

For Sale
1484 Tuskawilla Rd
Oviedo FL.32765

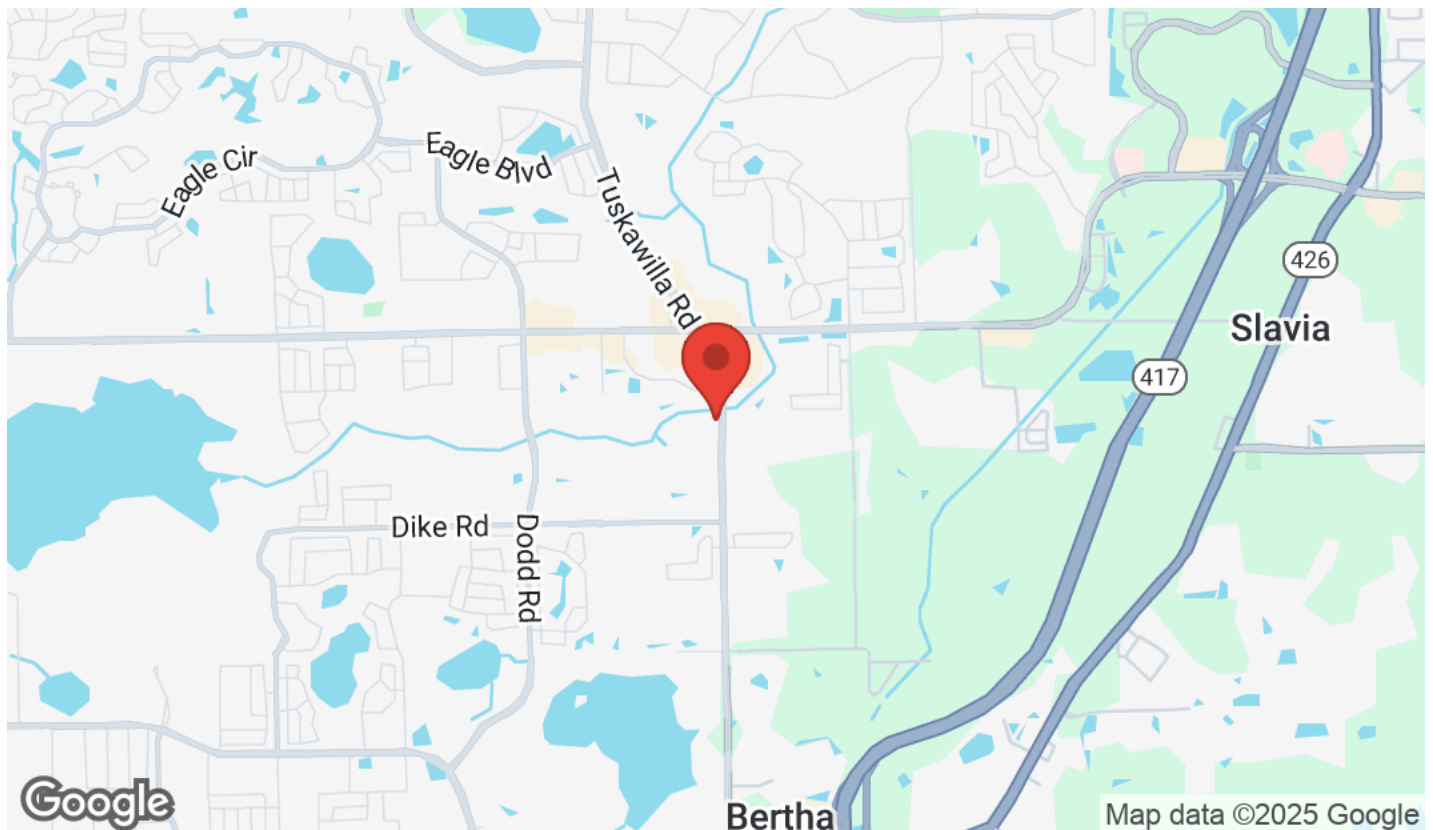
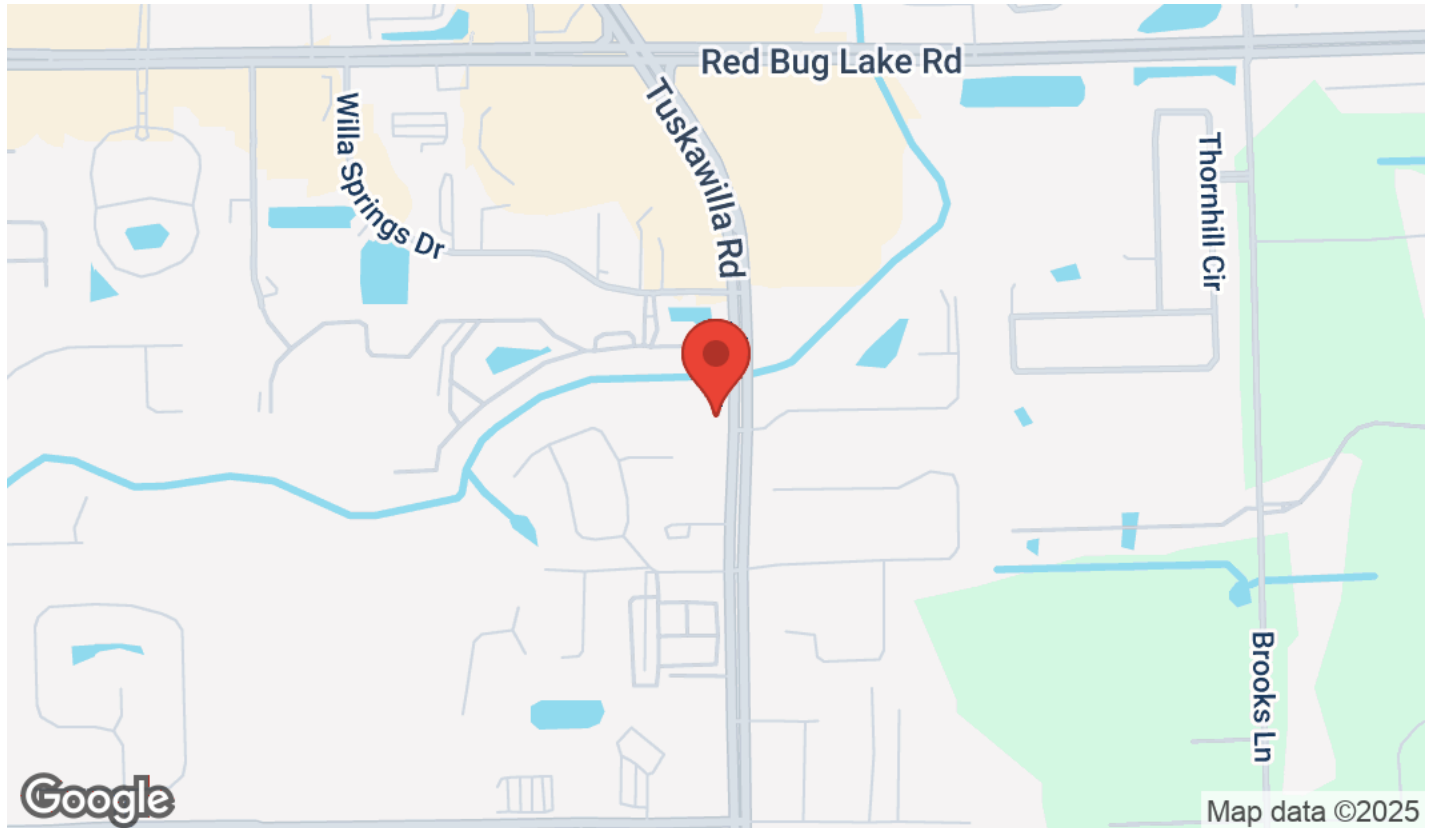
Price: \$950,000
2.4 Acres, Zoned OP
Not in A Flood Zone
2330 Sq FT office
2 Air Handlers
Additional Concrete Pad
Ample Parking



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
rkesler@mac.com
BK694599, Florida

LOCATION MAPS

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765

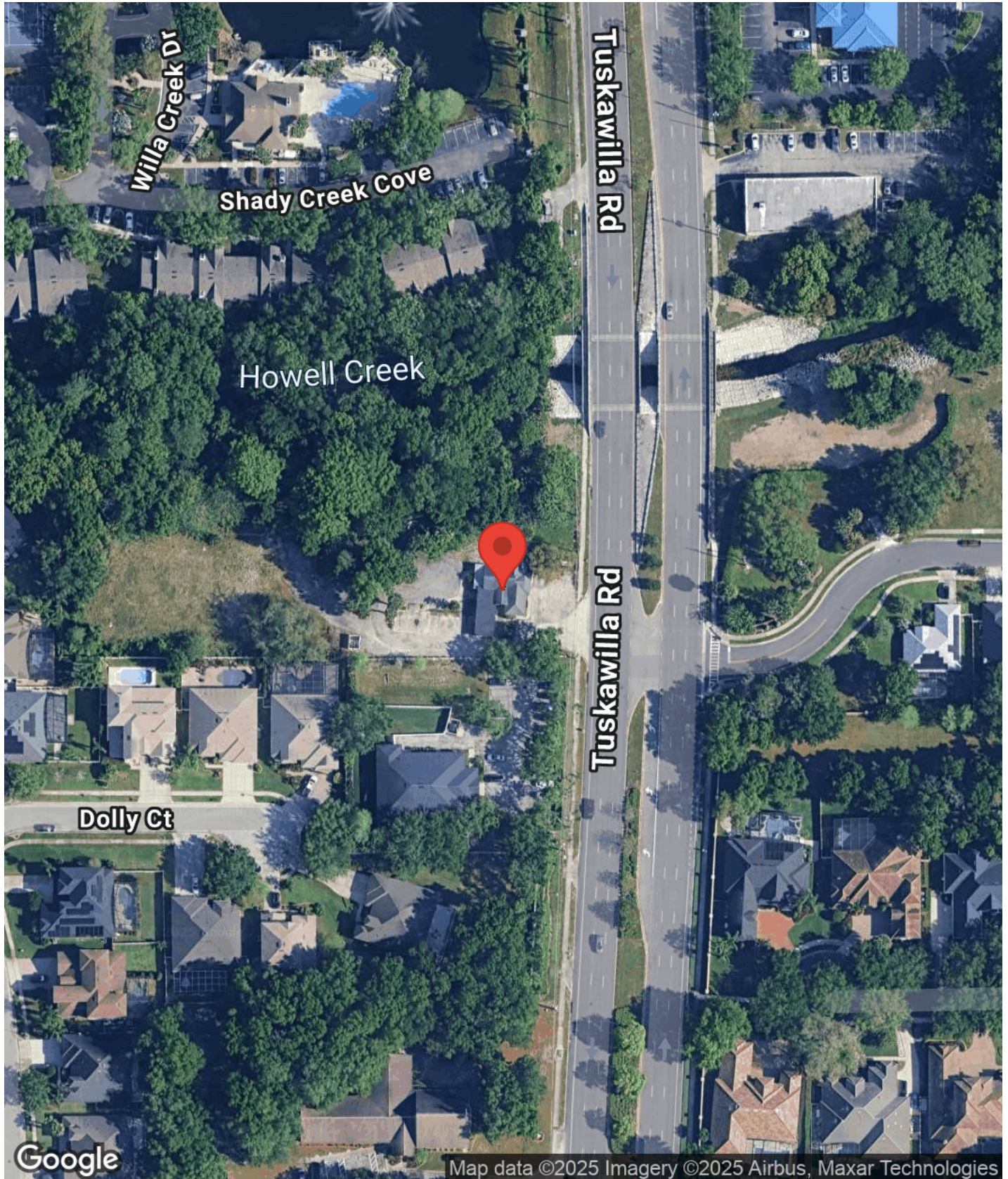


OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK694599, Florida

AERIAL MAP

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765



OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK694599, Florida

PROPERTY SUMMARY

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765



Property Summary

Price:	\$950,000
Building SF:	2,330
Rentable SF:	2,330
Occupancy:	Vacant
Floors:	1
Lot Size:	2.40 Acres
Signage:	Fronting Tuskawilla
Year Built:	1952
Renovated:	1980
Access:	Tuskawilla Rd
Parking:	Ample
Traffic Count:	29,694
Zoning:	OP
Additional	Concrete Pad in Back
Flood Zone	Outside
AC Count	3-
Allowable Uses	Office/Light Retail

Property Overview

If you are looking for a building with a lot of room to grow your business, in the desirable Oviedo/Winter Springs area, then check this building out!!!

Location Overview

Located on Tuskawilla rd, with frontage and signage. Traffic count is 29,694 daily.

PROPERTY DESCRIPTION

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765



3 Flags Plaza | 45,000 SqFt Office Park

This versatile office has it all!!! Great Tuskawilla frontage, plenty of parking, a concrete pad (excellent for parking or a storage unit) 2024 a/c for the main building (three a/c's total including a 2020 unit) , road signage, alarm, working irrigation system AND 2.40 acres of land!

This building is ideal for any office or professional use. The floorplan currently has a large reception, waiting room, six offices, conference room, two ADA restrooms and several entrances. The offices have windows for natural light, this is an easy building to work in!

OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK694599, Florida

PROPERTY PHOTOS

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765

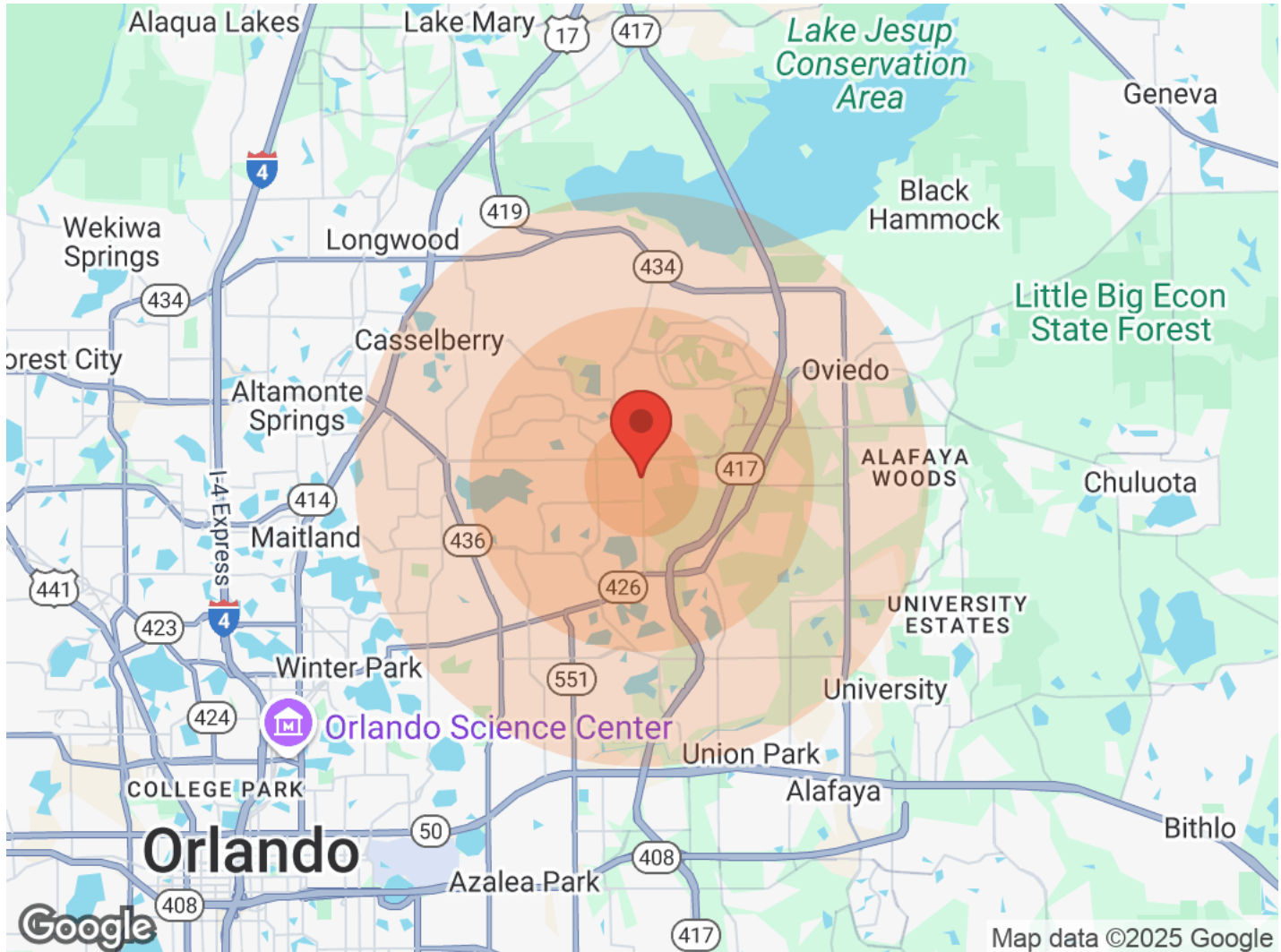


OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK694599, Florida

DEMOGRAPHICS

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,220	33,859	104,025	Median	\$70,319	\$70,694	\$63,138
Female	4,227	34,785	107,682	< \$15,000	187	1,774	9,777
Total Population	8,447	68,644	211,707	\$15,000-\$24,999	202	1,804	8,609
				\$25,000-\$34,999	272	2,755	9,604
				\$35,000-\$49,999	291	2,733	10,426
				\$50,000-\$74,999	767	5,543	15,167
				\$75,000-\$99,999	314	4,096	11,117
				\$100,000-\$149,999	718	4,526	11,449
				\$150,000-\$199,999	249	1,931	4,241
				> \$200,000	212	1,490	3,598
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,438	11,115	34,420	Total Units	3,598	29,279	94,454
Ages 15-24	1,173	8,861	25,252	Occupied	3,119	27,432	86,733
Ages 25-54	3,502	26,616	90,310	Owner Occupied	2,048	20,160	54,653
Ages 55-64	1,178	9,794	26,823	Renter Occupied	1,071	7,272	32,080
Ages 65+	1,156	12,258	34,902	Vacant	479	1,847	7,721
Race	1 Mile	3 Miles	5 Miles				
White	7,075	59,402	177,477				
Black	379	3,134	13,790				
Am In/AK Nat	N/A	11	60				
Hawaiian	N/A	N/A	3				
Hispanic	1,757	11,891	42,513				
Multi-Racial	1,106	7,336	26,476				

OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK694599, Florida

SURVEY

1484 TUSKAWILLA ROAD, OVIEDO, FL 32765



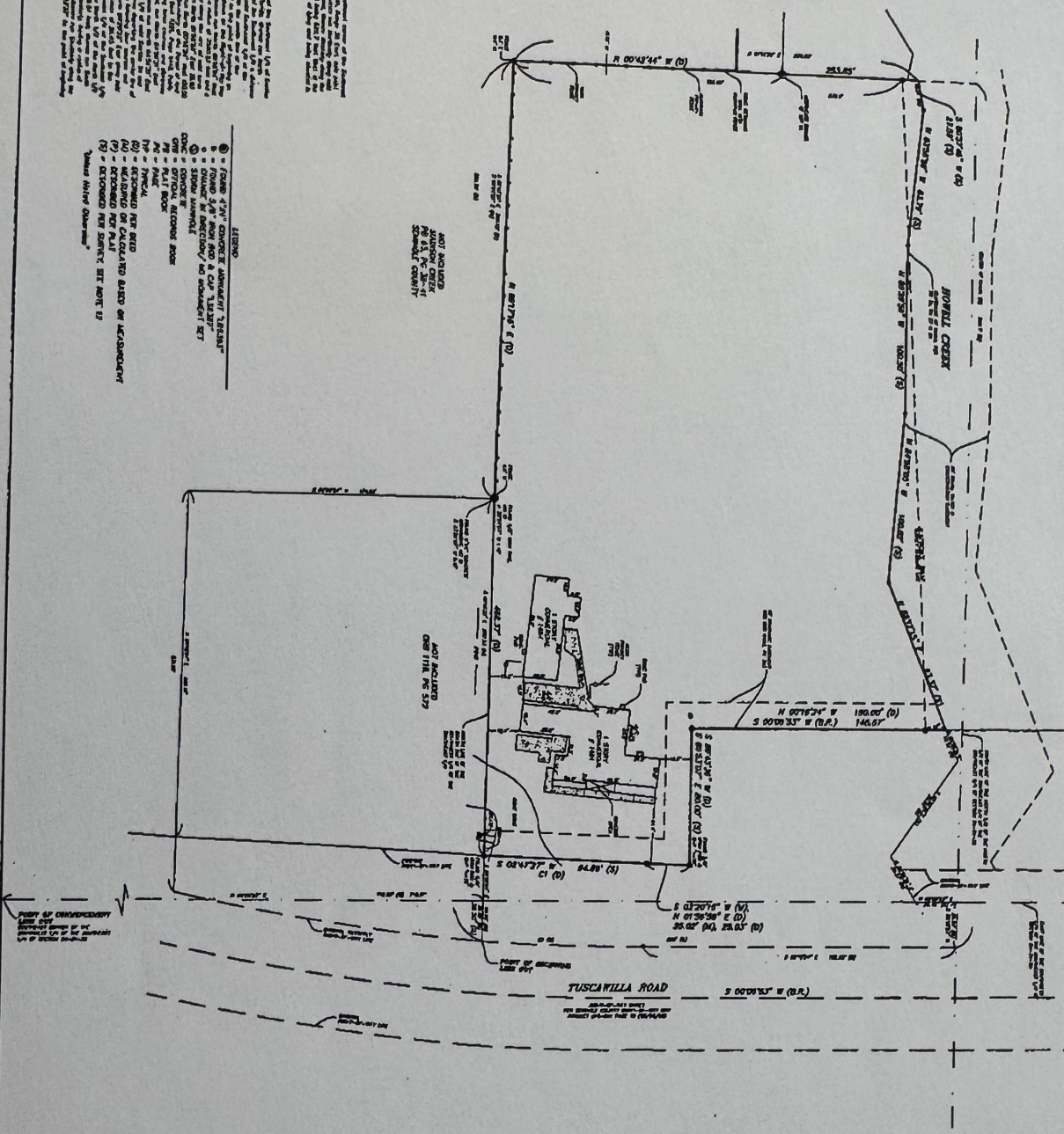
1484 TUSKAWILLA ROAD
SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST
OVIEDO, SEMINOLE COUNTY, FLORIDA

NOT INCLUDED
MASTERS CREEK
PD 83, PG 38-41
SEMINOLE COUNTY

1484 TUSKAWILLA ROAD
SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST
OVIEDO, SEMINOLE COUNTY, FLORIDA

1484 TUSKAWILLA ROAD
SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST
OVIEDO, SEMINOLE COUNTY, FLORIDA

- LEGEND
- 1. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 2. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 3. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 4. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 5. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 6. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 7. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 8. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 9. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 10. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 11. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 12. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 13. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 14. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 15. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 16. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 17. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 18. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 19. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 20. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 21. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 22. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 23. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 24. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 25. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 26. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 27. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 28. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 29. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 30. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 31. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 32. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 33. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 34. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 35. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 36. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 37. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 38. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 39. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 40. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 41. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 42. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 43. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 44. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 45. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 46. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 47. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 48. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 49. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 50. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 51. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 52. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 53. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 54. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 55. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 56. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 57. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 58. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 59. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 60. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 61. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 62. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 63. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 64. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 65. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 66. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 67. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 68. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 69. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 70. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 71. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 72. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 73. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 74. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 75. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 76. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 77. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 78. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 79. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 80. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 81. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 82. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 83. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 84. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 85. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 86. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 87. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 88. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 89. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 90. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 91. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 92. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 93. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 94. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 95. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 96. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 97. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 98. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 99. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"
 - 100. FOUND 4.11" CONCRETE ANGLE/STAKE "TUSKAWILLA"

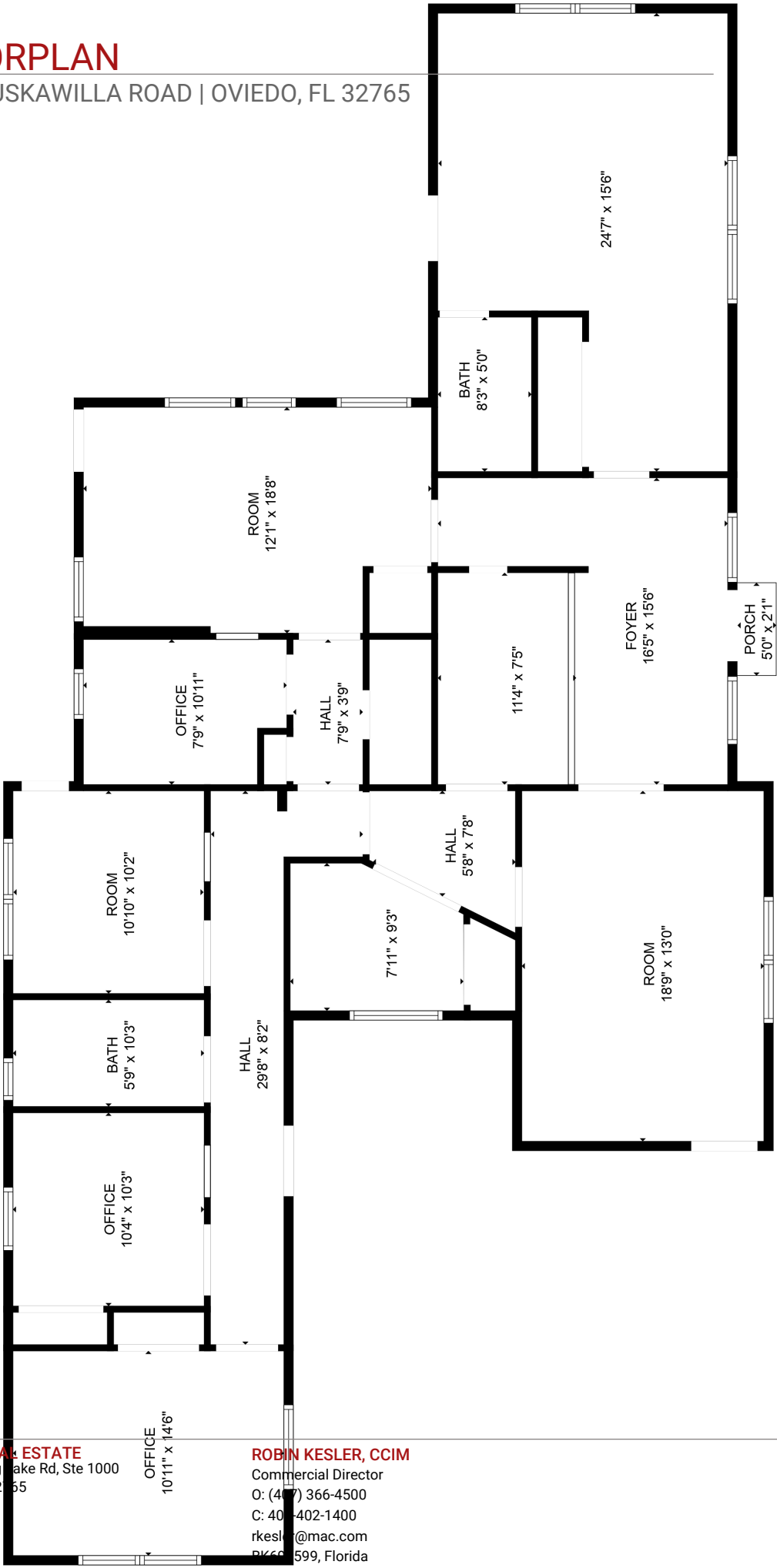


CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	7560.53	00°13'02"	94.49	140°24'10"E
C2	1248.34	04°28'12"	83.32	80°53'24"E

FLOORPLAN

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765



Total GLA: 2152 sq. ft | Total: 2162 sq. ft
Floor 1: 2152 sq. ft (Excluded areas 10 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK60599, Florida

Flood Zone Details

Property Address
1484 TUSKAWILLA RD
OVIEDO, FL 32765-8756

FLOOD ZONE MAP

Quote N
Reference Id:

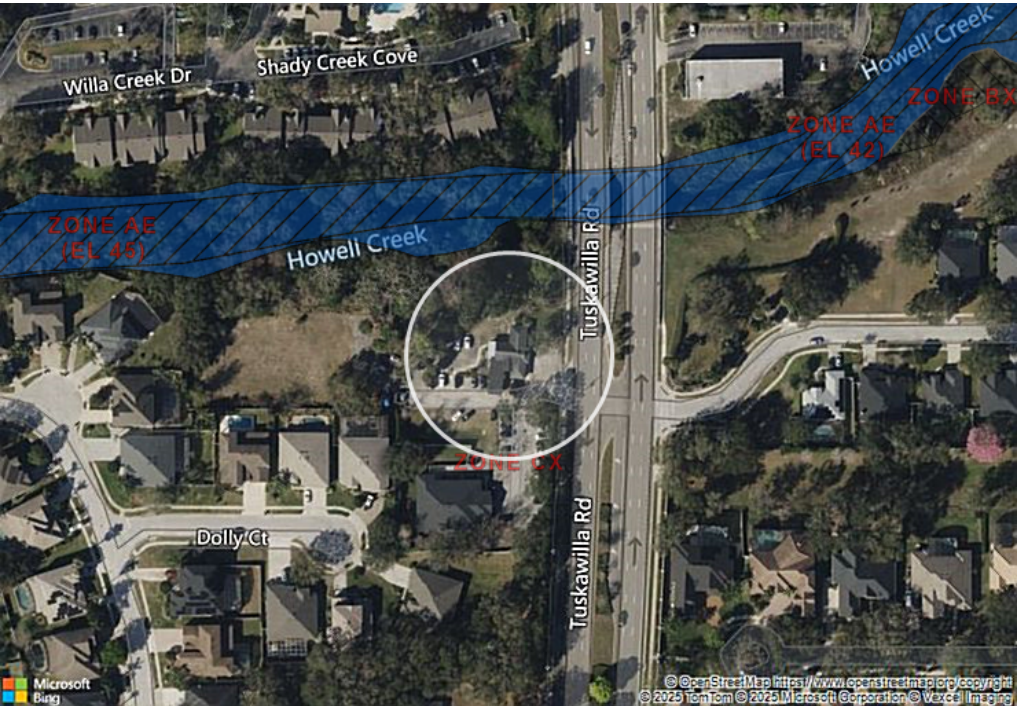


37799
40245

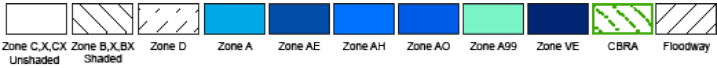
Current Zone

Flood Community: 120289, SEMINOLE COUNTY*
Flood Zone: X
Map Panel: 0170
Map Panel Suffix: F
Map Panel Date: 09/28/2007
CBRA Zone: No
Base Flood Elevation: '
Flood SFHA: No

Flood Zone Map



Legend



OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK694599, Florida

PROFESSIONAL BIO

1484 TUSKAWILLA ROAD | OVIEDO, FL 32765



ROBIN KESLER, CCIM

Commercial Director



Optima Real Estate
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765
O: (407) 366-4500
C: 407-402-1400
rkesler@mac.com
BK694599, Florida

Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.



Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.

DISCLAIMER

1484 TUSKAWILLA ROAD



All materials and information received or derived from Optima Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Optima Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Optima Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Optima Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Optima Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Optima Real Estate in compliance with all applicable fair housing and equal opportunity laws.

OPTIMA REAL ESTATE

7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

PRESENTED BY:

ROBIN KESLER, CCIM

Commercial Director

O: (407) 366-4500

C: 407-402-1400

rkesler@mac.com

BK694599, Florida

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.