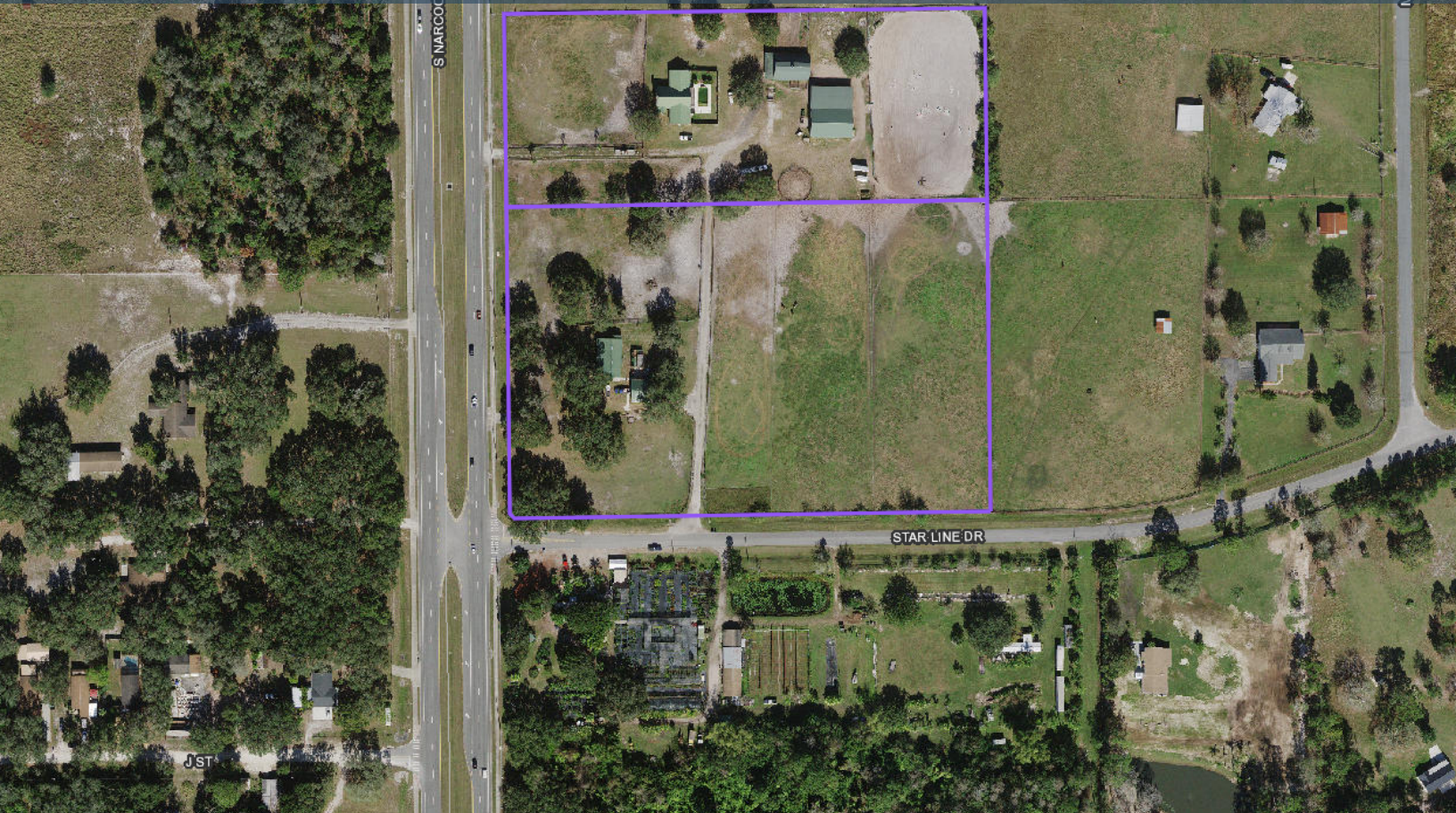


# For Sale - \$5,000,000

## 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

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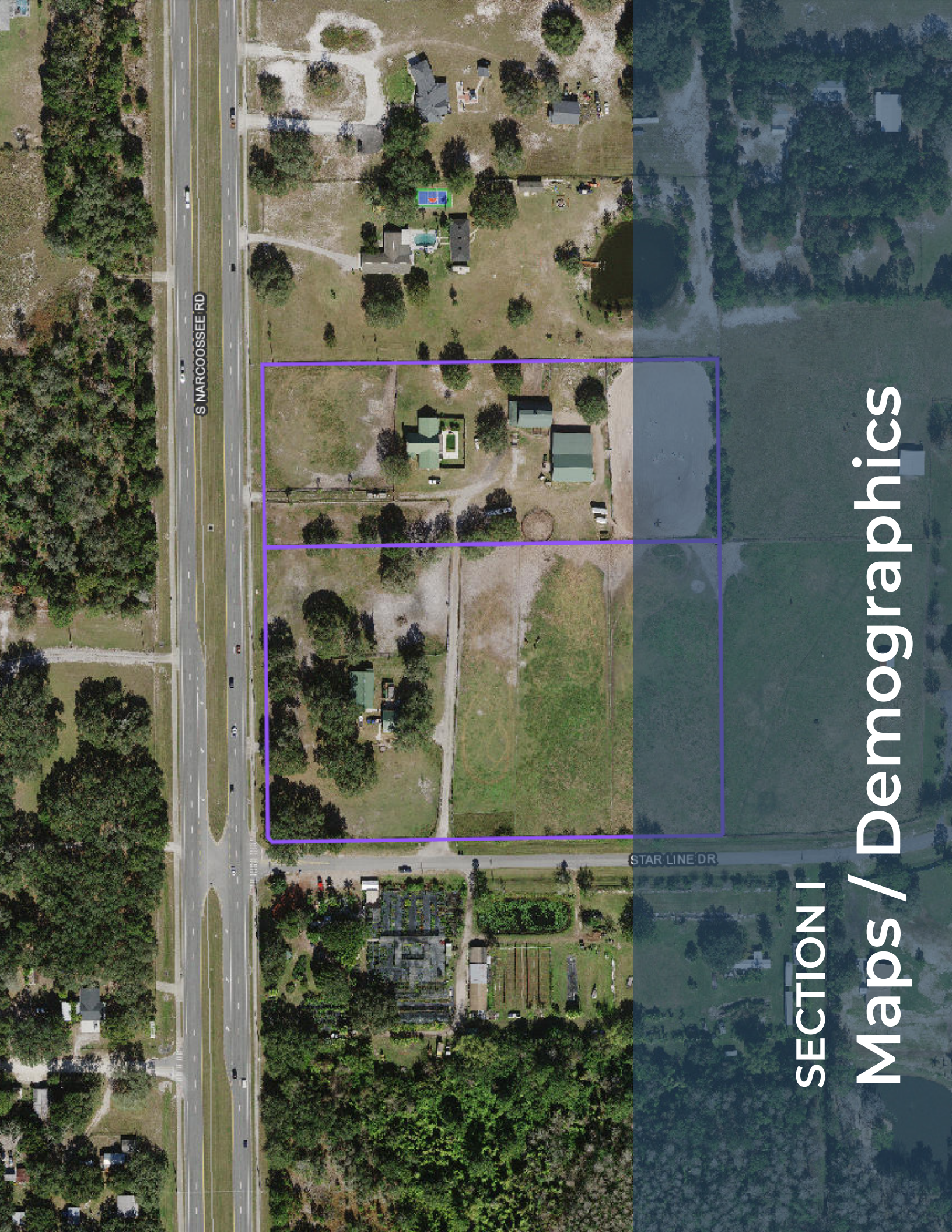
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S NARCOOSSEE RD

STAR LINE DR

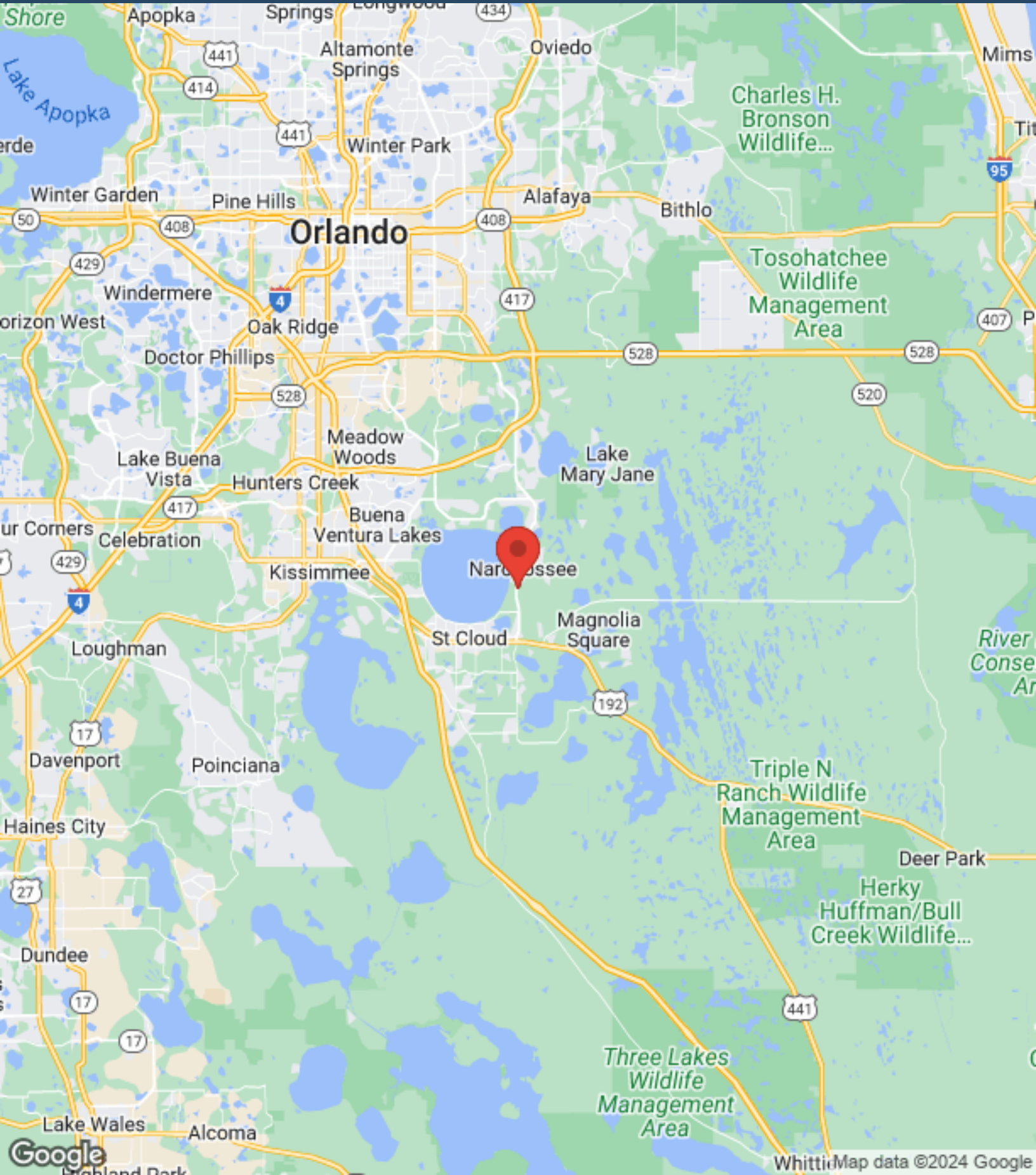
# SECTION I

# Maps / Demographics



# REGIONAL MAP

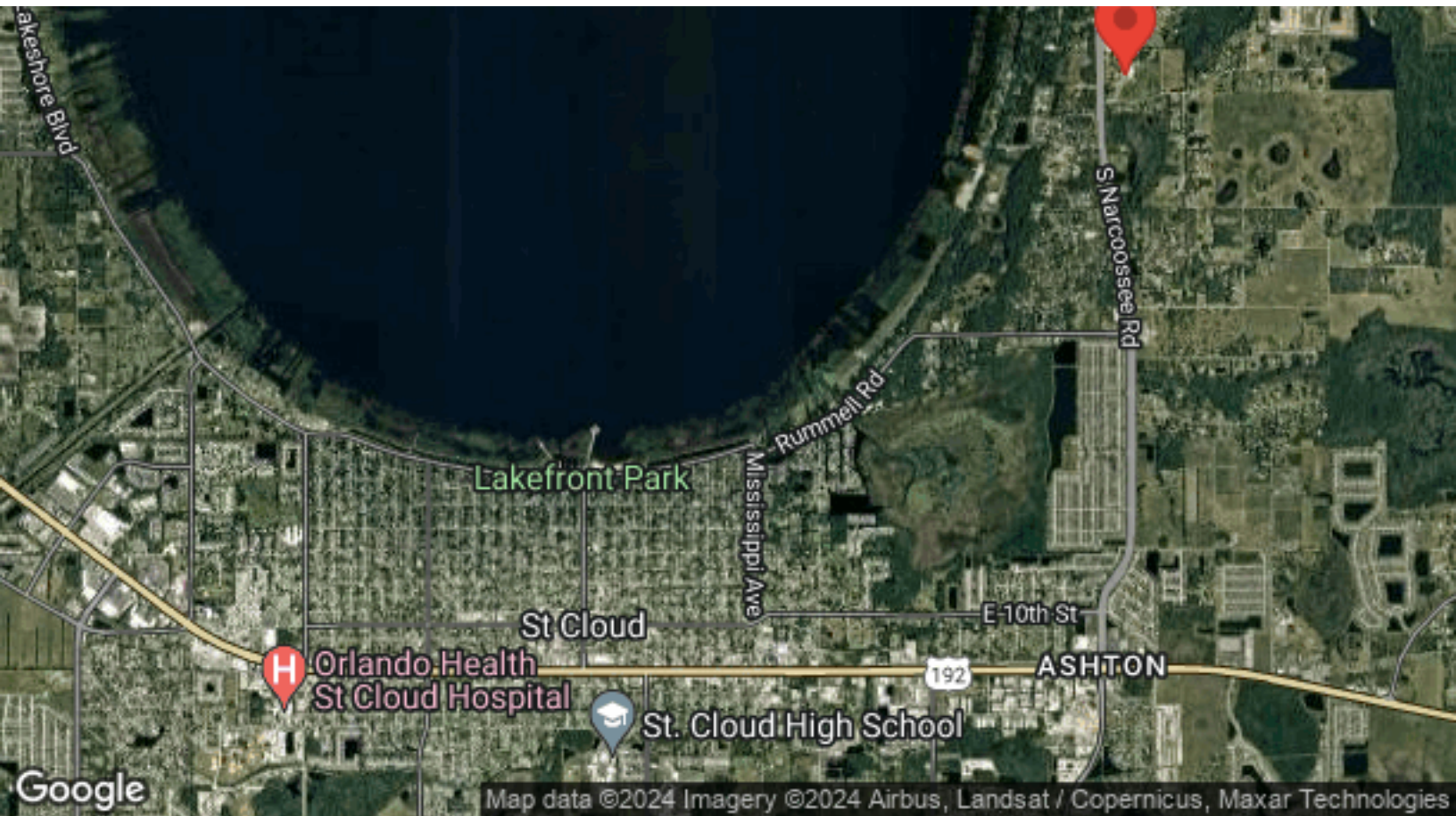
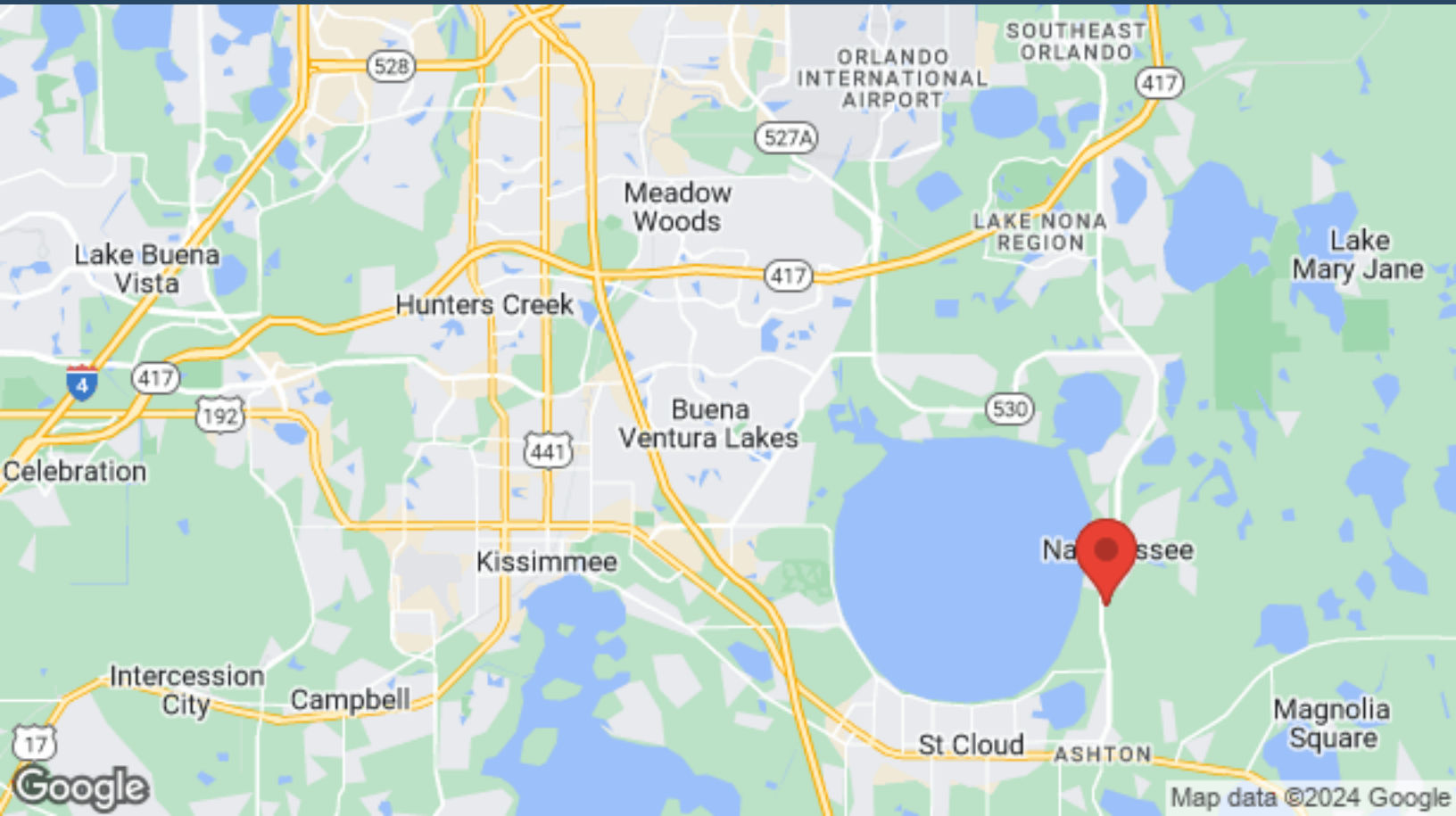
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# LOCATION MAPS

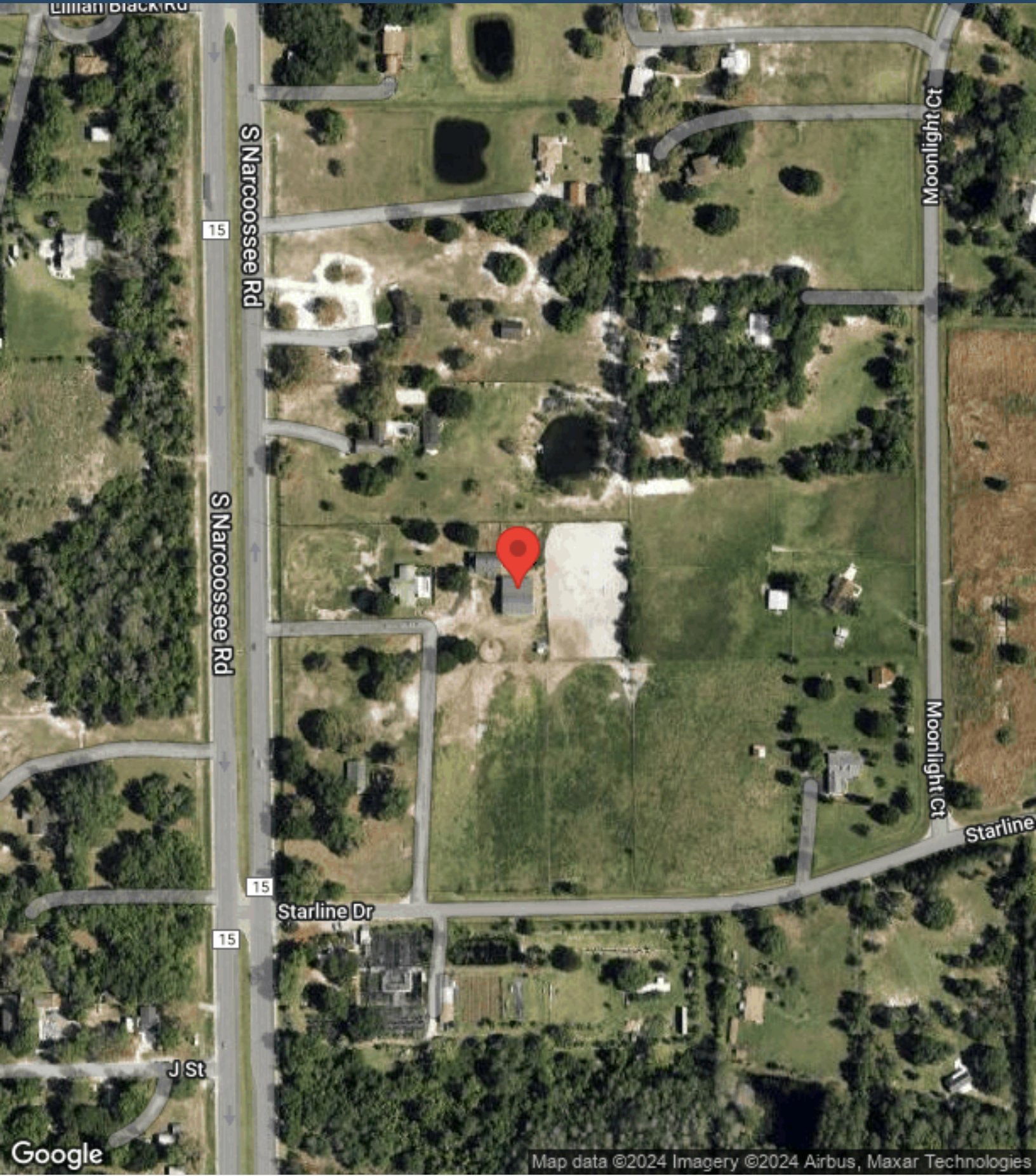
955-1055 South Narcoossee Rd  
955 South Narcoossee Road | St. Cloud, FL 34771





# AERIAL MAP

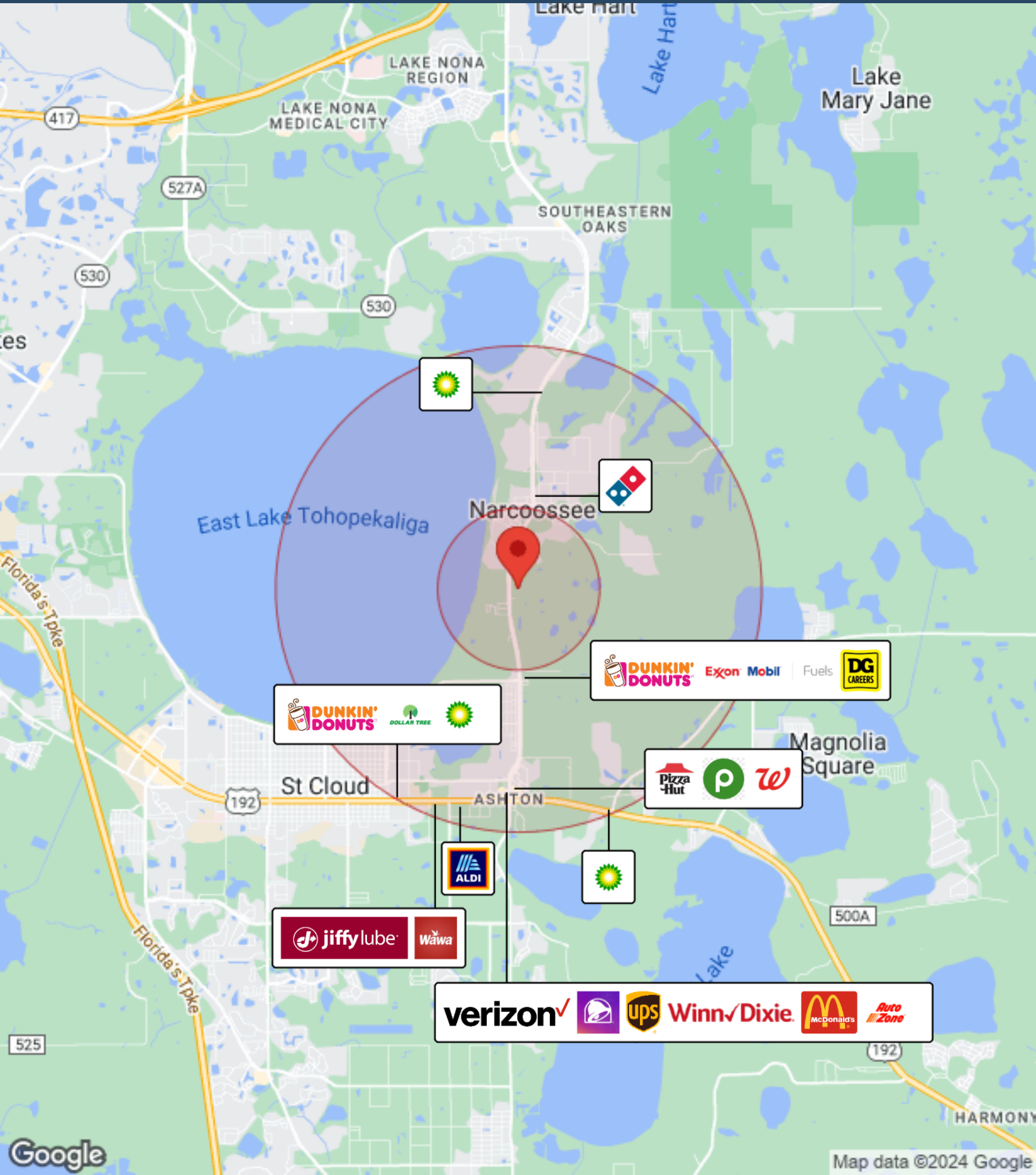
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# BUSINESS MAP

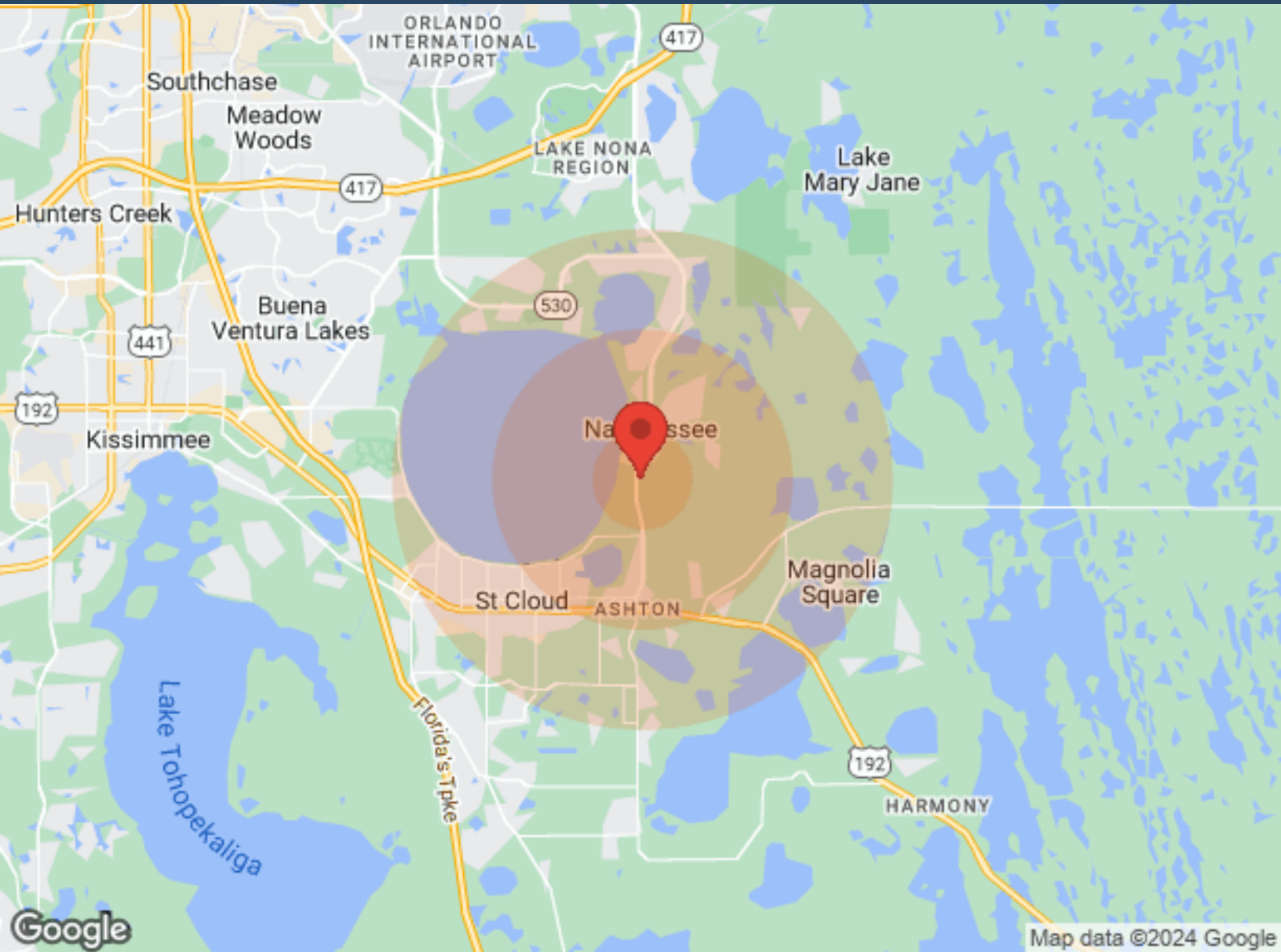
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955 South Narcoossee Road | St. Cloud, FL 34771





# 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				



# 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



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www.407CRE.com





S NARCOOSSEE RD

STAR LINE DR

# SECTION II 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



## 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.](#)

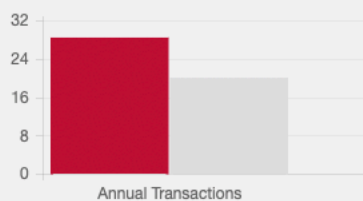
10%

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.

