For Sale

Retail Investment Property

3,304 SF | \$878,000



13466 Landstar Blvd, Units 102 & 103

Orlando, Florida 32824

Property Highlights

- 3,300± SF business condo
- Located in the Landstar Business Center
- Current tenant is Nella's Bakery, Restaurant & Market
- 5.8% cap rate with 6+ years left on lease & options
- Ample parking
- Building was fully renovated within the last 2 years
- Units are adjacent to Mavis Tires; Dunkin Donuts, Extra Space Storage and Kids R Kids are in the same center
- Near Florida's Turnpike and SR 417 (GreeneWay)
- Great exposure 27,500 AADT monument signage available



Please Do Not Disturb Tenant

Sale Price: \$878,000

For more information

Paul P. Partyka, CCIM, MiCP, CIPS C: 407 341 0805

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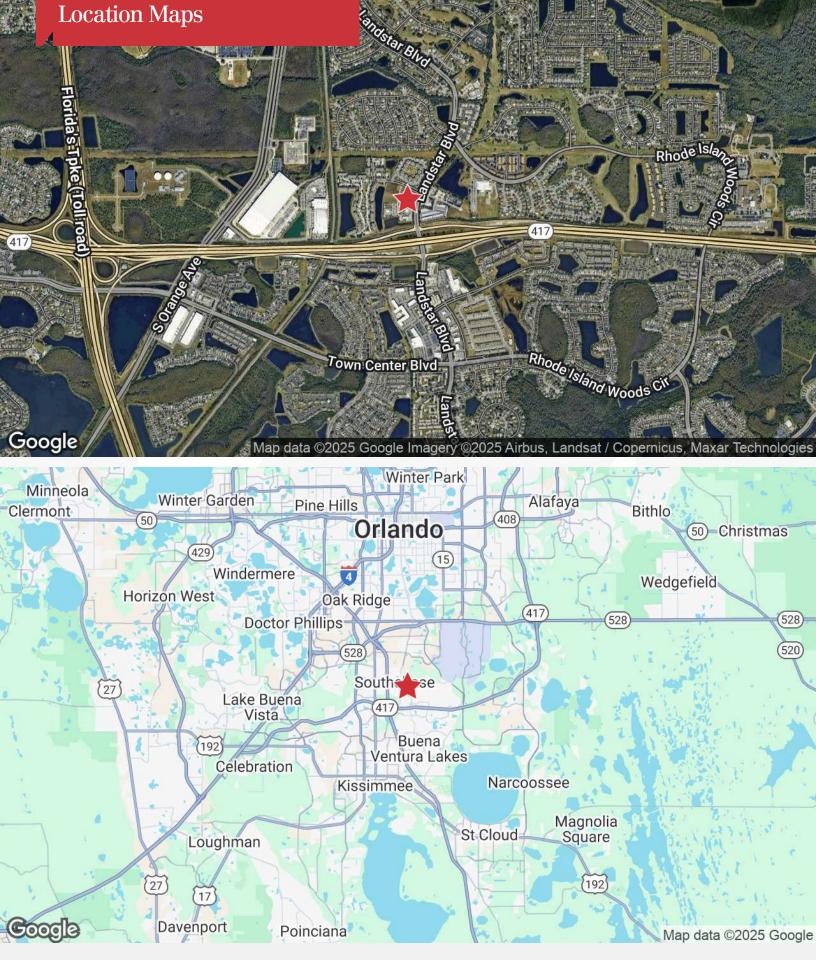






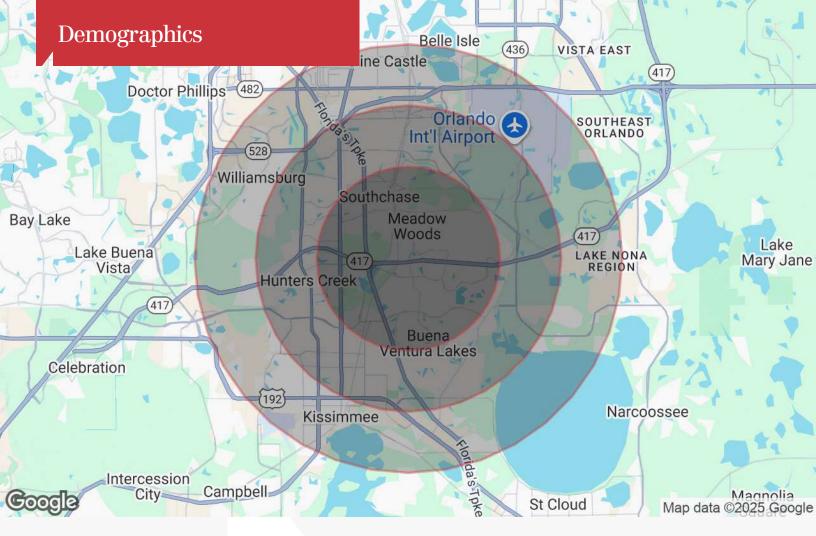
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel





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Population	3 Miles	5 Miles	7 Miles	
TOTAL POPULATION	94,762	219,460	331,027	
MEDIAN AGE	39	40	39	
MEDIAN AGE (MALE)	38	38	38	
MEDIAN AGE (FEMALE)	40	41	40	
Households & Income	3 Miles	5 Miles	7 Miles	
TOTAL HOUSEHOLDS	29,302	71,574	110,417	
# OF PERSONS PER HH	3.2	3.1	3	
AVERAGE HH INCOME	\$94,978	\$85,807	\$88,179	
AVERAGE HOUSE VALUE	\$358,597	\$348,902	\$371,278	

^{*} Demographic data derived from 2020 ACS - US Census

