

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
- 6.0% cap rate (year 5 of main lease term through December 2026 with two 5-year options); goes to 6.4% cap rate in January 2027
- 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
- Surrounded by dense residential development



Please Do Not Disturb Tenant

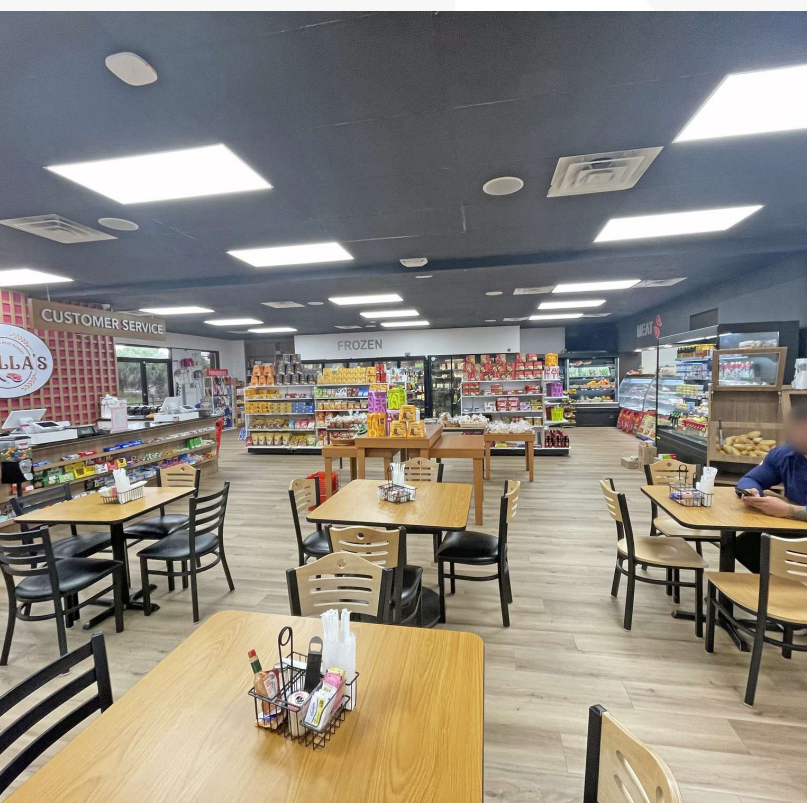
Sale Price: \$878,000 (\$265/SF)

For more information

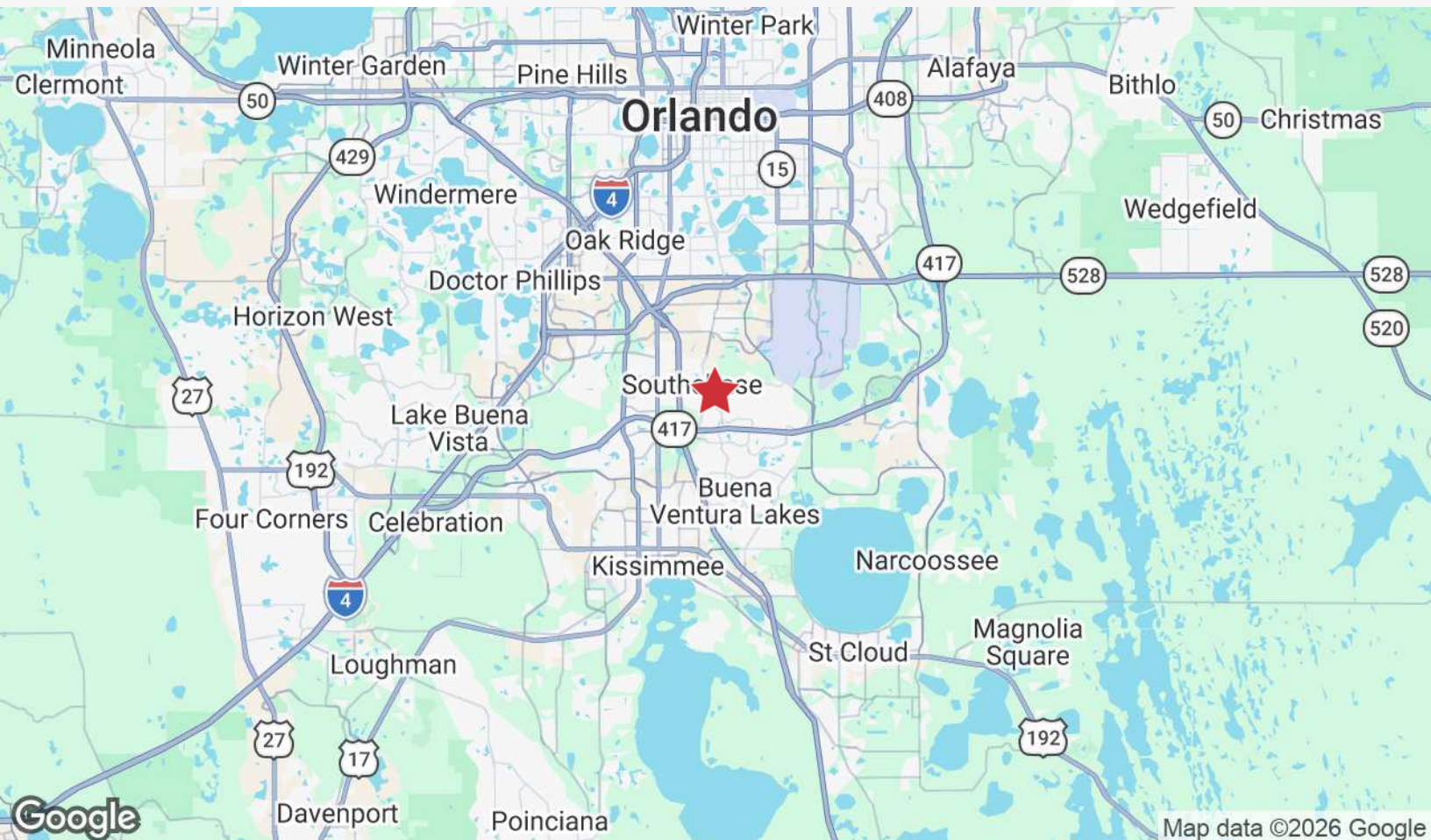
Paul P. Partyka, CCIM, MiCP, CIPS

C: 407 341 0805  
ppartyka@realvest.com

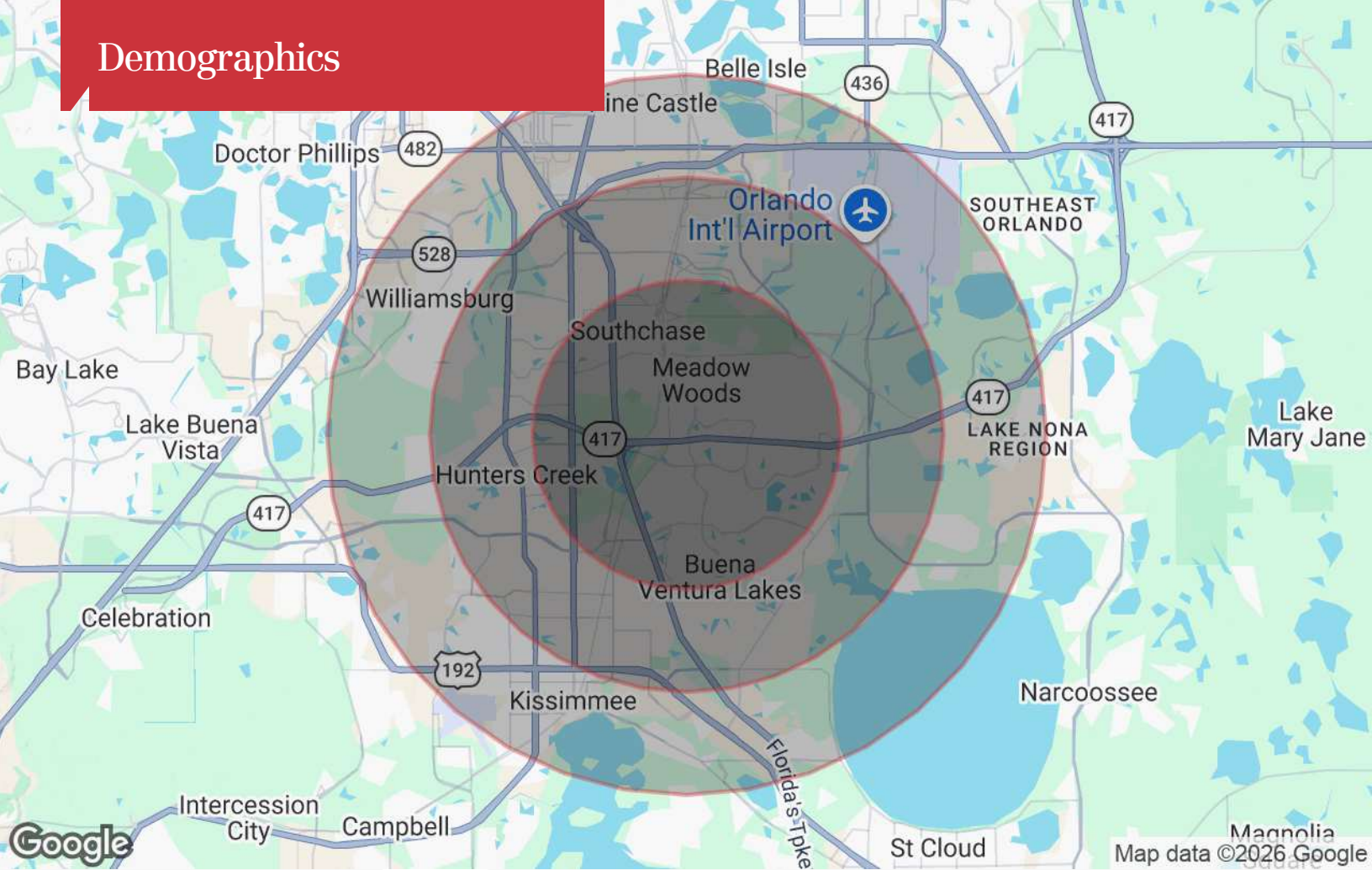
# Property Photos



# Location Maps



# Demographics



## 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