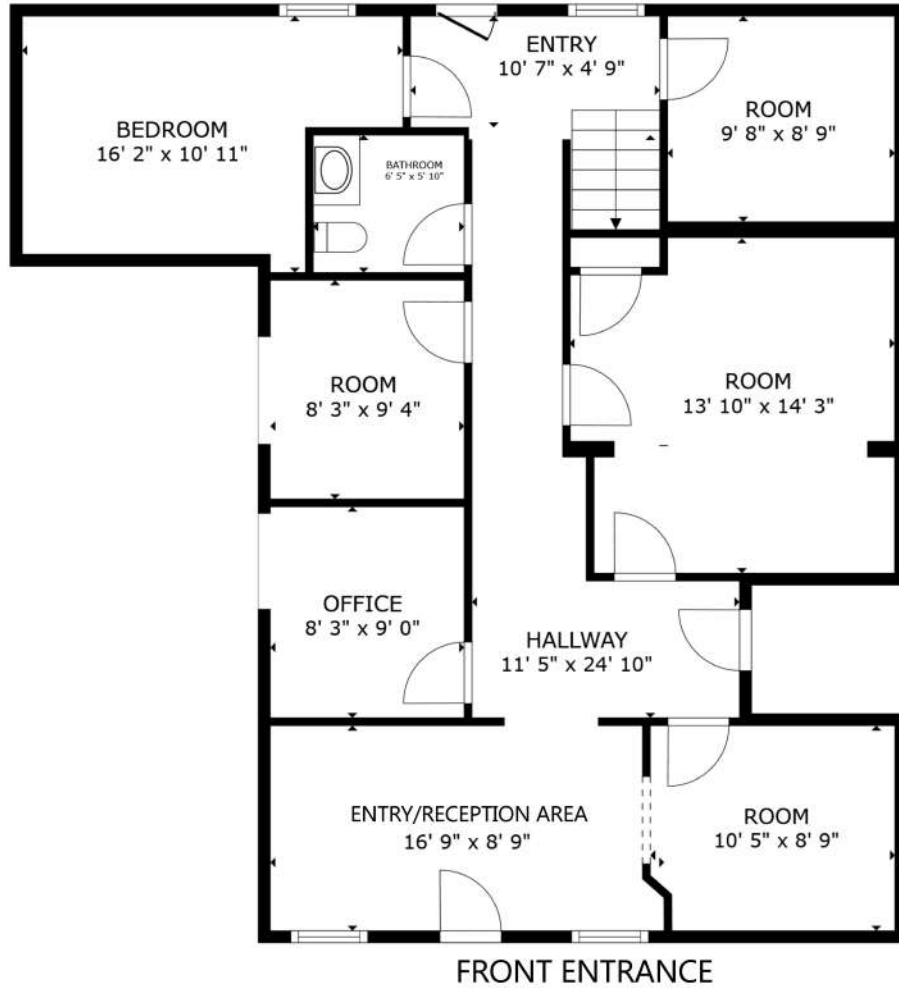


**SUITE 100 - INTERIOR PHOTOS**



# SUITE 101 - FLOOR PLAN

360° VIRTUAL TOUR



GROSS INTERNAL AREA  
FLOOR 1 1,100 sq.ft. FLOOR 2 467 sq.ft.  
TOTAL : 1,567 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**SUITE 101 - INTERIOR PHOTOS**

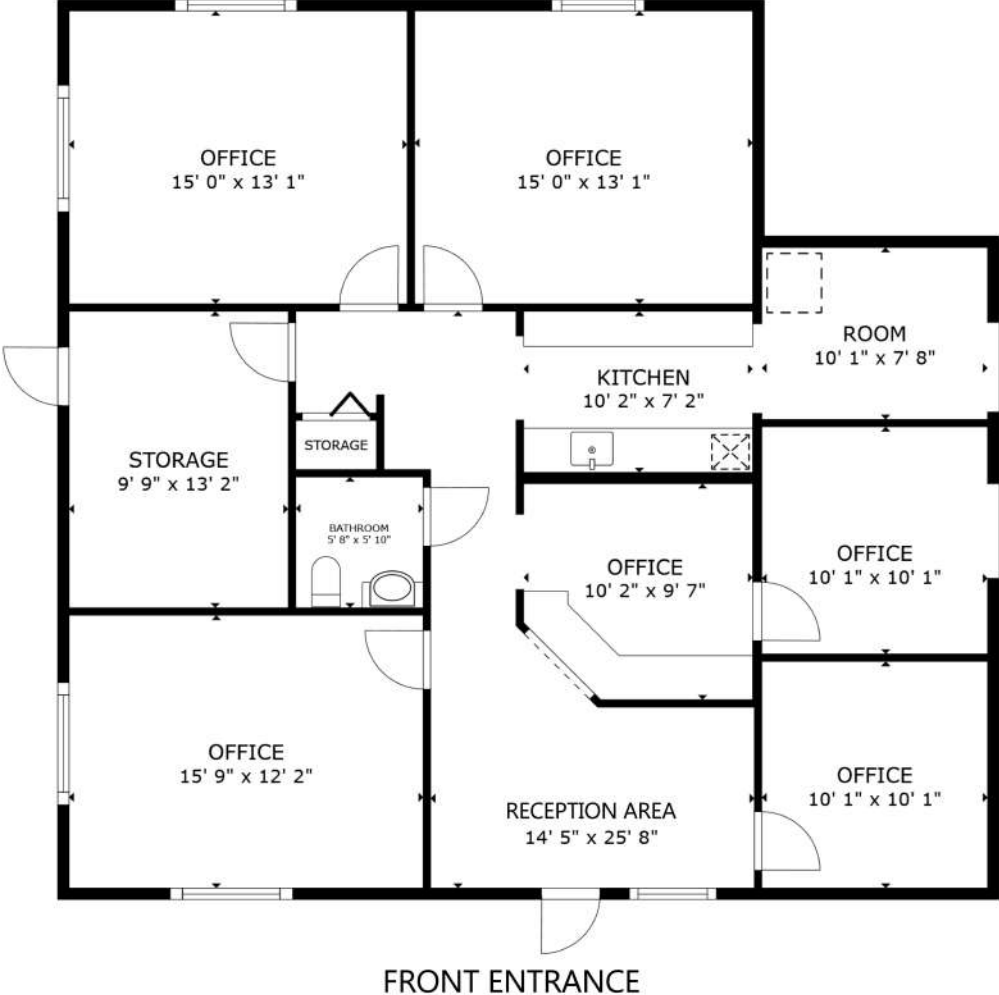


**SUITE 101 - INTERIOR PHOTOS**



# SUITE 102 - FLOOR PLAN

360° VIRTUAL TOUR



GROSS INTERNAL AREA  
FLOOR PLAN 1,484 sq.ft.  
TOTAL : 1,484 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**SUITE 102 - INTERIOR PHOTOS**



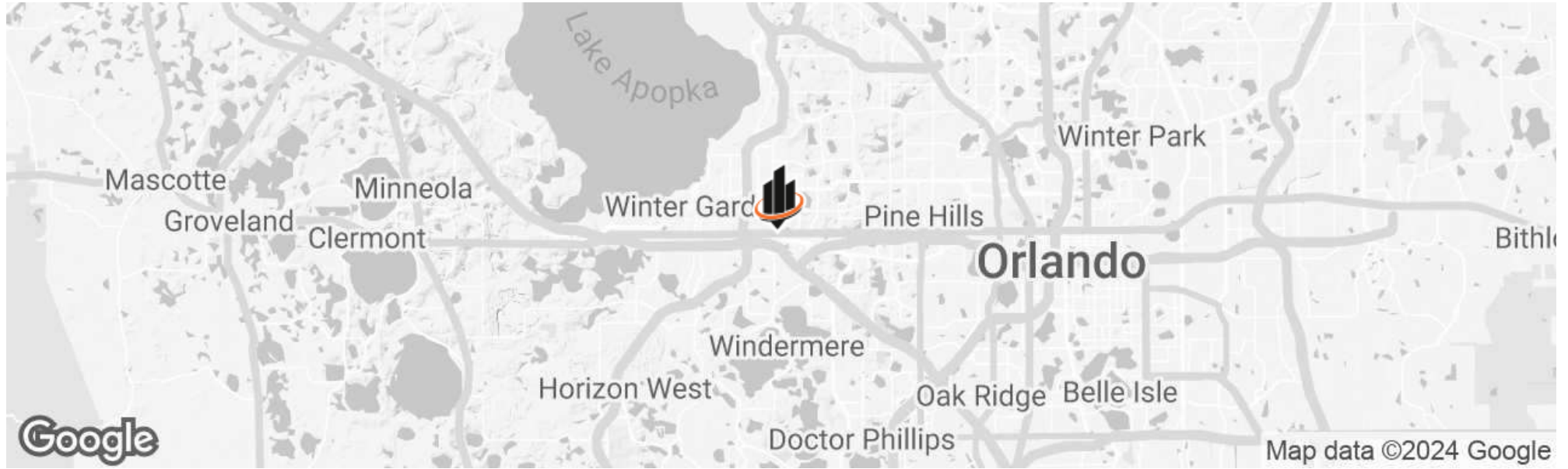
**SUITE 102 - INTERIOR PHOTOS**





**SECTION 2**  
Location  
Information

# REGIONAL AND LOCATION MAP



AERIAL MAP

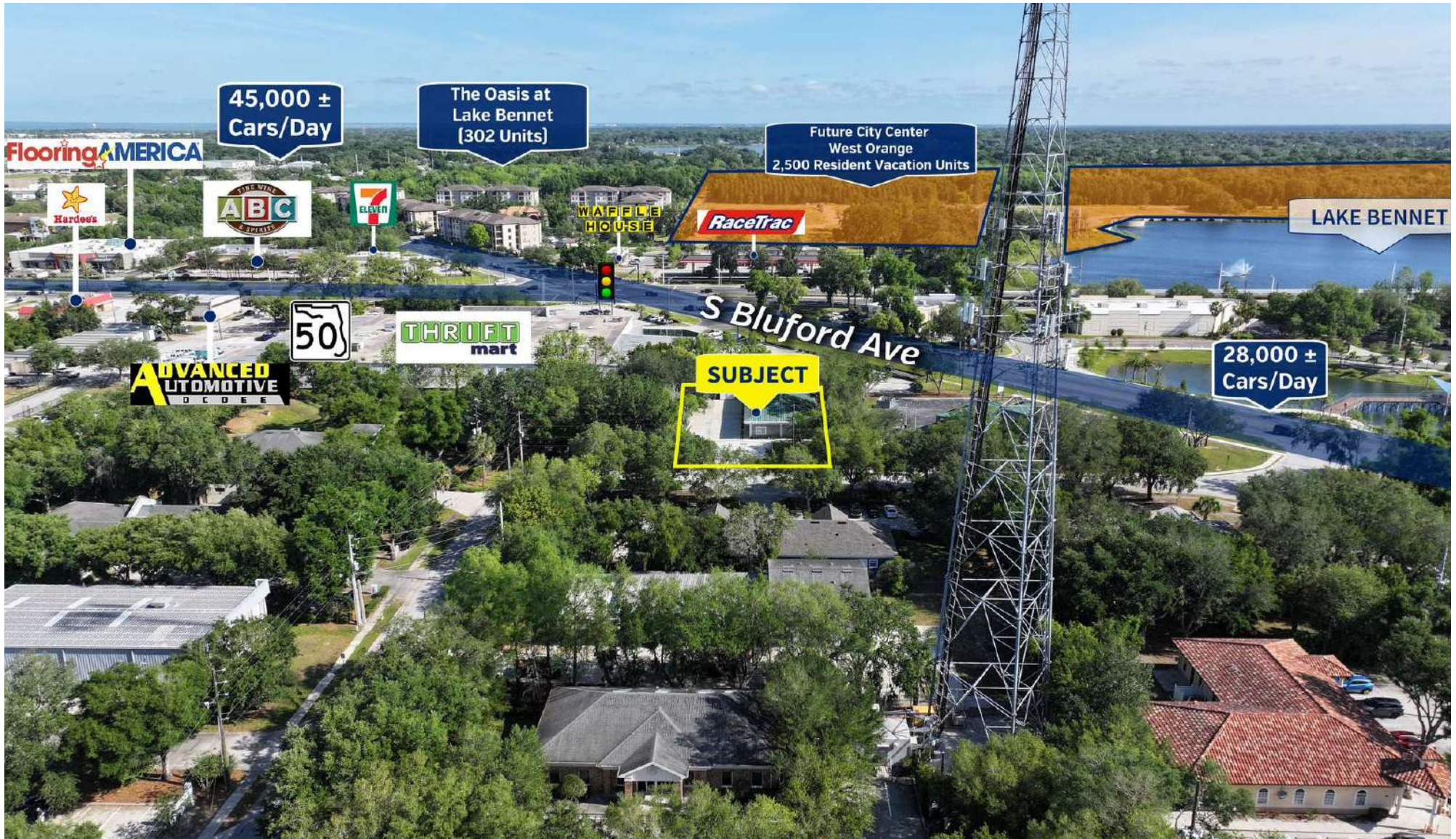




# RETAILER MAP



# MARKET AERIAL VIEW - NORTHERN EXPOSURE



# MARKET AERIAL VIEW - EASTERN EXPOSURE



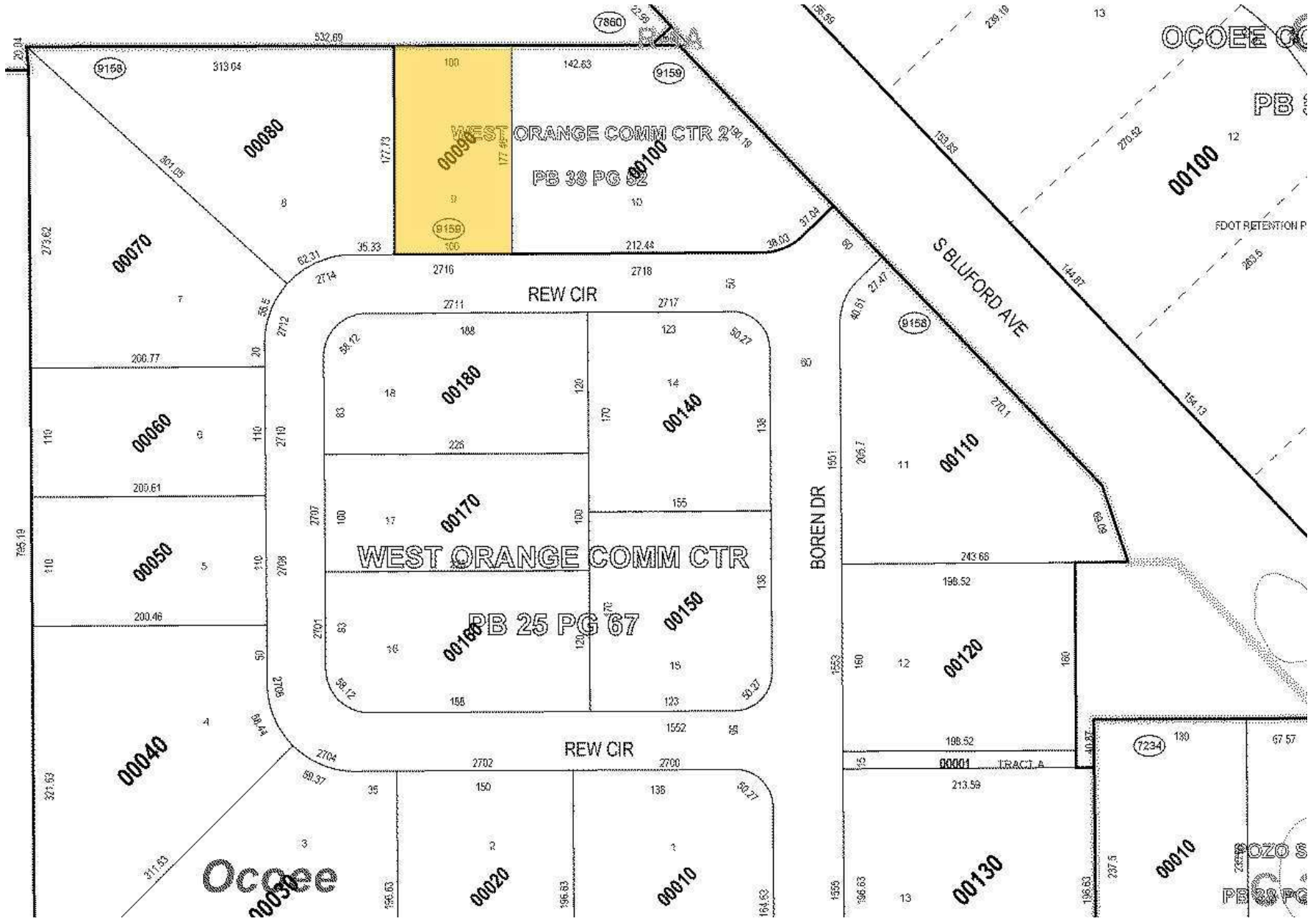
# MARKET AERIAL VIEW - SOUTHERN EXPOSURE



# MARKET AERIAL VIEW - WESTERN EXPOSURE



# SITE PLANS



# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

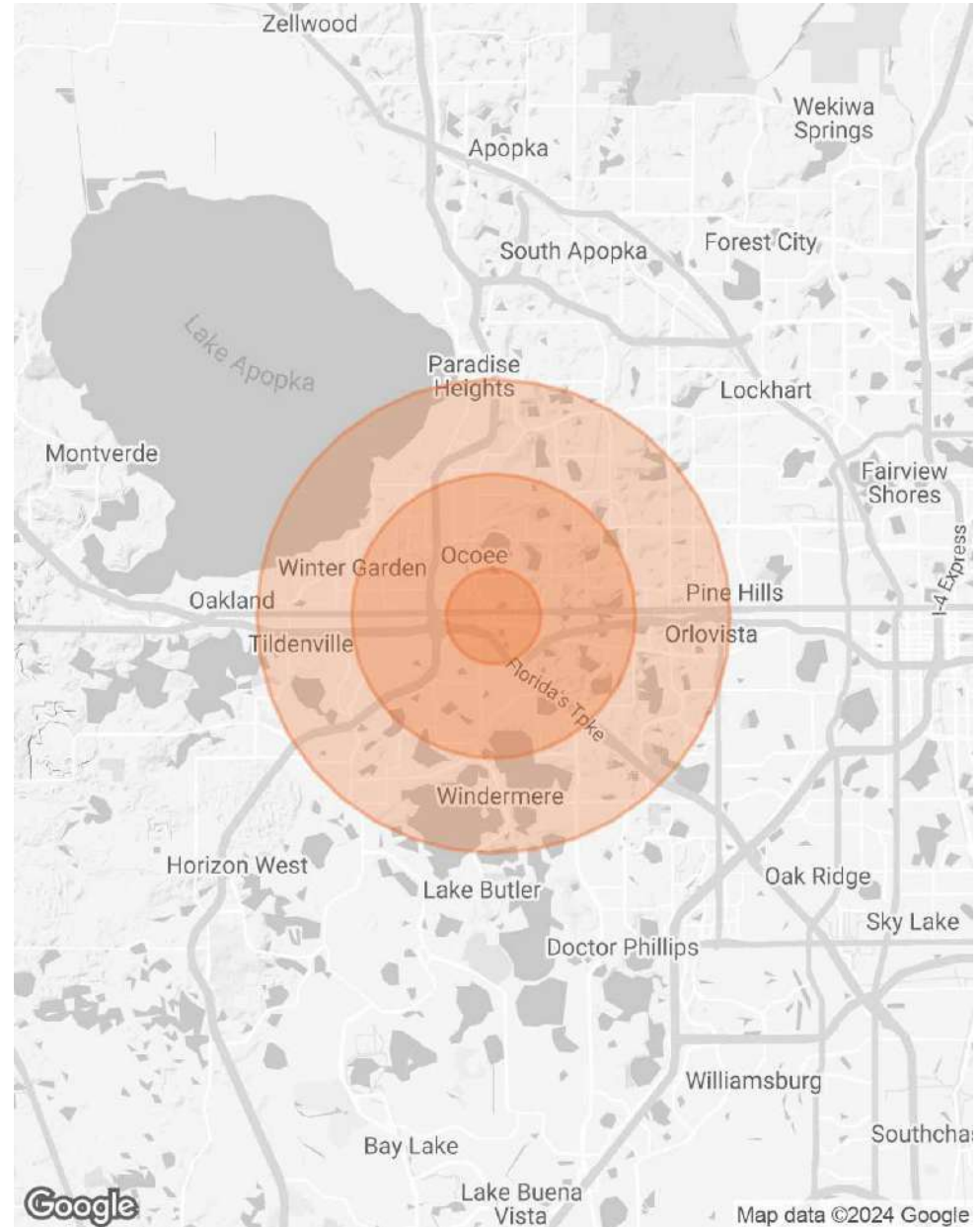
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,977	69,027	201,500
<b>AVERAGE AGE</b>	41	40	39
<b>AVERAGE AGE (MALE)</b>	39	39	38
<b>AVERAGE AGE (FEMALE)</b>	42	41	40

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,557	23,707	69,353
<b># OF PERSONS PER HH</b>	2.7	2.9	2.9
<b>AVERAGE HH INCOME</b>	\$114,638	\$109,063	\$106,406
<b>AVERAGE HOUSE VALUE</b>	\$422,205	\$455,921	\$439,519

Demographics data derived from AlphaMap





**SECTION 3**  
Advisor Bios





# MEET RAFAEL



## RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael.mendez@svn.com

Direct: **407.813.1984** | Cell: **407.748.8970**

FL #SL3317523

## 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

## EDUCATION

- Keiser University, AS Health Science, 4.0 GPA
- CCIM Graduate
- CCIM CI 101-104 - Commercial Investment + Financial Analysis

## MEMBERSHIPS

- CCIM Designee
- CFCAR Board of Directors - Secretary 2023
- CFCAR Board of Directors - President 2024
- Florida CCIM Chapter Membership Chair, 2023
- Florida CCIM Chapter Central District Board Member, 2022, 2023, 2024
- Florida CCIM Chapter Central District Mentorship Chair, 2022, 2023, 2024
- Florida CCIM Chapter State Level Young Professional Network, 2022
- Urban Land Institute (ULI) Member
- NAIOP Member
- Central Florida Commercial Association of Realtors® (CFCAR)
- National Association of REALTORS®
- Florida Association of REALTORS®

## MEET BILL



### BILL NGUYEN

Associate Advisor

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### PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Before joining SVN SRD, Bill spent seven years in retail sales and management.

During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust,

rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail
- Investment Sales
- Site Selection

### MEMBERSHIPS

- Asian American Chamber of Commerce (AACC)
- Asian American Real Estate Association of America (AREAA)



**PRESENTED BY:**

— ○ —

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