

FOR SALE

13,088 SF RETAIL CENTER

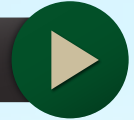
LAKE MARY, FLORIDA



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Shopping Center Video



FORNESS
PROPERTIES

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EXECUTIVE SUMMARY

Forness Properties is proud to offer for sale the fully leased 901 Currency Circle, Lake Mary, FL a 13,088 SF center located in Lake Mary Florida. The property is positioned at the lighted intersection of Lake Mary Blvd and Primera Blvd. This asset presents an opportunity for an investor to acquire a stabilized center with upside potential of developing the available parcel in an established market.

PROPERTY DETAILS

Location	901 Currency Circle, Lake Mary, FL 32746
GLA	13,088± SF
Year Built	2017
Property Size	1.84± Acres
Traffic Counts	Lake Mary Blvd: 18,500± vehicles per day Primera Blvd: 5,300± vehicles per day
Major Tenants	CAVA, MD Now, AdventHealth and Velvet Nails

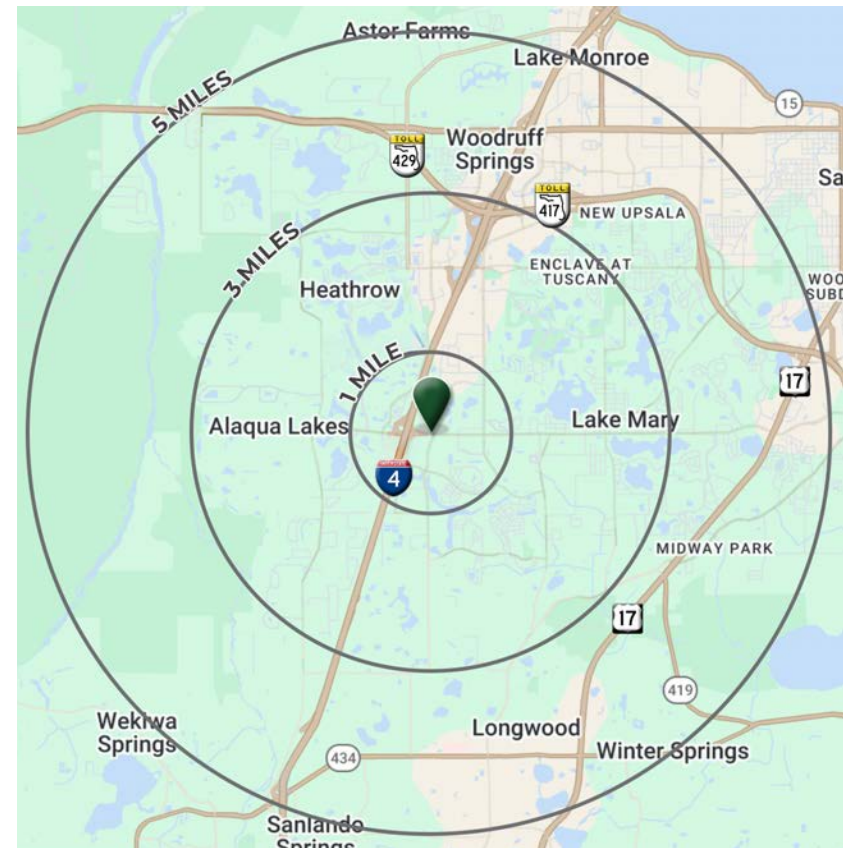
FINANCIAL

Sale Price	\$ 11,500,000.
NOI	\$ 714,097.01
Loan	Not Assumable

OFFERING PROCEDURE

Interest Offered	100% Fee Simple
Timing	Immediately accepting offers. There is no call for offers date scheduled.
Required Documents	All prospective purchasers should submit a written LOI. Additionally please submit a brief bio, schedule of real estate owned, and proof of funds.
Site Visit	All prospective purchasers are encouraged to visit the property prior to submitting an offer. Please contact agents to schedule a site visit. Do not disturb tenants.

Demographics	1 Mile	3 Miles	5 Miles	Lake Mary
Population	5,042	58,768	142,778	16,997
Household Income	\$105,311	\$148,778	\$124,191	\$147,640
Median Age	40.0	42.0	40.0	44.0
Daytime Employees	8,615	58,363	119,859	24,828
Student Population	228	2,477	8,412	1,882



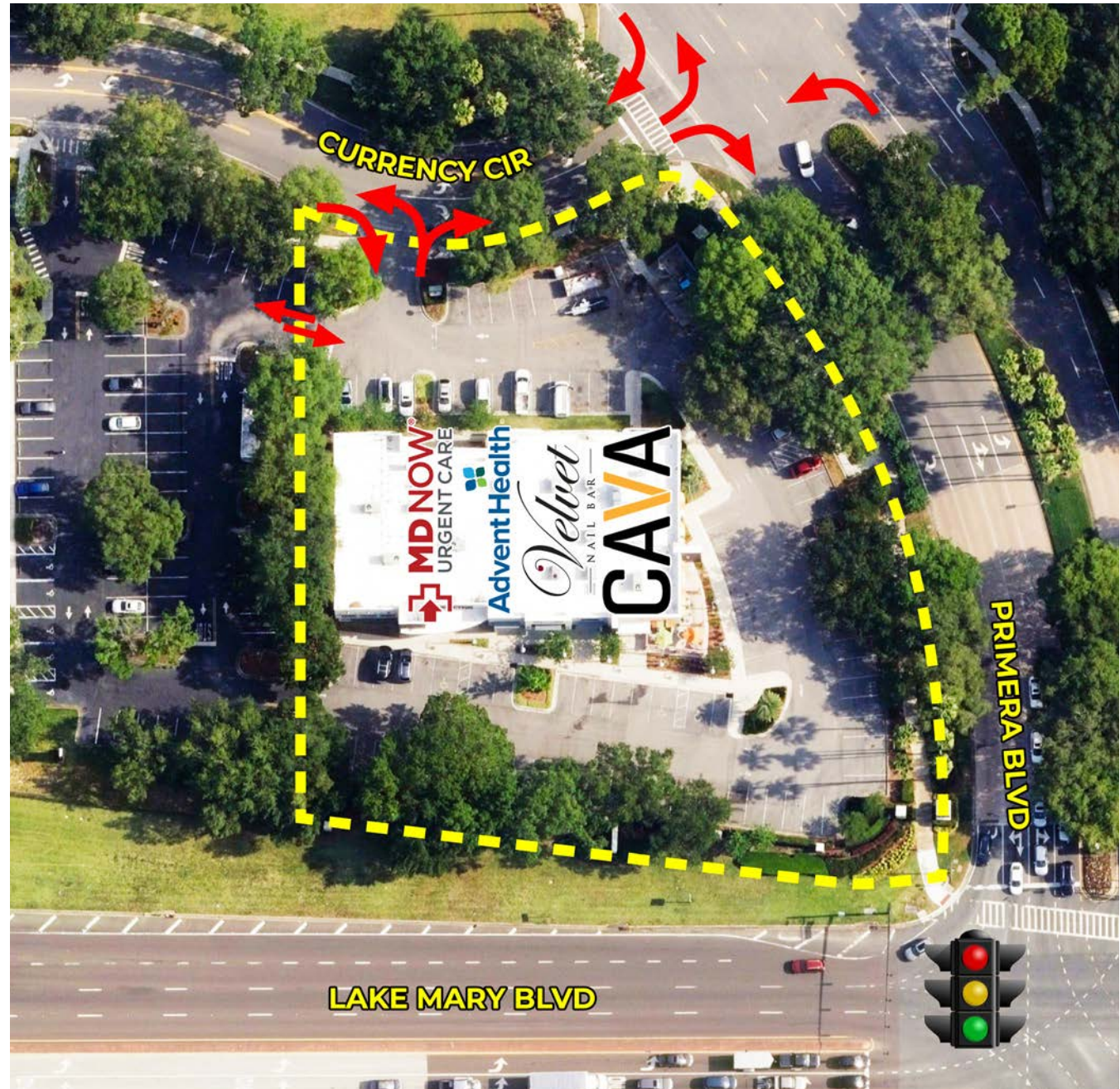
PROPERTY OVERVIEW

SITE DESCRIPTION

Location	Lake Mary, FL (Orlando-Kissimmee-Sanford, FL MSA)
County	Seminole County
Address	901 Currency Circle
Traffic Counts	Lake Mary Blvd: 18,500± vehicles per day
Parcel ID	07-20-30-512-0A01-0000
Zoning / Use	PUD / 1601:Retail Center- Unanchored
Lot Size	1.84± Acres
Ingress/ Egress	The property is positioned at a signalized intersection with full access points of ingress/ egress, on Primera Blvd. and Currency Circle.

PHYSICAL IMPROVEMENTS

Net Building Area	13,088± SF
Year Built	2017
Occupancy	100%
Parking Spaces	94 free surface spaces plus 4 designated handicap spaces
Signage	One monument sign, on Lake Mary Blvd.
Roof	2017
Exterior Walls	Block / Stucco



SITE PLAN



Tenant	SF
CAVA	2,800
Velvet Nails	1,704
AdventHealth	3,009
MD Now	5,575
Total	13,088

AERIAL VIEWS



AERIAL VIEWS



SHOPPING CENTER PHOTOS



MARKET & AREA OVERVIEW

LAKE MARY, FLORIDA

About Lake Mary

Lake Mary has never lost its focus on promoting a sense of community where people can live, work and play in a safe and friendly environment, that's part of the reason Lake Mary is still one of the fastest growing areas in Central Florida. Located approximately 18 miles north of Orlando just off Interstate 4, the City continues to be a choice location for high-tech businesses, many of which spend considerable time and money searching for the right place. Among other things, Lake Mary is known for its well-planned residential communities, excellent schools, prominent businesses including outstanding restaurants, and a variety of shopping opportunities.

The crime rate in Lake Mary is one of the lowest in Florida thanks to our proactive, community-based Police Department. On the fire side, we have a skilled Fire Department ready to deal with any emergency including rapid response and rescue. Our Parks and Recreation facilities are not only beautifully maintained, but offer something for everyone. The bottom line is that Lake Mary has all the conveniences of Orlando without the traffic!

Life in Lake Mary

Lake Mary, The City that Prides Itself on Quality of Life. Tree-lined streets, excellent schools, a beautiful trail system, and a family-friendly environment are just a few of the reasons why the City's 16,000 residents call Lake Mary home.

Lake Mary Communities

We not only want your business, we also want you and your employees to live in our well-established communities. Lake Mary has safe, quiet neighborhoods for growing families as well as affordable trendy apartments, luxury townhomes, and rental properties. When you reside in Lake Mary, you have peace of mind. The crime rate is one of the lowest in Florida, thanks to our proactive, community-based Police Department.

Education

Education in Lake Mary is outstanding. In fact, the Seminole County Public School District not only ranks as one of the top school systems in the state but also ranks nationally. During the 2011-12 school year, the district was designated as an Academically High-Performing School District by the Florida Department of Education for the fifth consecutive year. Among the district's numerous other accolades, Newsweek Magazine, U.S. News, and the Washington Post ranked Seminole County Public Schools in the top four percent in the nation. The Lake Mary area also has a number of highly regarded private schools.



Lake Mary Entertainment

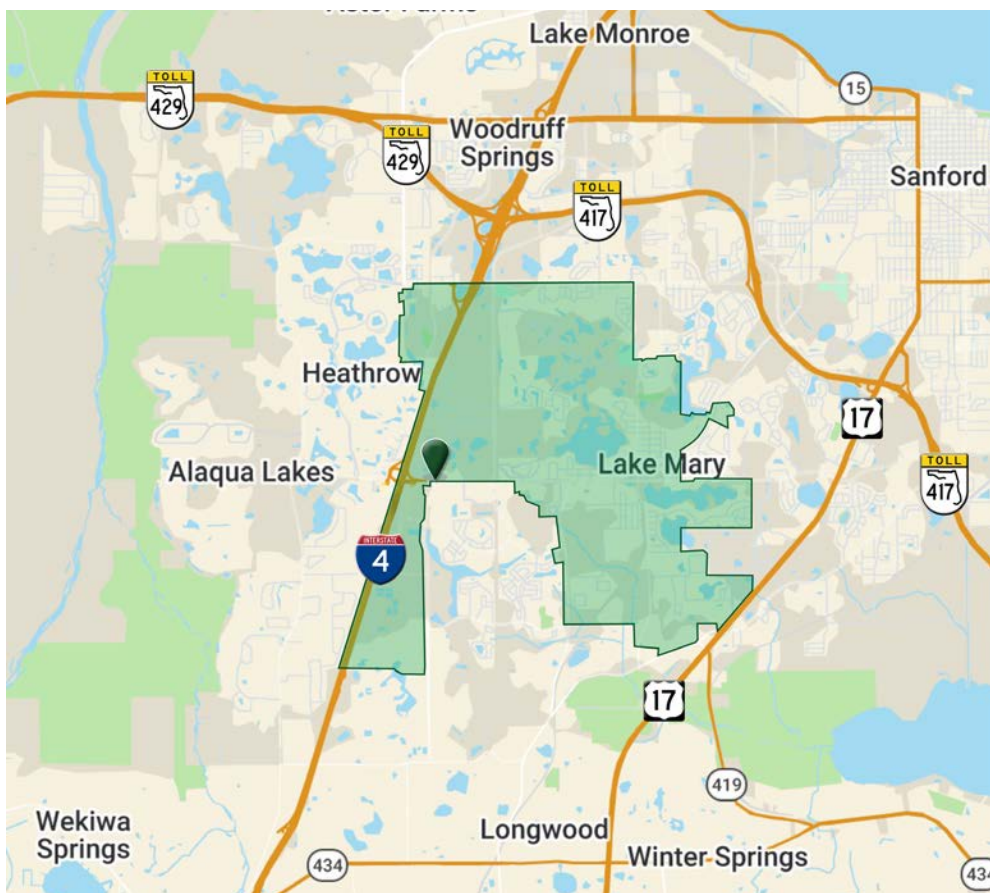
A large part of the City's redevelopment effort is centered within Lake Mary's downtown development district, a walkable community with a cutting-edge personality. Downtown is home to fine dining, sandwich shops, clothing boutiques, offices, a beautiful park, the picturesque Events Center and City Hall. Every Saturday, hundreds come out to enjoy the gorgeous Florida weather, local produce, and crafts by local vendors at the Lake Mary Farmer's Market. If an evening atmosphere is more your style, you can attend WineART Marketplace, which is held on the first Wednesday of each month. The event includes food trucks, a wine/beer garden, artists, live music, shopping, restaurants, and more.

Recreation

The beauty of Lake Mary is natural. Whether you bike, run, walk or rollerblade, you can appreciate and enjoy its appeal. The Rinehart Trail, part of the Cross Seminole Trail system, runs through Lake Mary. Our Parks and Recreation facilities are not only beautifully maintained, but they offer something for everyone. The ideal Florida weather will make you want to take advantage of every opportunity to be outdoors.

As a family-oriented community, Lake Mary offers a wide variety of youth recreation opportunities. Whether your child is interested in baseball, softball, soccer, golf, or tennis, we have a program for them! For our seniors, those 55 and older, we provide an atmosphere of camaraderie and entertainment at the Senior Center and through various events. Whether it's a game of bridge, sewing, chair aerobics or line dancing, it's sure to be a good time!

DEMOGRAPHICS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile	Lake Mary
POPULATION & GROWTH				
Population	5,042	58,768	142,778	16,997
Growth 2025 - 2023	1.3%	1.9%	3.1%	2.8%
Households	2,146	24,076	57,610	7,193
Median Age	40.0	42.0	40.0	44.0
Household Income	\$105,311	\$148,778	\$124,191	\$147,640
RACE & ETHNICITY				
White Population	56.4%	61.8%	58.6%	65.9%
Black Population	9.4%	7.7%	11.0%	7.1%
Hispanic Population	24.0%	18.7%	22.7%	17.2%
DAYTIME POPULATION				
Daytime Employees	8,615	58,365	119,859	24,828
College Population	228	2,477	8,412	1,882

Source: Experian, Inc.



58,768

Population

in 3 miles



2,477

College Students

in 3 miles



58,365

Employees

in 3 miles



\$148,778

HH Income

in 3 miles

THE FORNESS TEAM

THE COMPANY

Forness Properties, established in 2010 is a full service commercial real estate firm with over 30 years of combined experience in commercial brokerage and management in the Central Florida market. Our clients range from individual investors, REITs, and everything in between.



Drew Forness, CCIM
President

Drew founded Forness Properties in 2010. He has over 15 years of proven industry and sales experience specializing in the leasing and management of retail and office properties. Before founding Forness Properties, Drew served as Vice President of Sales and Leasing for Michael Collard Properties, Vice President of the Acquisitions and Dispositions Department at Crossman & Company, and as an Associate at Crossman & Company responsible for leasing. He has earned top honors with the Central Florida Commercial Realtors Association and CCIM. Drew is a Certified Commercial Investment Member (CCIM), a licensed Florida Real Estate Broker and a member of The International Council of Shopping Centers. His recent accolades include a Top Investment Producer, Top Retail Producer, Top Broker, and a consistent CoStar Power Broker for retail leasing.

Drew is a graduate of Florida Southern College and is a lifelong resident of Central Florida.



Monte Mitchell
Director of Leasing and Sales

Monte was born and raised in Central Florida and has extensive knowledge, relationships, and passion for the area. He brings a diverse skill set to Forness Properties with multiple years of commercial leasing experience on both the landlord and tenant side. He has owned a business since 2006 and has been a successful business broker for over three years. More than a decade of experience in running his own business has given Monte a strong appreciation for client relationships and he works diligently to exceed expectations. His recent accolades include CoStar Power Broker awards.

The most important part of Monte's life is taking care of his wife, Danae, his daughter, Kate, and his son, Mason.

CONFIDENTIALITY

CONFIDENTIALITY & DISCLAIMER STATEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to purchase 901 Currency Circle, Lake Mary, Florida (the "Property").

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Forness Properties, LLC ("Broker"), based upon information supplied by the Owner and other parties. All projections have been developed by Broker are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner and are therefore subject to variation. This confidential memorandum does not purport to be all-inclusive or to contain all of the information with a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their partners, officers, employees and agents have independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or to be implied by any of the aforementioned with respect hereto. No representation is made as to the physical or environmental condition of the Property.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence, that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization and that you will not use its contents in any manner detrimental to the interest of the Owner. Photocopying or any other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters that they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue negotiations leading to the purchase of the Property, kindly return this confidential memorandum to Broker at your earliest convenience.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property is submitted for sale subject to changes in certain terms without notice.