

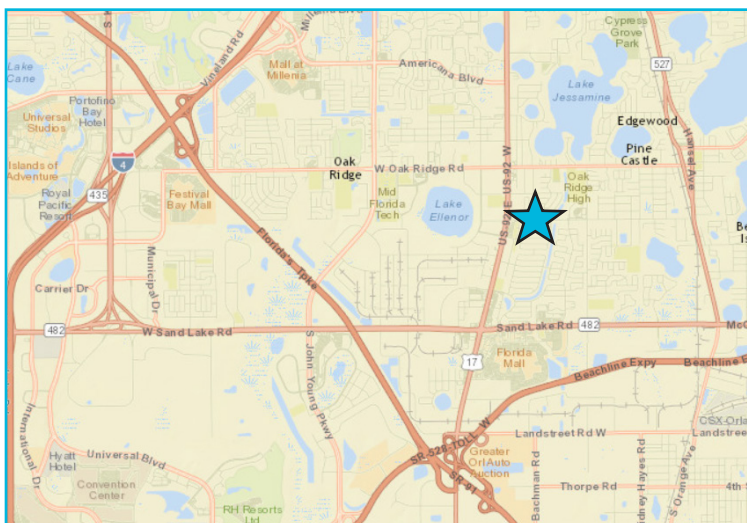


**FOR SALE**

**1011 W. LANCASTER ROAD  
ORLANDO, FL 32809**

# INVESTMENT SALE

## LONG TERM TENANTS



**Lawson Dann**, Senior Vice President  
D 407.440.6646  
C 407.342.4698  
lawson.dann@avisonyoung.com

**Nathan Eissler**, Senior Associate  
D 407.440.6658  
C 407.342.7494  
nathan.eissler@avisonyoung.com



THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, AVISON YOUNG MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

## PROPERTY HIGHLIGHTS

- 17,540± sf retail building situated on 1.93± acres
- Outside fenced storage
- Great parking
- **Local tenant mix with long term rental history**
- **Value add investment opportunity through increased rental rates**
- Currently 95% leased
- Large monument sign on Lancaster Road
- Easy access to all of South Orlando and major thoroughfares

**IDEAL FOR LOCAL INVESTOR**

**SALE PRICE: \$1,100,000**



Lawson Dann, Senior Vice President  
D 407.440.6646  
C 407.342.4698  
lawson.dann@avisionyoung.com

Nathan Eissler, Senior Associate  
D 407.440.6658  
C 407.342.7494  
nathan.eissler@avisionyoung.com