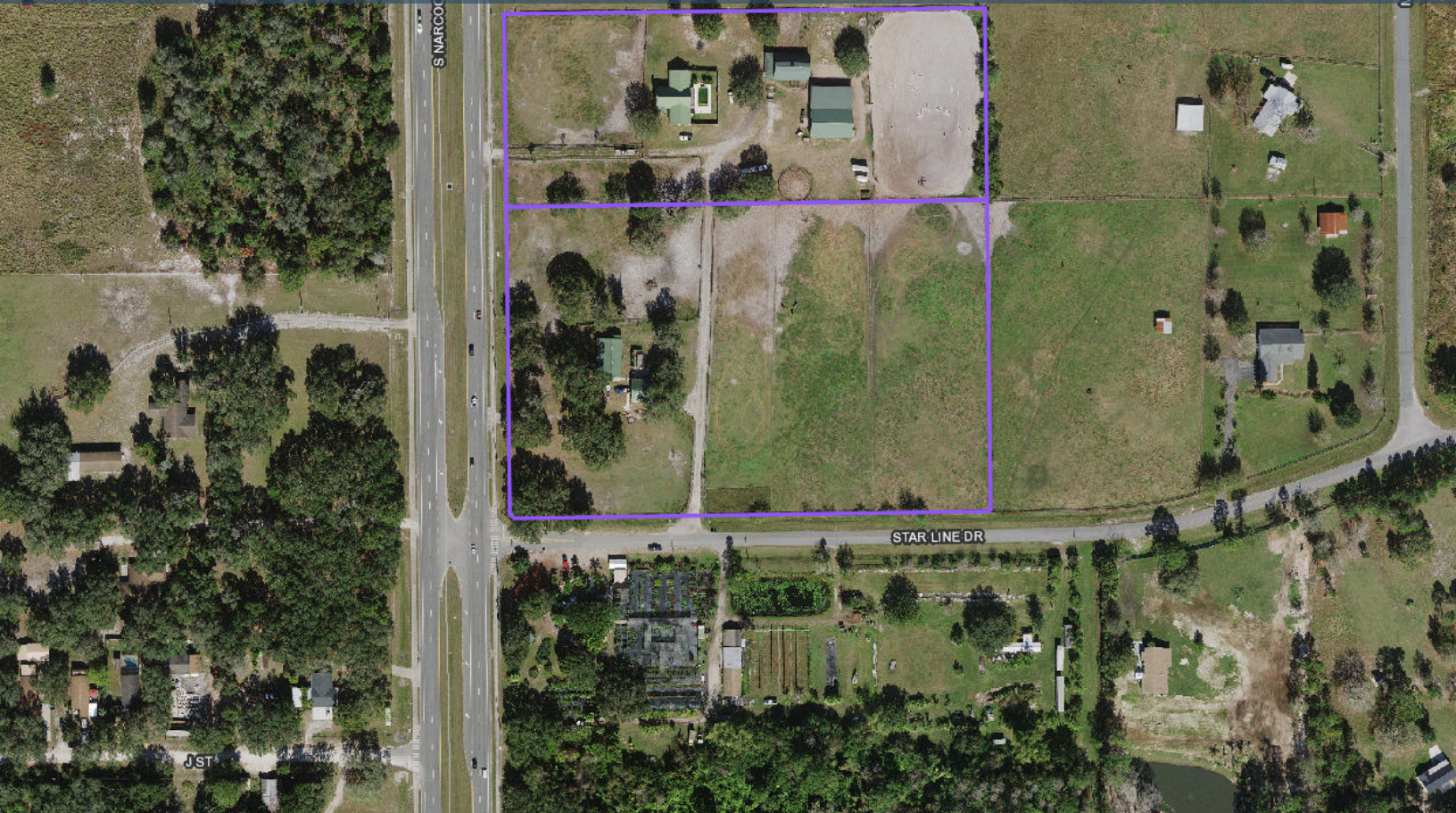


For Sale - \$7,000,000

955-1055 S Narcoossee Rd

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



Property Highlights

- Price: \$7,000,000
- 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

TABLE OF CONTENTS

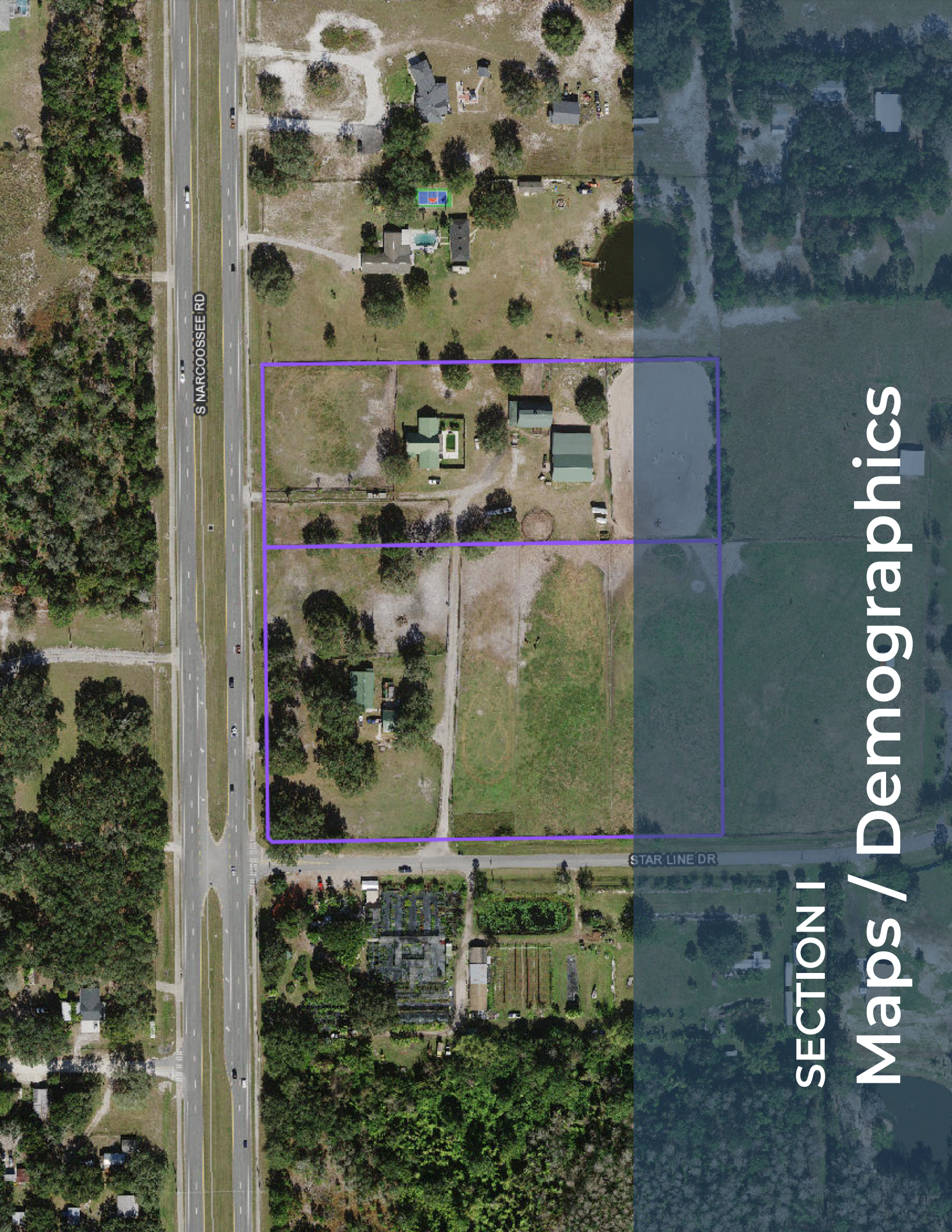
SECTION I - Maps / Demographics

Regional Map	4
Location Maps	5
Aerial Map	6
Business Map	7
Demographics	8
Service Circle	9

SECTION II - Broker Profiles

Francisco Jaramillo, CCIM, MBA	11
About CCIM	12

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



S NARCOOSSEE RD

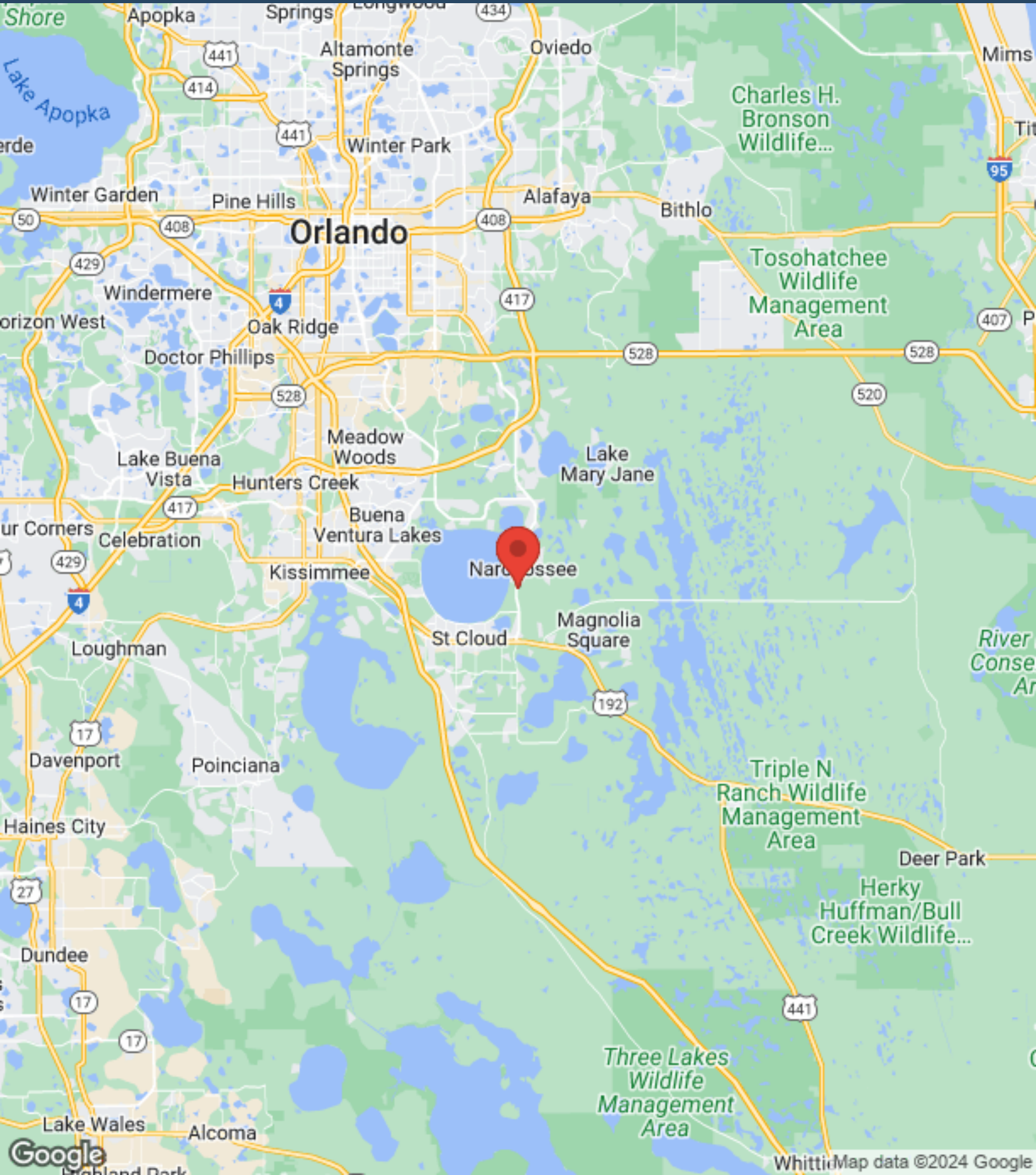
STAR LINE DR

SECTION I

Maps / Demographics

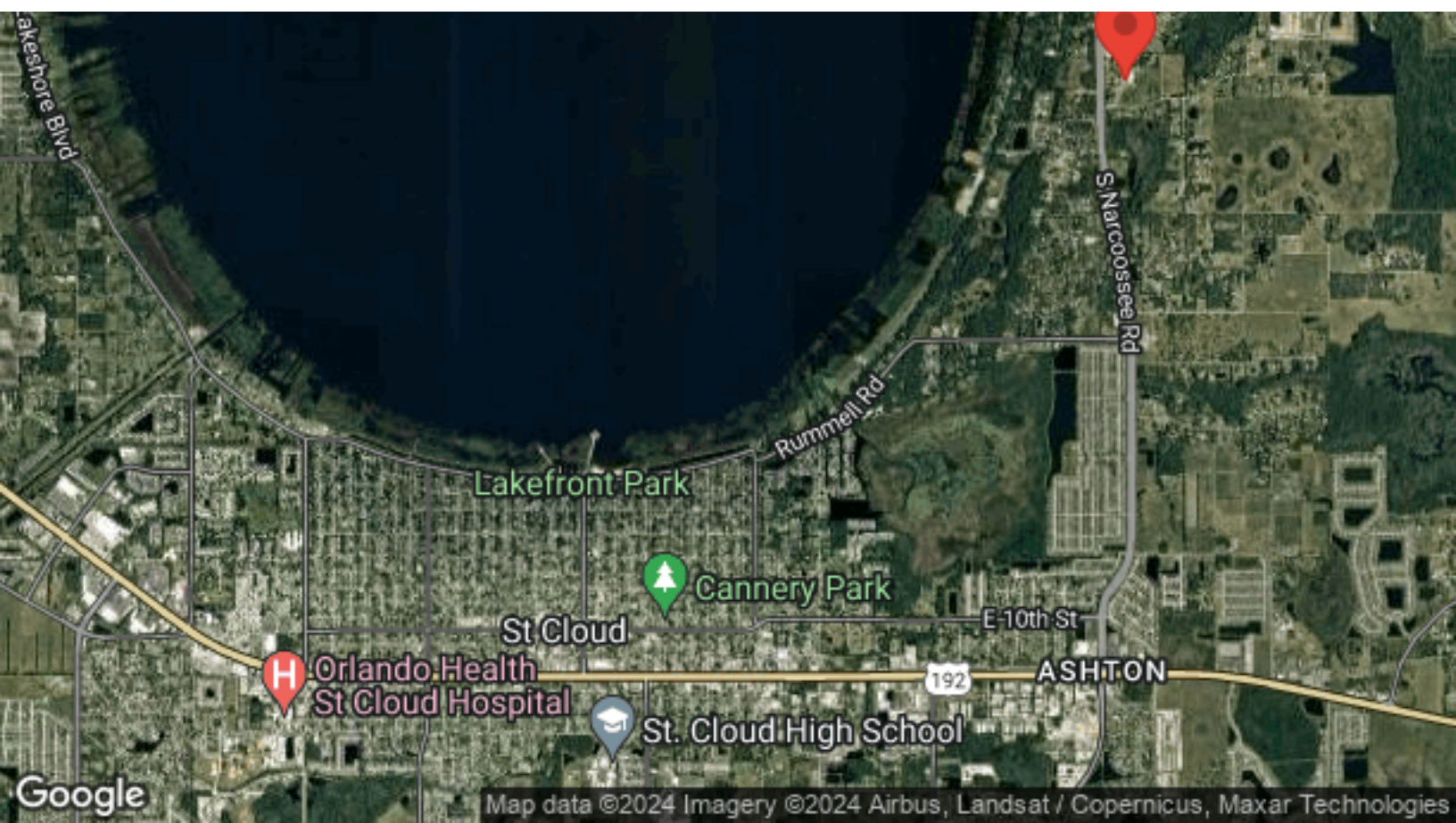
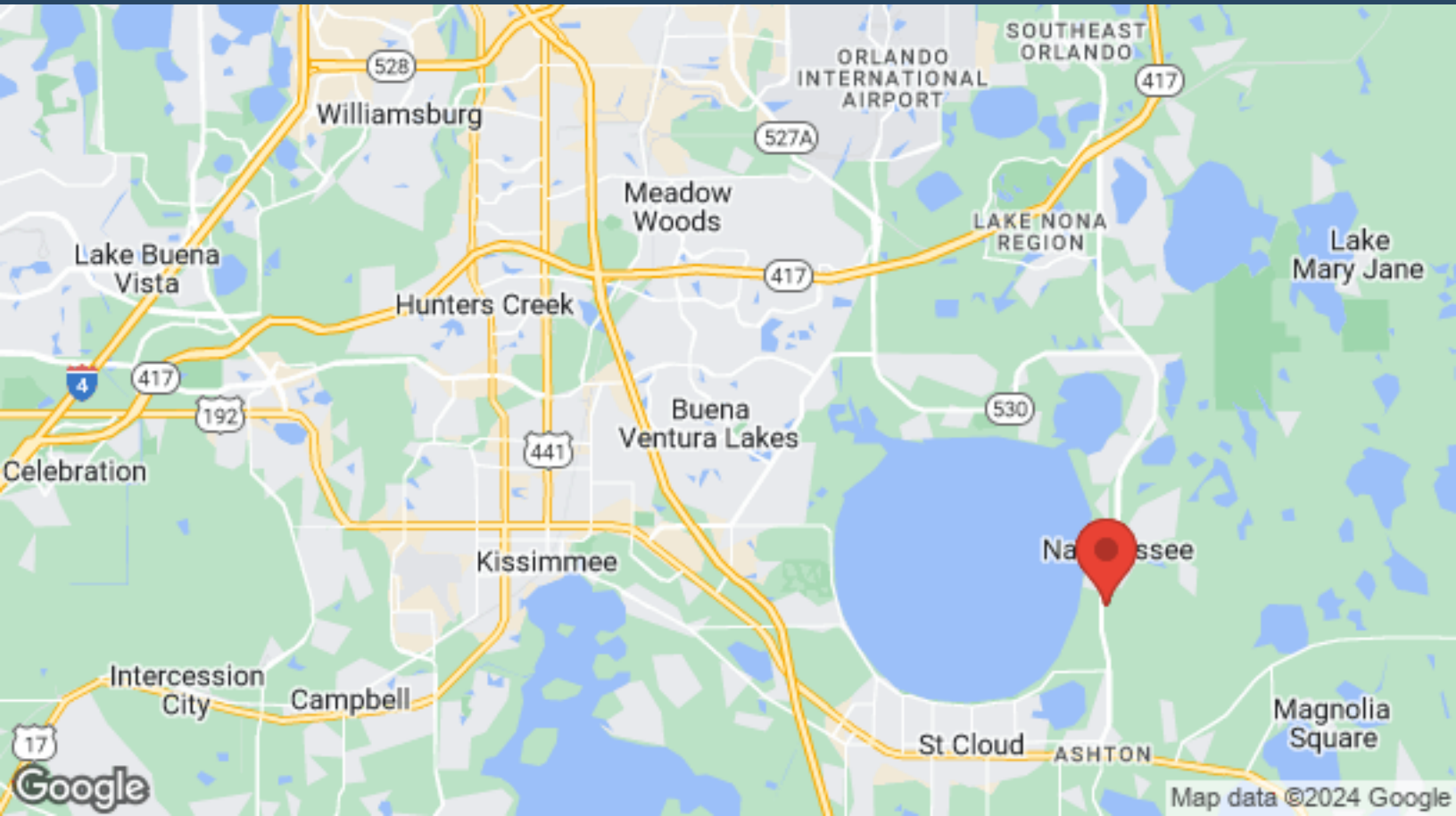
REGIONAL MAP

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



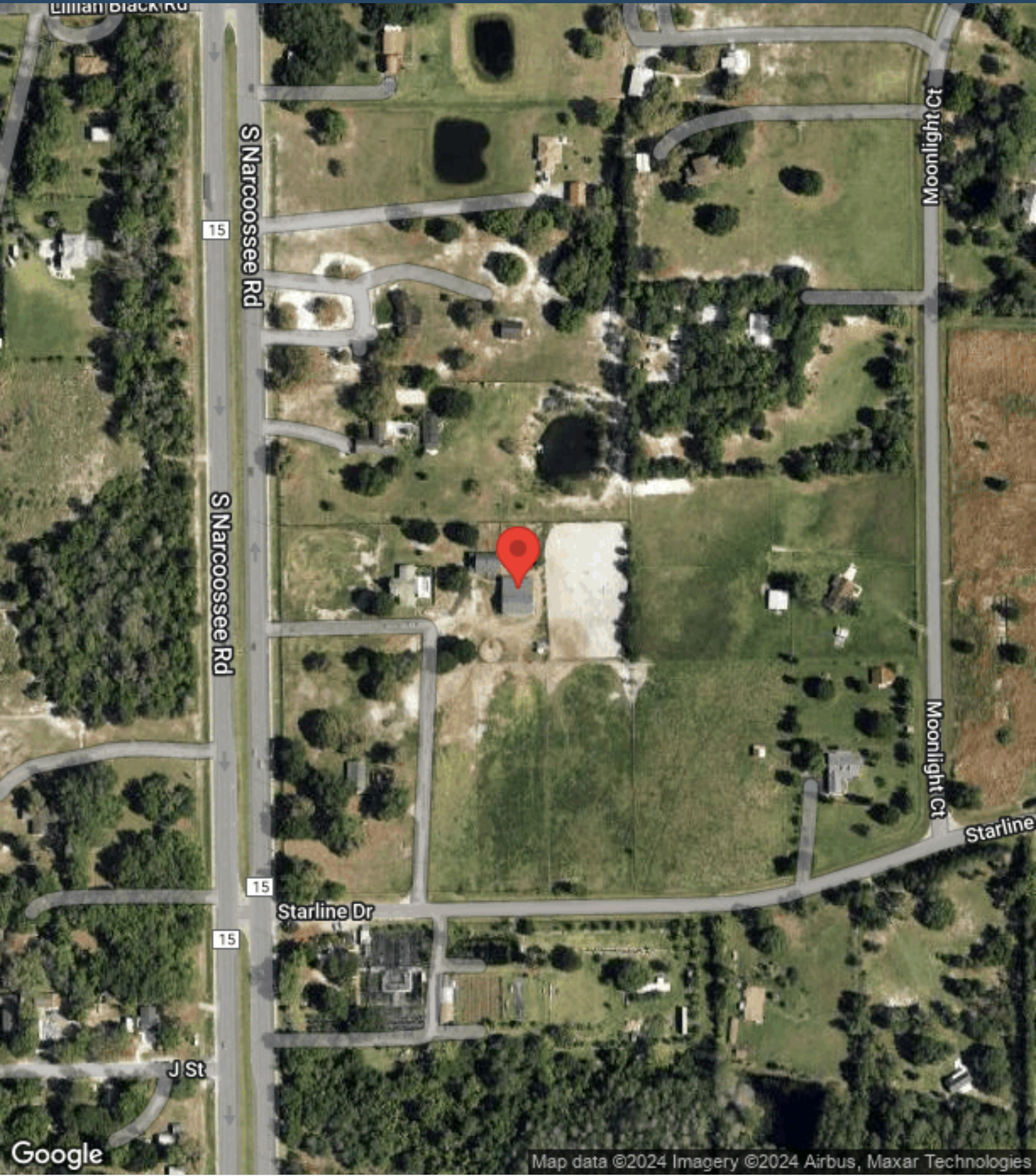
LOCATION MAPS

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



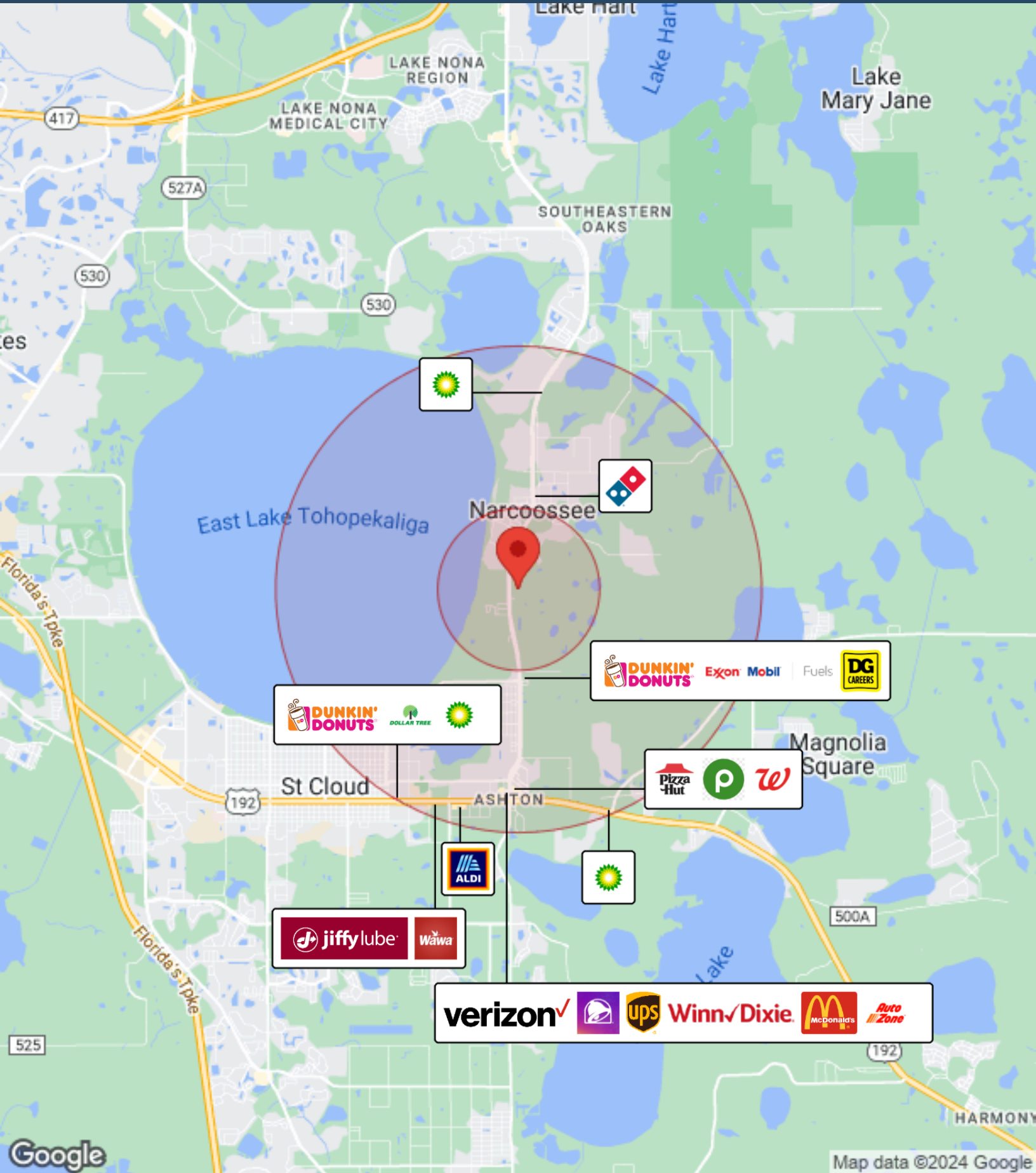
AERIAL MAP

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



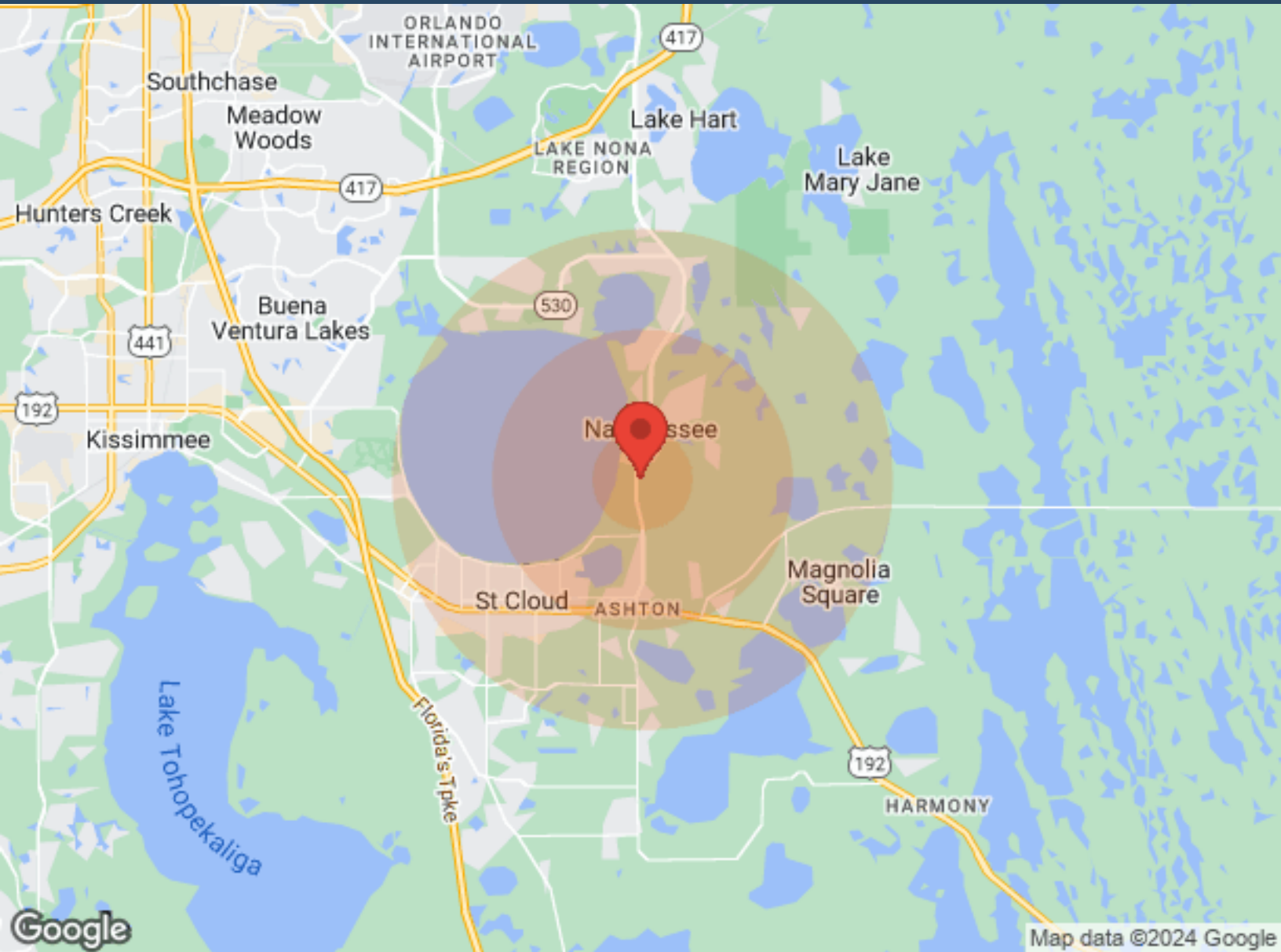
BUSINESS MAP

955-1055 South Narcoossee Rd
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
Male	3,613	6,402	24,892
Female	3,624	6,434	24,020
Total Population	7,237	12,836	48,912
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,456	2,398	9,527
Ages 15-24	1,070	1,733	6,699
Ages 25-54	2,671	4,727	18,163
Ages 55-64	886	1,636	6,010
Ages 65+	1,154	2,342	8,513
Race	1 Mile	3 Miles	5 Miles
White	6,394	11,606	40,899
Black	318	426	2,724
Am In/AK Nat	1	1	57
Hawaiian	N/A	N/A	10
Hispanic	1,257	1,830	15,180
Multi-Racial	918	1,406	8,984

Income	1 Mile	3 Miles	5 Miles
Median	\$68,621	\$52,865	\$50,516
< \$15,000	135	358	1,701
\$15,000-\$24,999	119	429	1,785
\$25,000-\$34,999	225	439	1,722
\$35,000-\$49,999	420	779	2,978
\$50,000-\$74,999	657	1,335	4,084
\$75,000-\$99,999	299	536	2,338
\$100,000-\$149,999	560	654	1,711
\$150,000-\$199,999	64	83	305
> \$200,000	72	74	232

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,591	5,337	20,328
Occupied	2,307	4,611	17,320
Owner Occupied	1,909	3,753	12,599
Renter Occupied	398	858	4,721
Vacant	284	726	3,008

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 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.](#)

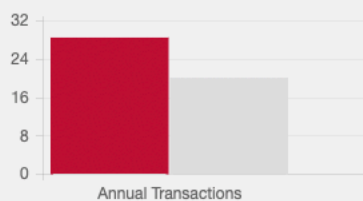
10%

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.

