



National Luxury K9 Resort Investment Opportunity

2386 W SR 426, Oviedo, Florida 32765

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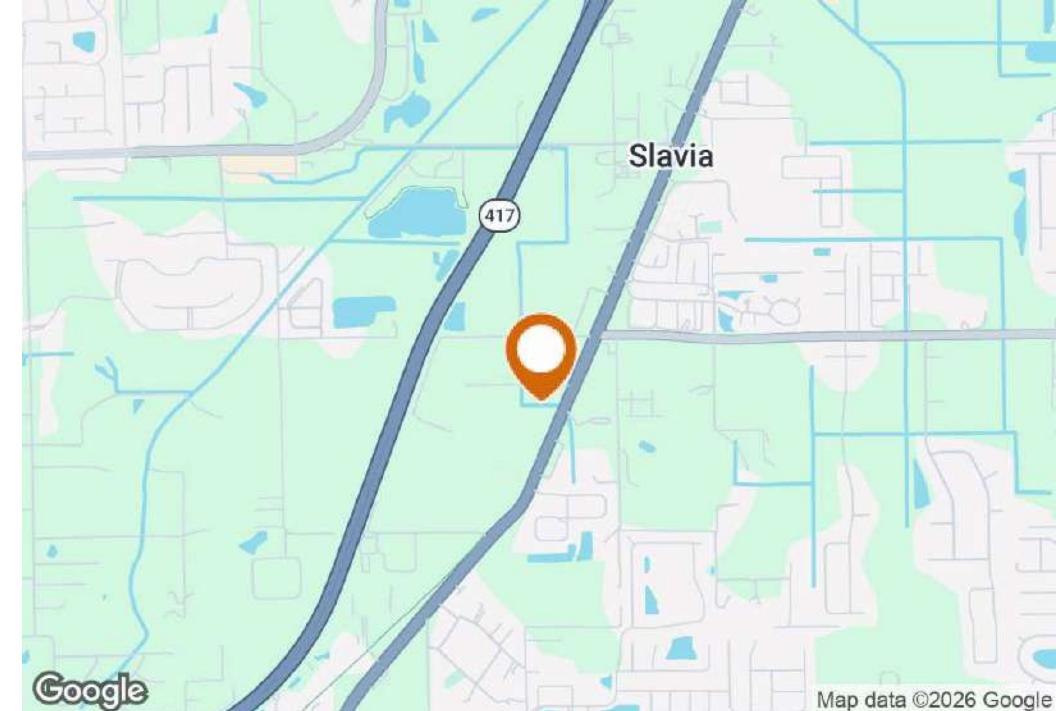
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,900,000
Cap Rate:	6%
Building Size:	7,555 SF
Lot Size:	1.48 Acres
Price / SF:	\$383.85
PIN	2021315CB00000060
Road Frontage:	160 ± FT (SR-426)
Traffic Count:	30,000 ± FT (SR-426)
City:	Oviedo
County:	Seminole
State:	Florida

Property Overview

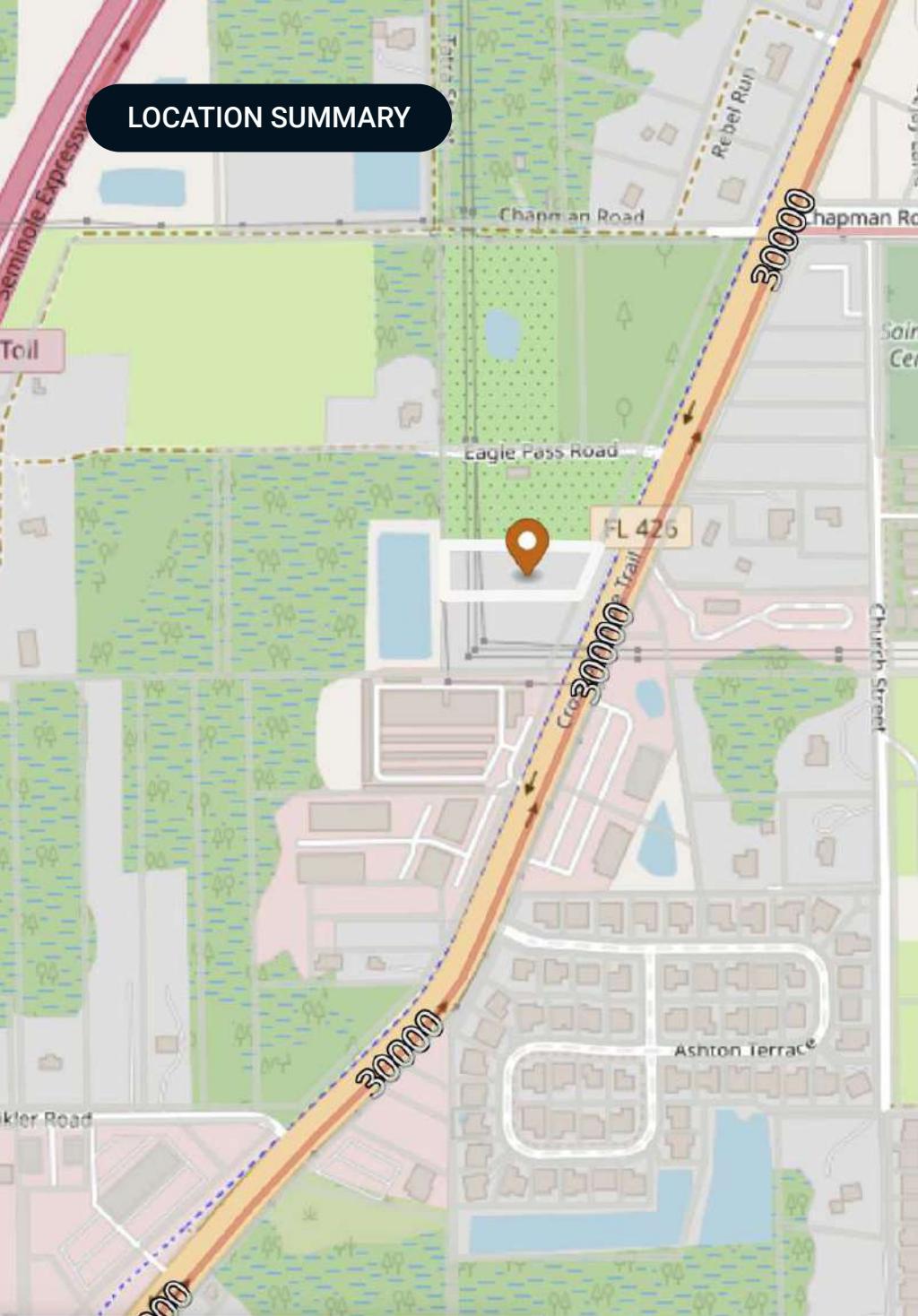
Introducing a premier investment opportunity in the Orlando, FL MSA. This newly constructed free-standing retail building (Year Built: 2025) is occupied by K9 Resorts Luxury Pet Hotel, a nationally recognized luxury pet care brand operating under a proven franchise model. The property is supported by the strength of an established tenant with a growing national footprint, offering investors enhanced credit profile and long-term income stability.

Located within a high-income Orlando submarket, the asset benefits from strong demographic fundamentals, exceptional visibility, and convenient access. With prominent frontage along State Road 426, the property delivers outstanding exposure and brand presence. Delivered turnkey, this modern single-tenant investment presents a compelling opportunity for investors seeking durable cash flow backed by a recognized franchise in one of Central Florida's most desirable and growth-oriented markets.

Property Highlights

- Newly built (2025)
- New 10-year lease
- National tenant
- Prime location in the Orlando MSA

LOCATION SUMMARY



Location Description

2386 W SR 426 is strategically located in Oviedo, Florida, along one of the area's primary east-west corridors, providing direct connectivity to Central Florida's major road networks. State Road 426 offers immediate access to SR 417 (Central Florida GreeneWay), allowing for efficient travel to Orlando, Winter Springs, Sanford, and the greater Orlando metropolitan area.

The property is positioned just minutes from SR 434 and U.S. Highway 17-92, further enhancing regional accessibility and commuter connectivity. Downtown Oviedo, the University of Central Florida (UCF), and surrounding residential communities are all within a short drive, supporting consistent traffic flow and retail demand.

With convenient access to Orlando International Airport, Downtown Orlando, and key employment centers throughout Seminole and Orange Counties, this location benefits from strong visibility, steady traffic, and proximity to the region's most active growth corridors.

Location Highlights

- Quick access to SR 417 connecting to Orlando, Sanford, and Winter Springs
- Convenient reach to Downtown Orlando and Orlando International Airport
- Near established residential neighborhoods and daily retail traffic
- 30,000 ± Cars/Day on State Road 426

AERIAL PHOTO

Downtown Orlando
(25 ± Minutes)



30,000 ±
Cars/Day



AERIAL PHOTO



65,300 ±
Cars/Day



30,000 ±
Cars/Day

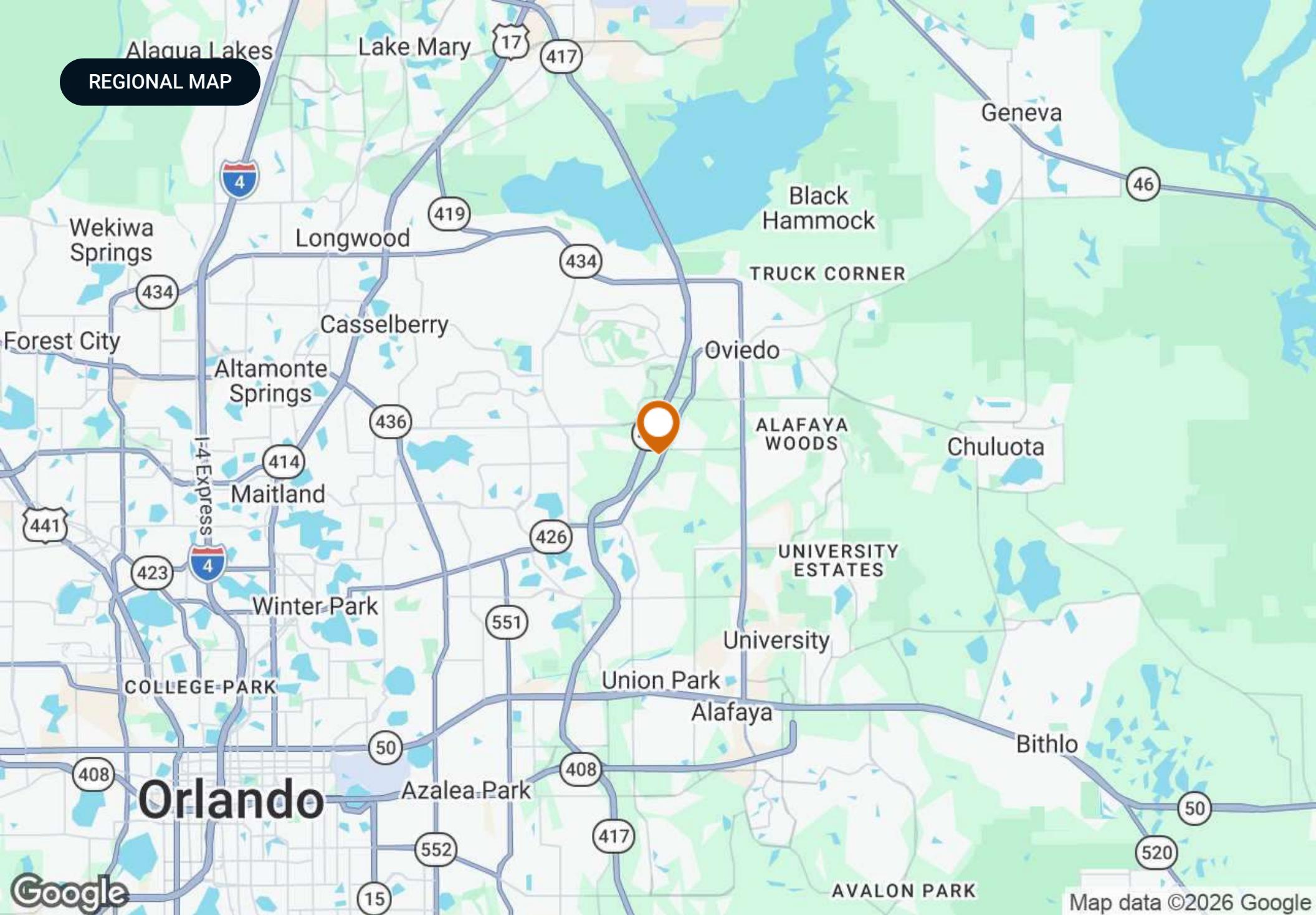




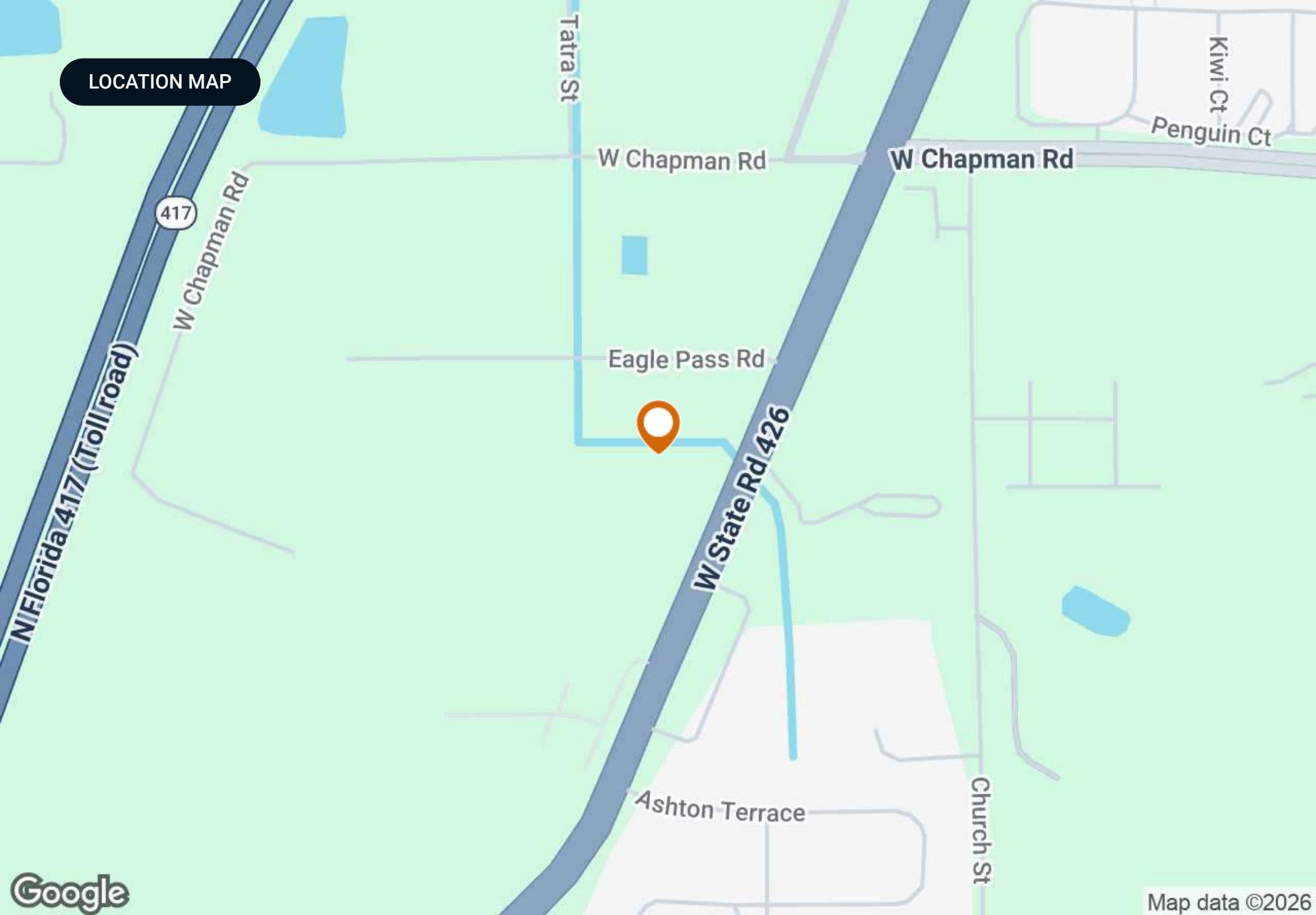
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP



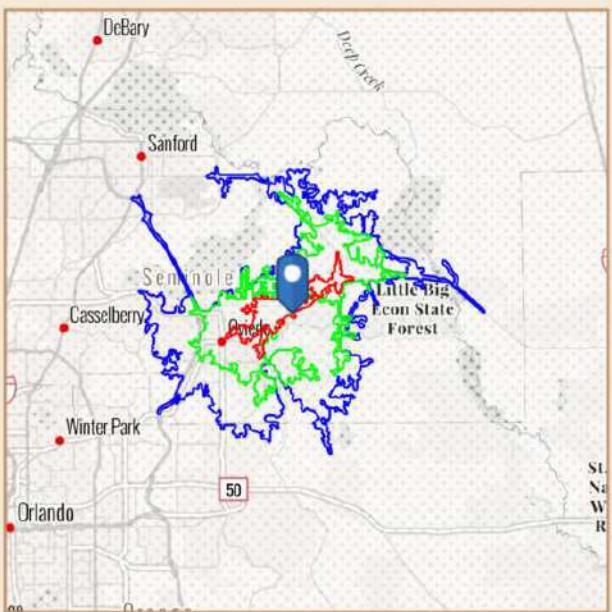
Google

Map data ©2026

BENCHMARK DEMOGRAPHICS

2386 FL-426, Oviedo, Florida, 32765

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
				Seminole County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	
0 - 4	5.09%	4.95%	4.41%	4.82%	5.07%	4.69%	5.39%
5 - 9	6.06%	5.60%	4.98%	5.32%	5.43%	5.03%	5.75%
10 - 14	7.55%	6.76%	6.21%	5.89%	5.87%	5.34%	5.98%
15 - 19	7.89%	7.15%	7.60%	6.15%	6.71%	5.84%	6.47%
20 - 34	17.11%	20.75%	22.03%	20.50%	21.69%	18.43%	20.33%
35 - 54	27.84%	26.85%	24.93%	26.79%	26.35%	24.41%	25.20%
55 - 74	22.62%	22.32%	22.84%	22.65%	21.48%	25.55%	22.82%
75+	5.75%	5.56%	7.00%	7.85%	7.40%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	5.7%	3.9%	4.7%	4.9%	6.9%	8.0%	8.3%
\$15,000-\$24,999	1.5%	2.3%	3.8%	5.1%	5.4%	5.8%	5.9%
\$25,000-\$34,999	2.5%	3.3%	3.0%	5.2%	6.2%	6.7%	6.3%
\$35,000-\$49,999	6.7%	5.7%	6.4%	9.7%	9.7%	10.5%	9.8%
\$50,000-\$74,999	9.9%	14.9%	14.6%	18.5%	17.0%	16.9%	15.6%
\$75,000-\$99,999	13.0%	11.1%	11.7%	12.5%	13.4%	12.9%	12.5%
\$100,000-\$149,999	22.8%	22.4%	21.5%	20.2%	19.9%	18.4%	17.8%
\$150,000-\$199,999	15.5%	11.7%	11.2%	9.1%	9.6%	8.7%	9.8%
\$200,000+	22.3%	24.7%	23.1%	15.0%	11.7%	12.1%	14.0%
KEY FACTS							
Population	4,244	32,476	84,970	487,187	2,932,740	23,027,836	339,887,819
Daytime Population	3,333	26,449	70,351	464,352	2,983,283	22,846,618	338,218,372
Employees	2,395	19,116	48,576	275,856	1,520,600	10,832,721	167,630,539
Households	1,370	11,271	30,465	193,095	1,088,691	9,263,074	132,422,916
Average HH Size	3.09	2.87	2.73	2.50	2.65	2.43	2.50
Median Age	40.3	39.0	39.2	40.3	38.8	43.6	39.6
HOUSING FACTS							
Median Home Value	\$79,365	\$36,932	\$13,528	450,474	426,496	416,969	370,578
Owner Occupied %	87.3%	72.5%	75.2%	63.8%	61.7%	67.2%	64.2%
Renter Occupied %	12.7%	27.5%	24.8%	36.3%	38.3%	32.8%	35.8%
Total Housing Units	1,409	11,679	31,815	203,757	1,194,509	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$122,684	\$118,103	\$111,858	\$86,814	\$82,265	\$78,205	\$81,624
Per Capita Income	\$49,247	\$52,892	\$51,235	\$46,712	\$41,326	\$44,891	\$45,360
Median Net Worth	\$611,563	\$496,981	\$503,993	\$263,951	\$208,581	\$253,219	\$228,144



SECTION 3

Maps And Photos

NEIGHBORHOOD MAP



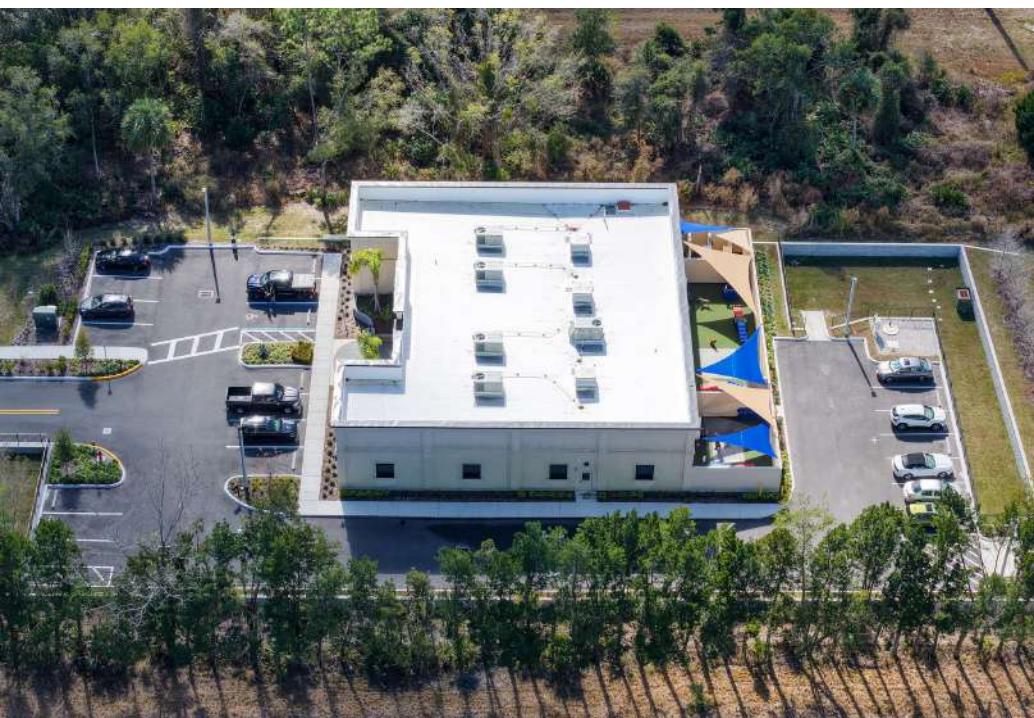
MARKET AREA MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



David Goffe, CCIM

Senior Advisor

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Professional Background

David A. Goffe, CCIM is a Senior Advisor at Saunders Real Estate.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in "user seeking site" (site selection) as well as "site seeking use" (lease marketing for property owners/landlords) transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection

ADVISOR BIOGRAPHY



Bobby Lyles, PMP

Advisor

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Professional Background

With over 30 years of experience in project management, construction oversight, and engineering across the warehouse/distribution, industrial, and manufacturing sectors, Bobby Lyles is a trusted authority in delivering high-performance commercial real estate projects. Based in Florida and focused on the Southeastern United States, he is a licensed real estate professional who partners with national developers, industrial companies, and investors to identify, acquire, and optimize strategic industrial sites that align with long-term operational and investment goals.

Bobby has led the successful completion of more than twenty large-scale, multimillion-dollar start-up and expansion projects—particularly in plastics, rubber, and broader manufacturing industries. Notably, during his tenure as Senior Project Engineer and Construction Manager at Bridgestone, he oversaw the company's largest North American investment—the \$1.1 billion off-road tire plant in Aiken County, South Carolina—along with complex expansion initiatives across multiple international facilities.

A graduate of the University of South Carolina with studies in Mechanical Engineering and Industrial Studies, Bobby is nationally recognized for his expertise in site selection, estimating, and construction management. He holds several globally respected certifications, including Project Management Professional (PMP), Six Sigma Black Belt, Root Cause Analysis, and Navigation Leadership & Negotiation. As an FAA-certified drone operator (Part 107) and private pilot, he brings unique aerial insight and real-time reconnaissance capabilities to site evaluation and construction monitoring.

Beyond his technical skill set, Bobby is a frequent speaker and educator on industrial site strategy, regularly advising corporate real estate teams, developers, and consultants across North America. Whether tackling complex Brownfield remediation or managing Greenfield developments from the ground up, he delivers clarity, speed, and value at every stage of the industrial development process.

Bobby specializes in:

- Industrial
- Warehousing/Distribution
- Lease Tenant & Owner Representation
- Land & Zoning



Serving the Southeast

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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