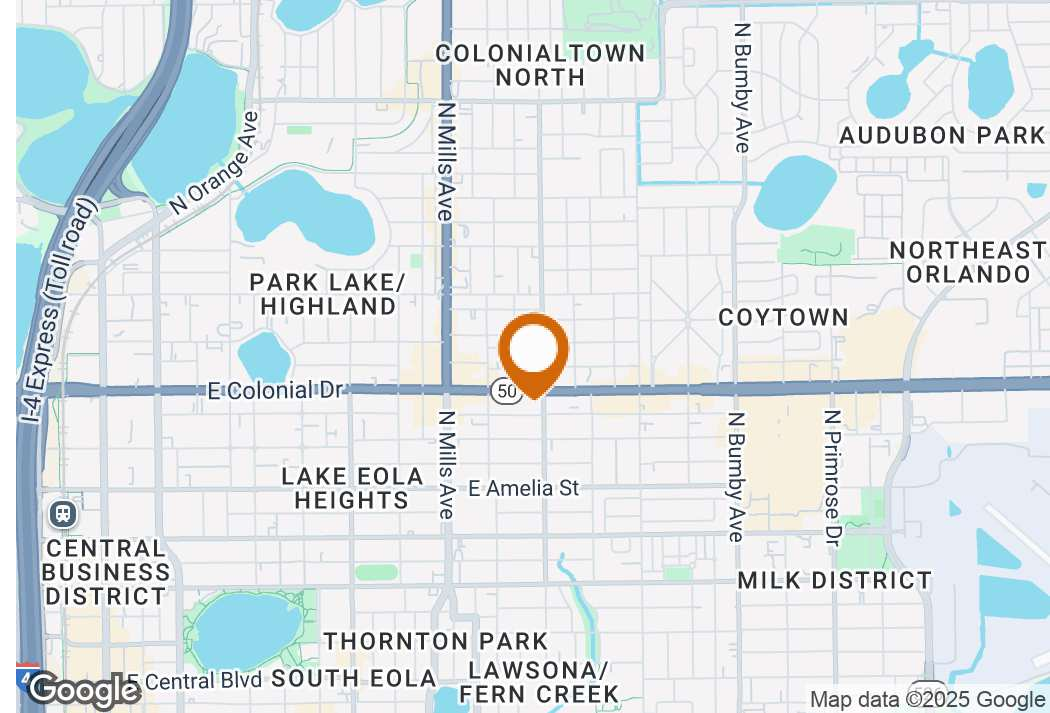


Hillcrest Freestanding Office/Retail Opportunity

1517 Hillcrest St, Orlando, Florida 32803

Bill Nguyen
407-304-0553
bill@saundersrealestate.com

EXECUTIVE SUMMARY



Lease Rate

\$26 pSF NNN

Offering Summary

Building Size:	2,540 SF
Available SF:	2,480 SF ±
Lot Size:	0.16 Acres
Year Built:	1945
Renovated:	2025
Zoning:	ORL-MU-2/T
Submarket:	Orlando-Kissimmee-Sanford

Property Overview

Located in the vibrant Mills 50 District, this freshly renovated property offers a unique opportunity with two separate structures on-site. The front/main building spans 1,232 SF, while a versatile two-story building in the rear adds another 1,248 SF. The spaces can be leased together or individually, making it ideal for a variety of uses. Enjoy excellent accessibility to Colonial Drive, I-4, and SR-408, all while being steps away from one of Orlando's most eclectic and thriving neighborhoods.

Property Highlights

- Average Household Income of **\$115,359** within a **1-mi radius**
- Recently renovated in 2025
- MU-2/T zoning allows for a wide range of uses

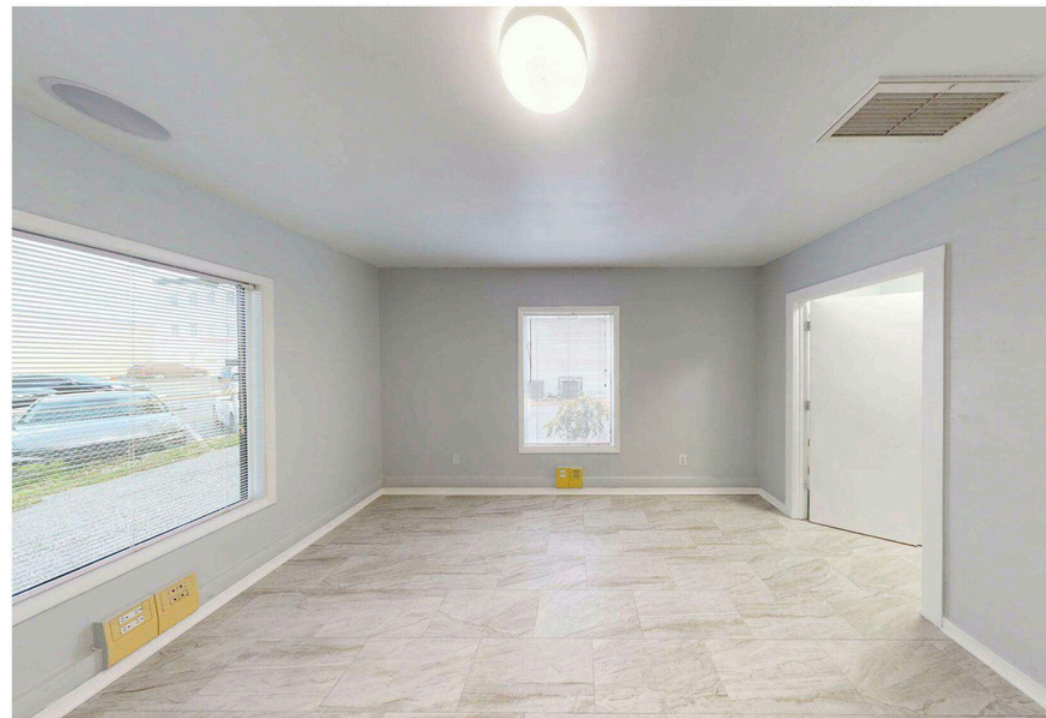
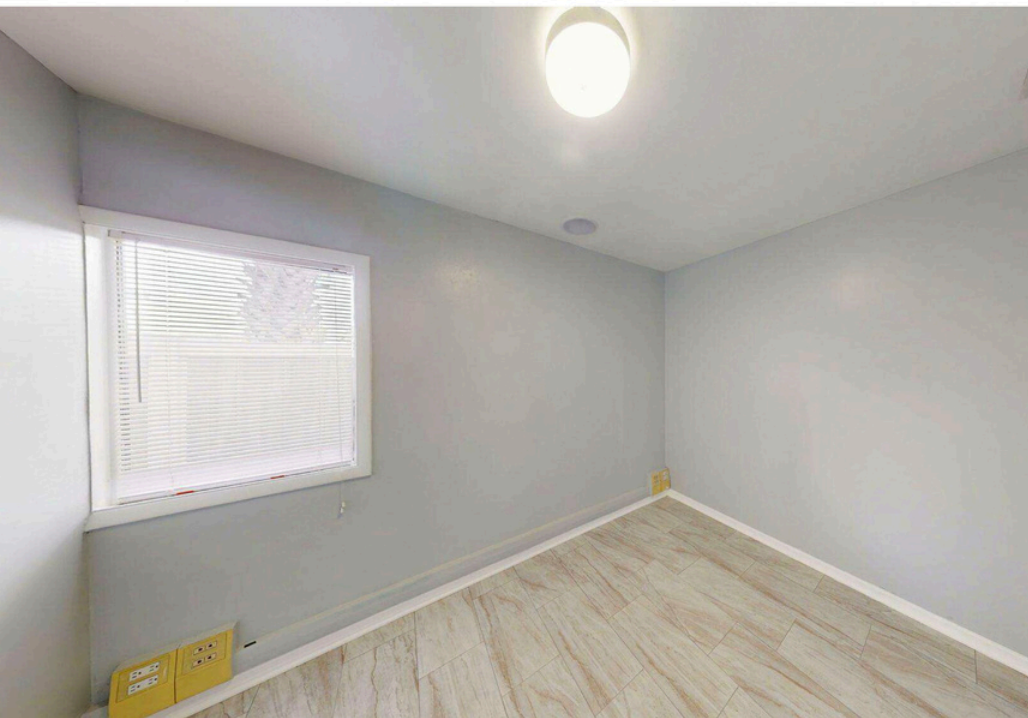
EXTERIOR PHOTOS



MAIN BUILDING | INTERIOR



VIRTUAL TOUR



MAIN BUILDING | INTERIOR



REAR BUILDING | 1ST FLOOR



VIRTUAL TOUR



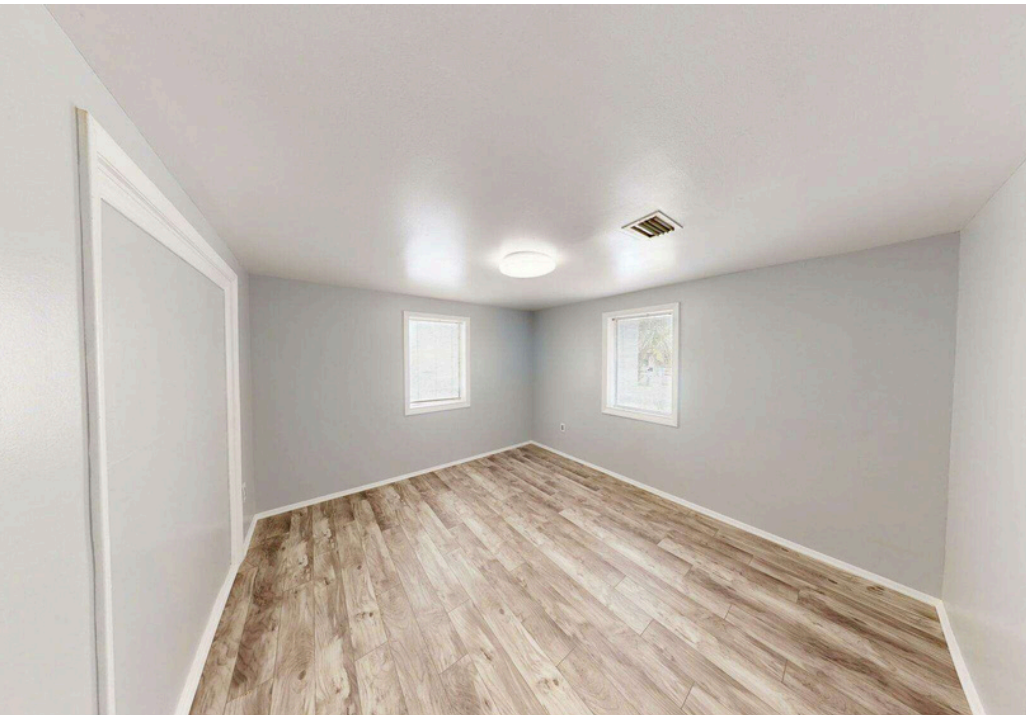
REAR BUILDING | 1ST FLOOR



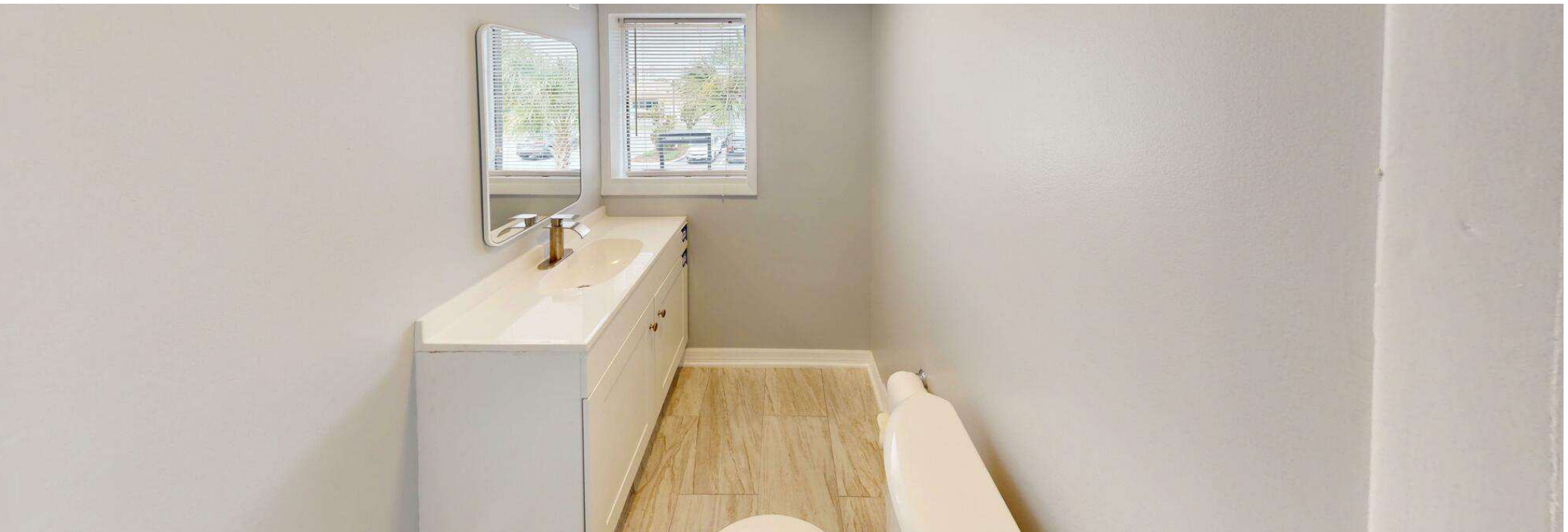
REAR BUILDING | 2ND FLOOR



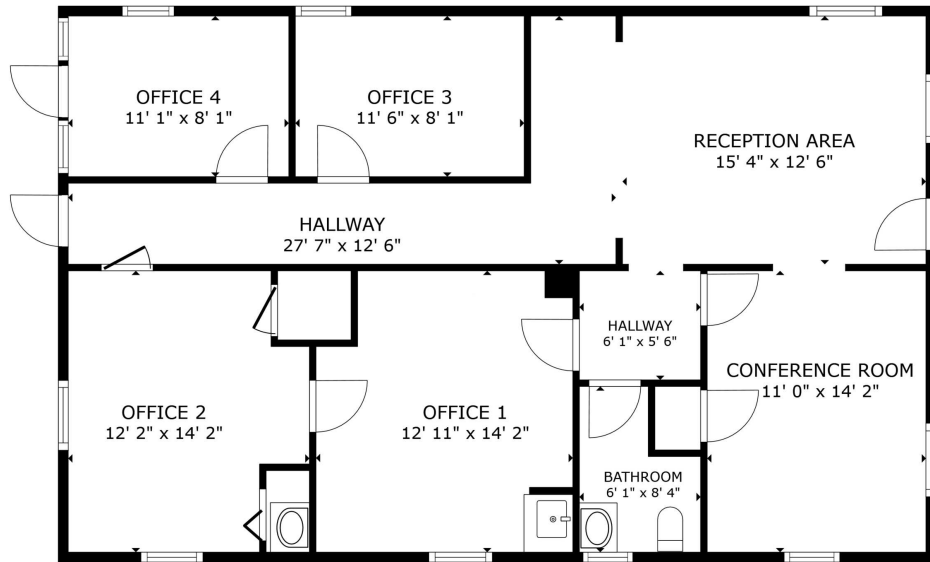
VIRTUAL TOUR



REAR BUILDING | 2ND FLOOR

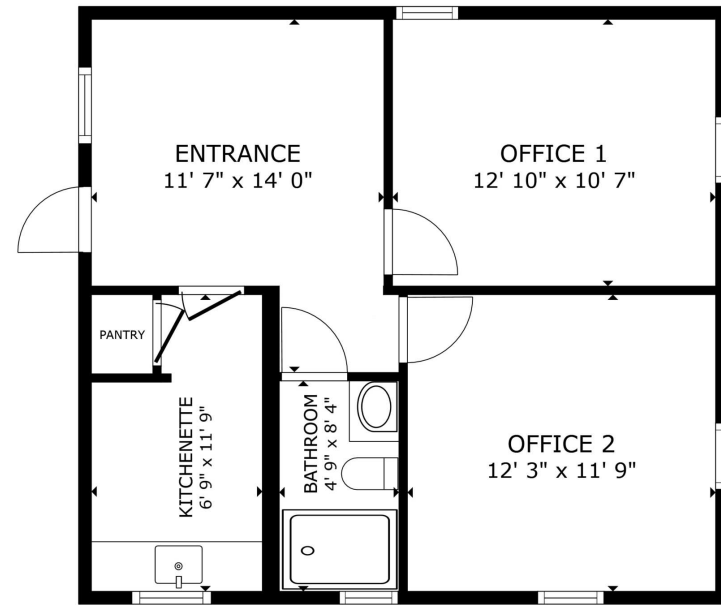


FLOOR PLANS

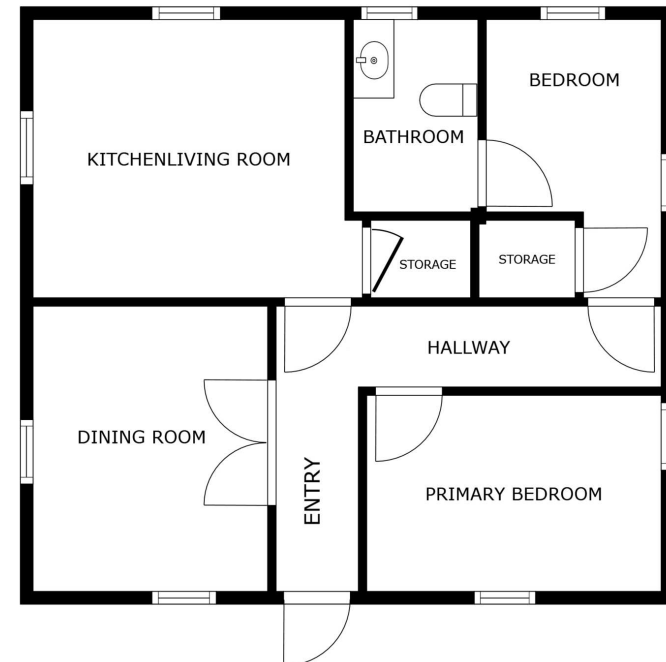


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,167 sq.ft.
TOTAL : 1,167 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN



FLOOR PLAN

NORTHWESTERN AERIAL



194,500 ±
Cars/Day



48,500 ±
Cars/Day

E Colonial Drive 50

Fern Creek Ave

Hillcrest St

SOUTHWESTERN AERIAL

Downtown Orlando

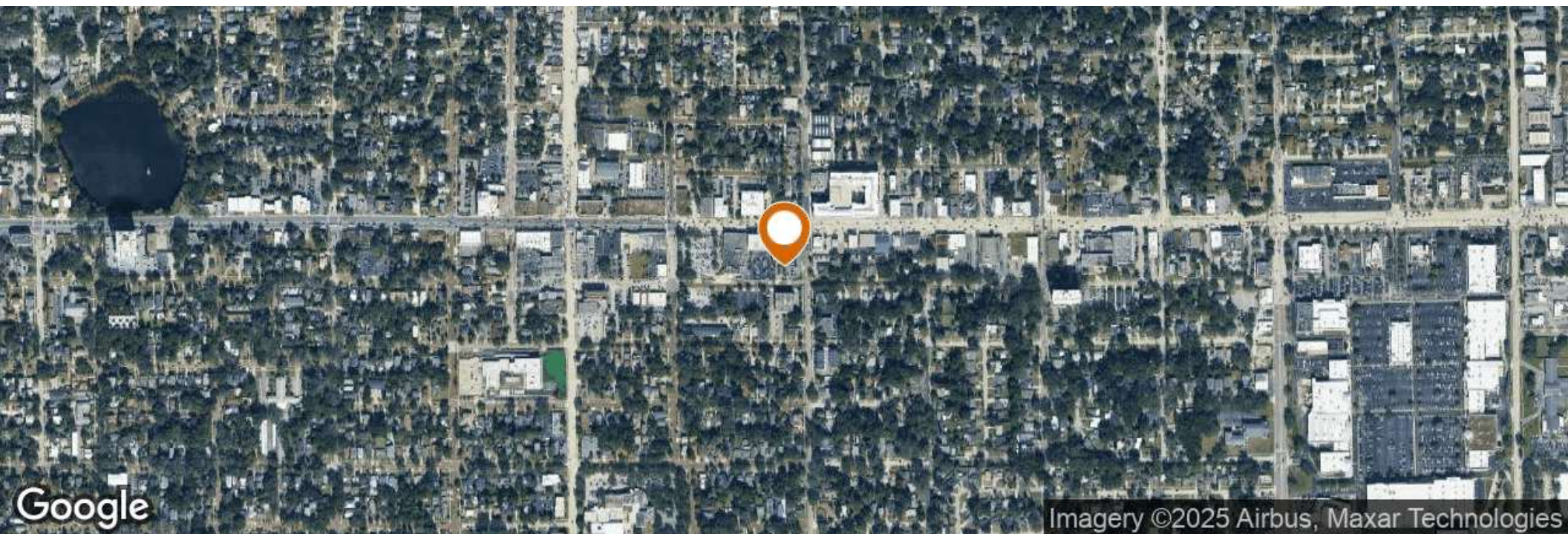
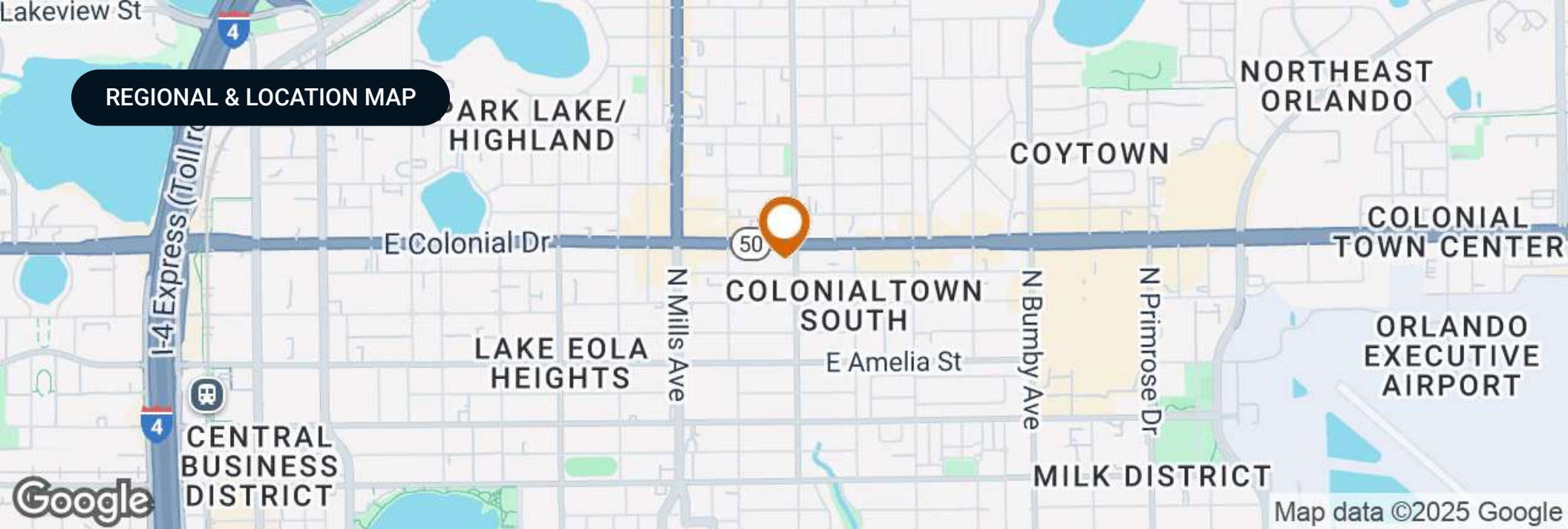
5 ± Mins





NORTHEASTERN AERIAL





DEMOGRAPHICS MAP & REPORT

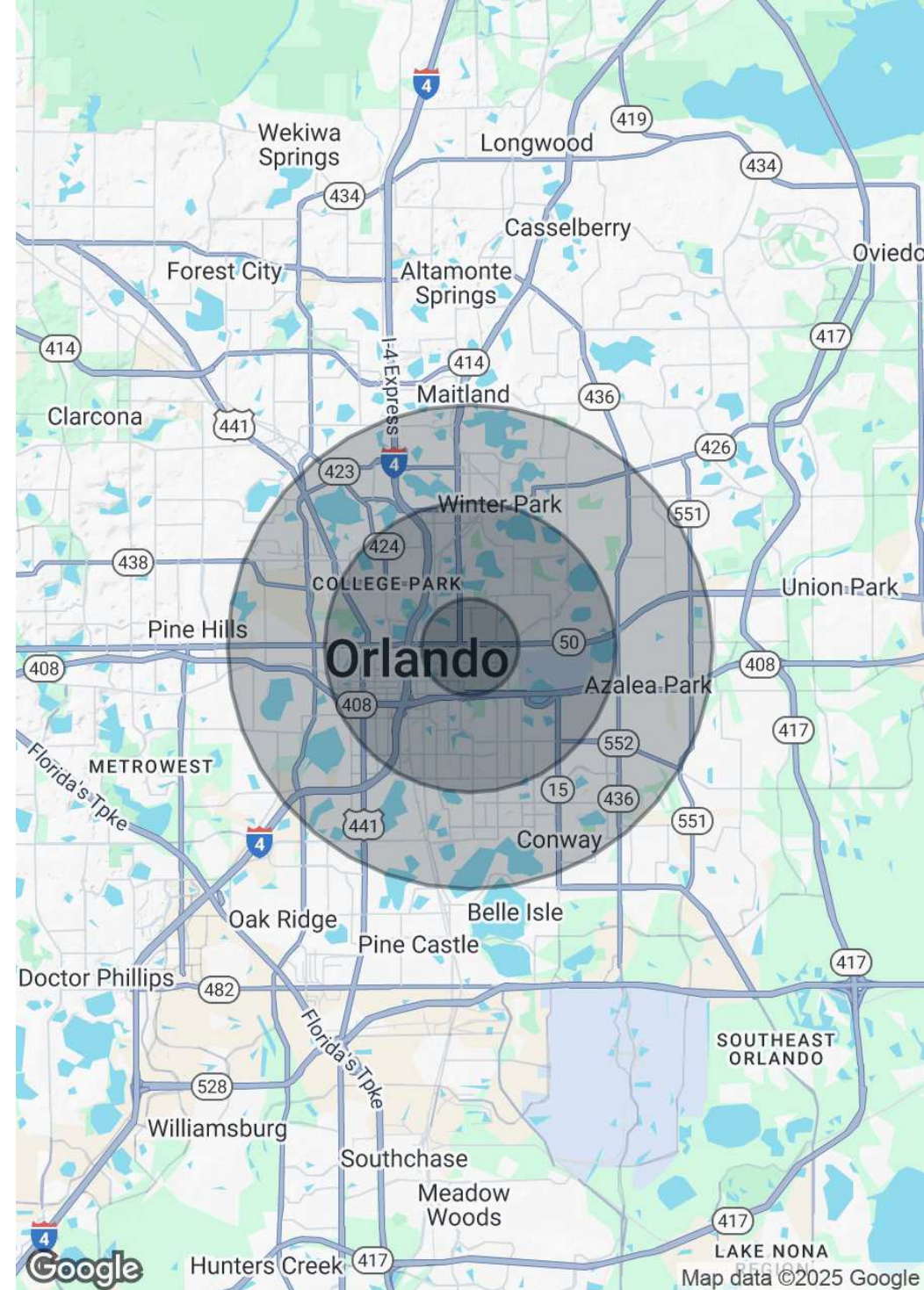
Population

	1 Mile	3 Miles	5 Miles
Total Population	14,096	111,793	286,900
Average Age	41	42	41
Average Age (Male)	41	41	40
Average Age (Female)	41	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,855	53,847	123,833
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$133,758	\$124,386	\$102,798
Average House Value	\$561,267	\$568,262	\$461,137

Demographics data derived from AlphaMap



AREA ANALYTICS

Population

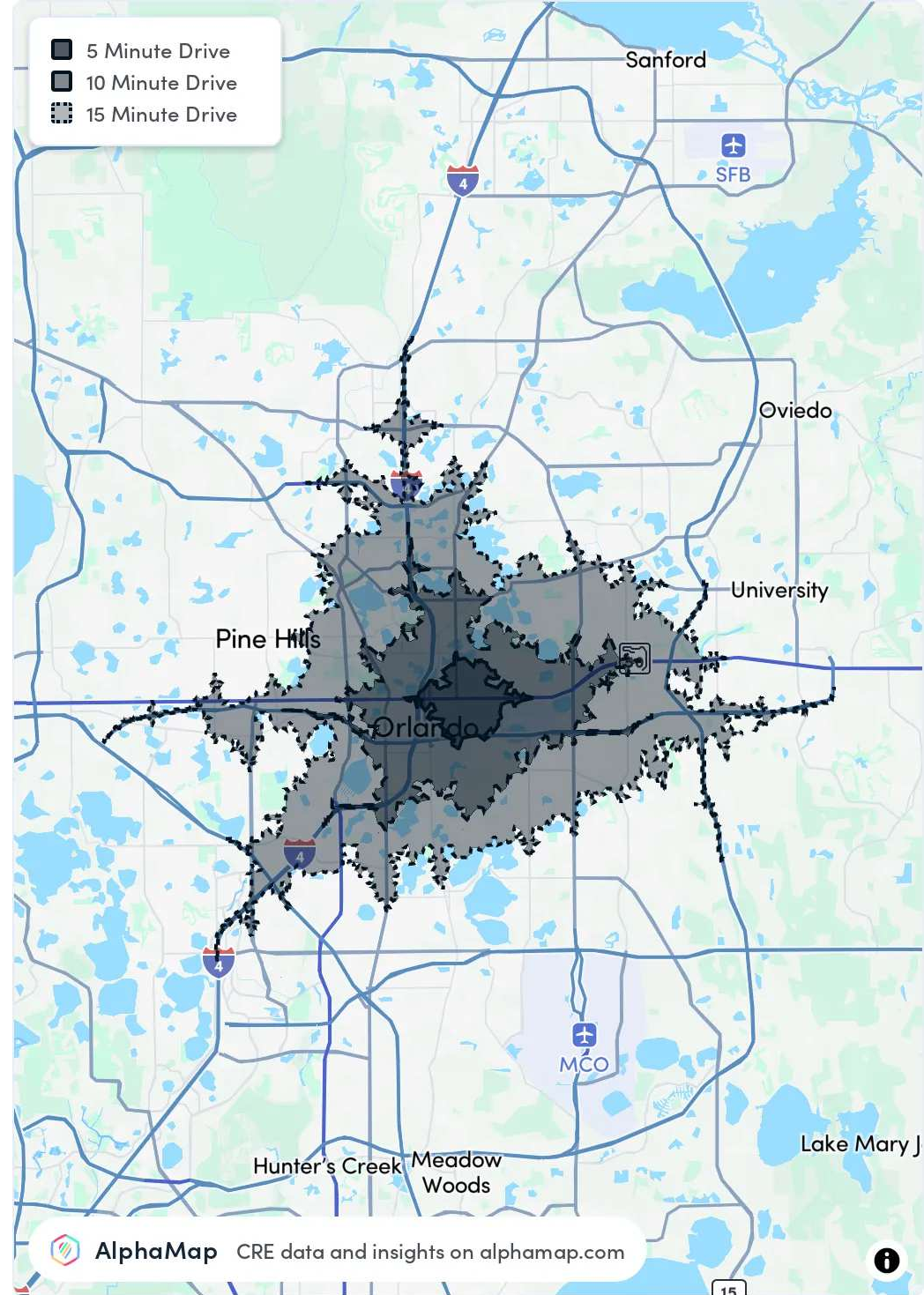
	5 Minutes	10 Minutes	15 Minutes
Total Population	18,391	104,664	352,434
Average Age	40	41	40
Average Age (Male)	40	41	39
Average Age (Female)	40	42	41

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	10,504	50,720	148,141
Persons per HH	1.8	2.1	2.4
Average HH Income	\$127,559	\$121,056	\$96,975
Average House Value	\$544,858	\$559,351	\$418,989
Per Capita Income	\$70,866	\$57,645	\$40,406

Race

	5 Minutes	10 Minutes	15 Minutes
Population White	12,908	64,714	167,264
Population Black	1,091	14,234	70,345
Population American Indian	60	385	1,717
Population Asian	979	4,652	14,827
Population Pacific Islander	11	77	319

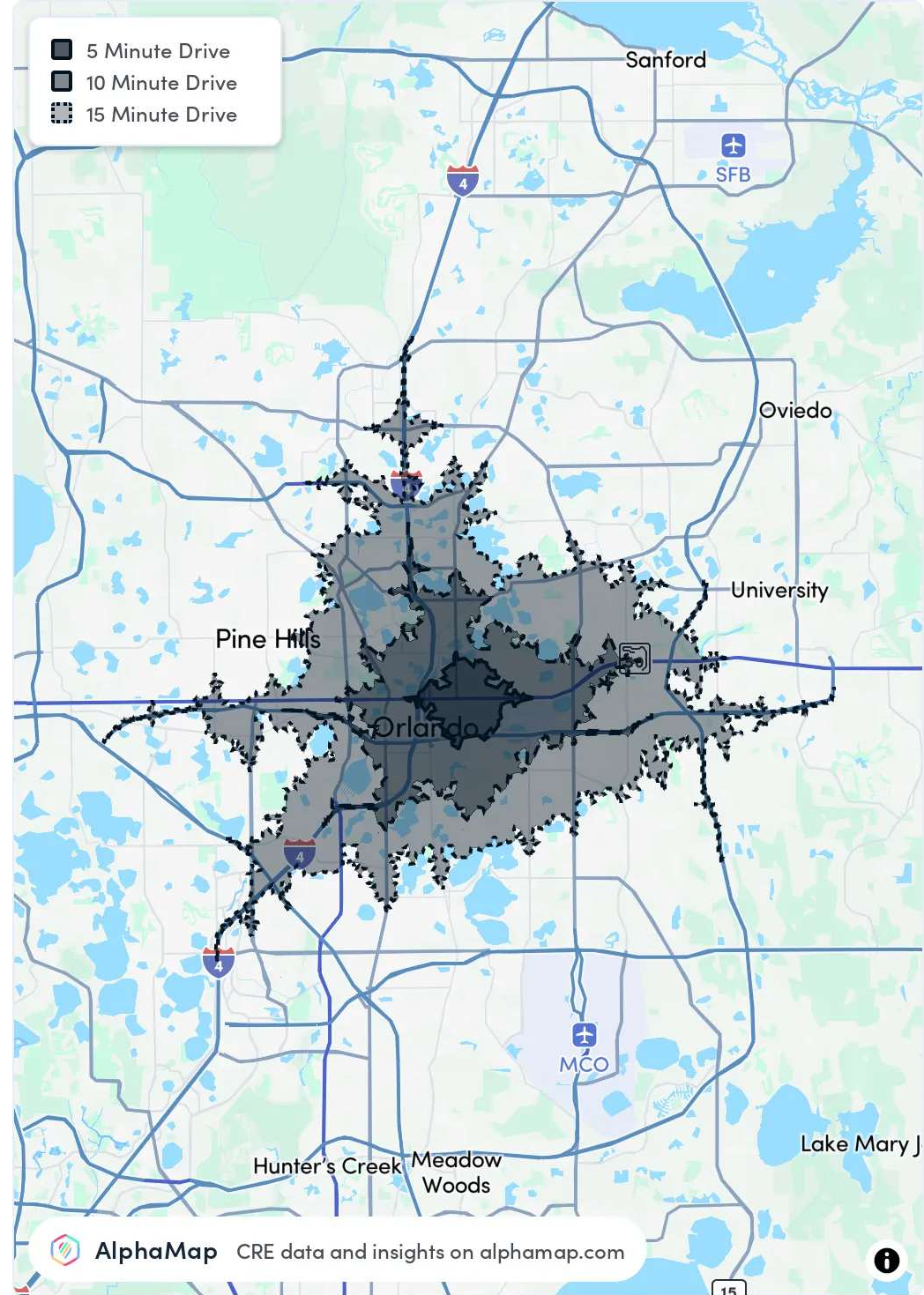


AREA ANALYTICS

Population Other 924 6,752 39,521

Race (%)	5 Minutes	10 Minutes	15 Minutes
Population White (%)	70.20%	61.80%	47.50%
Population Black (%)	5.90%	13.60%	20%
Population American Indian (%)	0.30%	0.40%	0.50%
Population Asian (%)	5.30%	4.40%	4.20%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	5%	6.50%	11.20%

Map and demographics data derived from AlphaMap



RETAILER MAP

Addition
FINANCIAL

LAZY MOON
BANH MI
TORI TORI

KORI
BAKERY & DESSERT
haan
HODENNE
PAPA MAMA
mamak

ALEXAN
MILLS
50

BLACK BEAN DELL
A CUBAN CAFE

BAKERY
1908

CHASE
Wendys

CHICKEN FIRE
ACE
Hardware
FRESH

TD Bank
PANDA EXPRESS
McDonalds

Colonial
Photo & Hobby inc.
COWBOY
CURRY
ZARU
SAIGON
SNOW
UniGirl
おにぎり

MOO TEE
MATCHA



Starbucks
7
ELEVEN

happy lemon
DOLLAR TREE

TRUIST

Walgreens
Chick-fil-A
BARNES & NOBLE
GOODYEAR
AUTOCARE
five
BEER
WELLS
FARGO
Starbucks
SPROUTS
POTBELLY
Orangetheory
FITNESS
HOBBY LOBBY
MILLER'S
ALE-HOUSE
MEN'S WEARHOUSE
Foot Locker
ROSS
DRESS FOR LESS
OLD NAVY
BEALLS
ULTA
Total Wine
& MORE

MEET BILL



Bill Nguyen

Advisor

bill@saundersrealestate.com

Direct: **877-518-5263 x486** | Cell: **407-304-0553**

Professional Background

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, 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 Properties
- Office Properties
- Landlord & Tenant Representation

Memberships

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- International Council of Shopping Centers (ICSC)



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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