

# Hard Corner on High Traffic Location

FORMER GAS STATION S OBT  
2012 SOUTH ORANGE BLOSSOM

ORLANDO, FL 32805

Price: \$950,000

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# SECTION I

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## Property Details



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## Property Summary

Traffic	30,000 ADT
Zoning	C-2
Accessibility	RI, RO, LI, LO
Proximity	I-4 and SR 408
Additional Features	Full Kitchen w/ grs trap and hood
Cooler Doors	14
HVAC	3 ton and 7 ton (2020)

## Property Overview

Located at 2012 S Orange Blossom Trl., Orlando, FL, this property is comprised of 1 lot, sitting on 0.64 acres. The parcel of land is located within the unincorporated area of Orange County, Florida. Located in a high traffic corridor on S Orange Blossom Trl, with 30,000 VPD and 2,800 VPD on Kaley Ave. The property has a small car wash bay in the rear with a main retail convenience building with 2,658 leasable SF.

## Location Overview

The site has a rectangular shape and a size of 0.64-acres or 27,684 square feet. It has 136± linear feet of frontage on S Orange Blossom Trl and 206± linear feet on Kaley Ave. The parcel sits approximately 0.6 miles from I-4 and has two separate direct entry points from I-4. Both the Kaley and S Orange Blossom Trl Interstate 4 exits, are approximately 0.6 miles from the site. The site is also located within 1 mile of SR-408. The property is adjacent to an auto repair shop.

# INVESTMENT DETAILS

Former Gas Station S OBT  
2012 South Orange Blossom Trail | Orlando, FL 32805

## Analysis

Analysis Date	May 2022
Scenario	Former Convenience Store Gas Station S OBT

## Property

Property Type	Retail
Property	Former Gas Station S OBT
Address	2012 South Orange Blossom Trail
City, State	Orlando, FL 32805
Year Built	1990

## Purchase Information

Purchase Price	\$950,000
Tenants	1
Total Rentable SF	3,234
Lot Size	27,684 sf

## Income & Expense

## Financial Information

All Cash

## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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## Property Highlights

- High vehicle traffic - 30,000 ADT on S Orange Blossom Trl and 2,800 ADT on Kaley Ave
- Zoned C-2 with multiple allowable uses
- Fantastic opportunity for an owner operator or redevelopment into a retail outlet
- Plenty of foot traffic surrounding the site with a 3-mile population of approximately 120,000 people
- Great accessibility to and from site (RI, RO, LI, LO)
- Proximity to major highways: 0.6 miles to I-4 and within 1 mile to SR 408
- Convenience store has a full kitchen with a grease trap and hood
- 14 cooler doors within the store
- New Ruby 2 gas pump management machine (6 months)
- Private office in the rear
- Recently replaced HVAC system: 3- and 7-ton compressors
- Recently replaced brand new roof (2020)
- Location can be operated as a 24-hour convenience store

# FLOOR PLAN

Former Gas Station S OBT  
2012 South Orange Blossom Trail | Orlando, FL 32805





# SECTION II

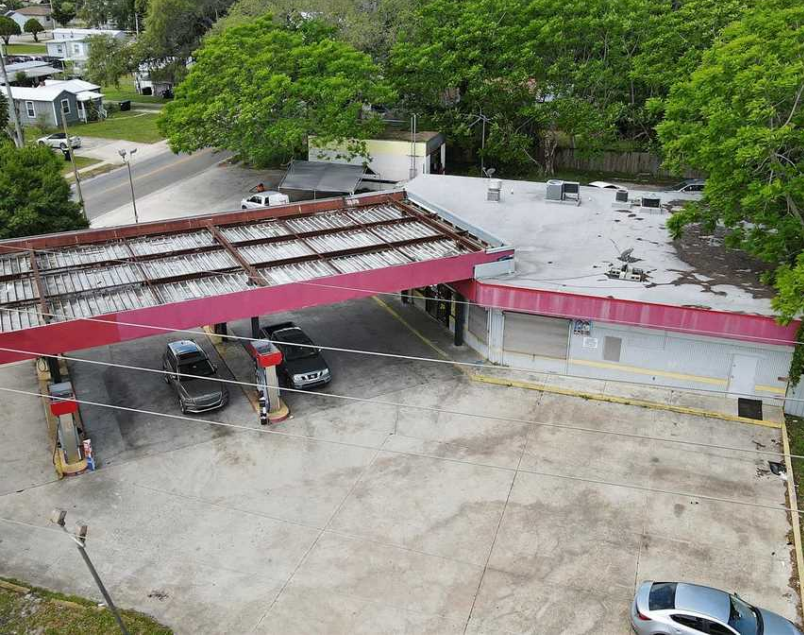
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## Photos



# PROPERTY PHOTOS

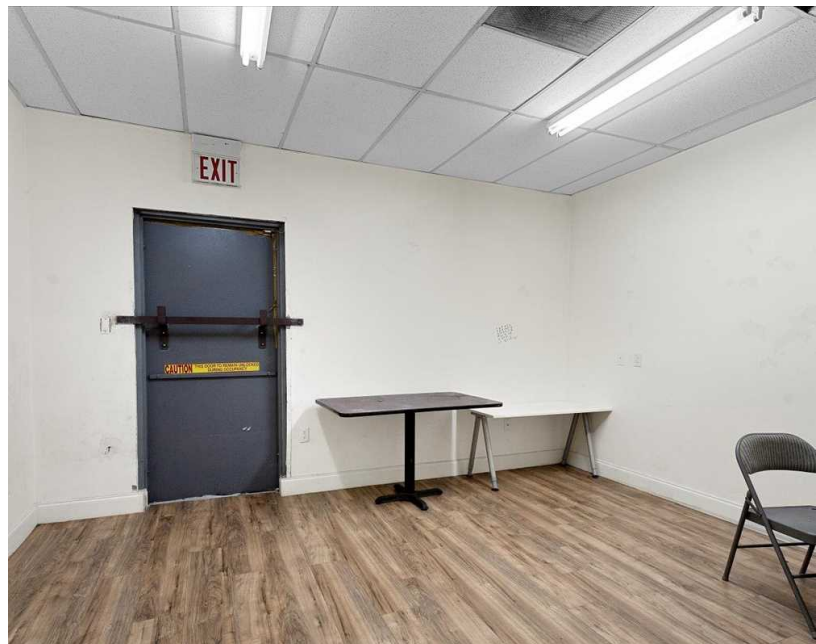
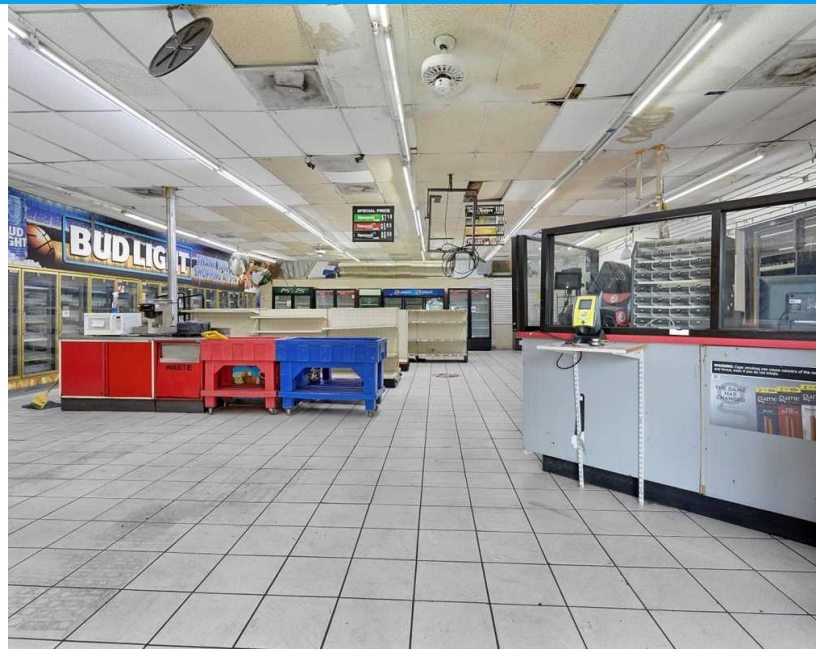
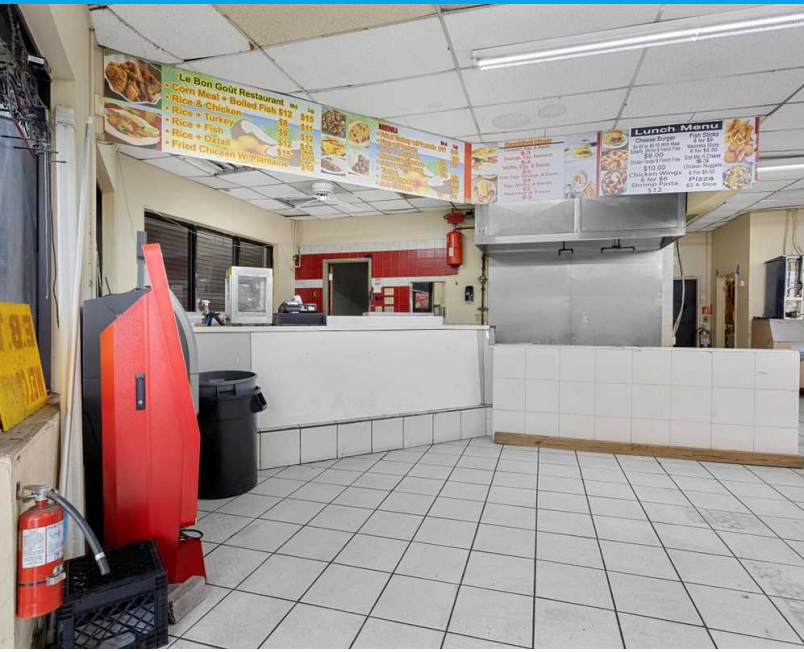
Former Gas Station S OBT  
2012 South Orange Blossom Trail | Orlando, FL 32805



# PROPERTY PHOTOS

Former Gas Station S OBT

2012 South Orange Blossom Trail | Orlando, FL 32805



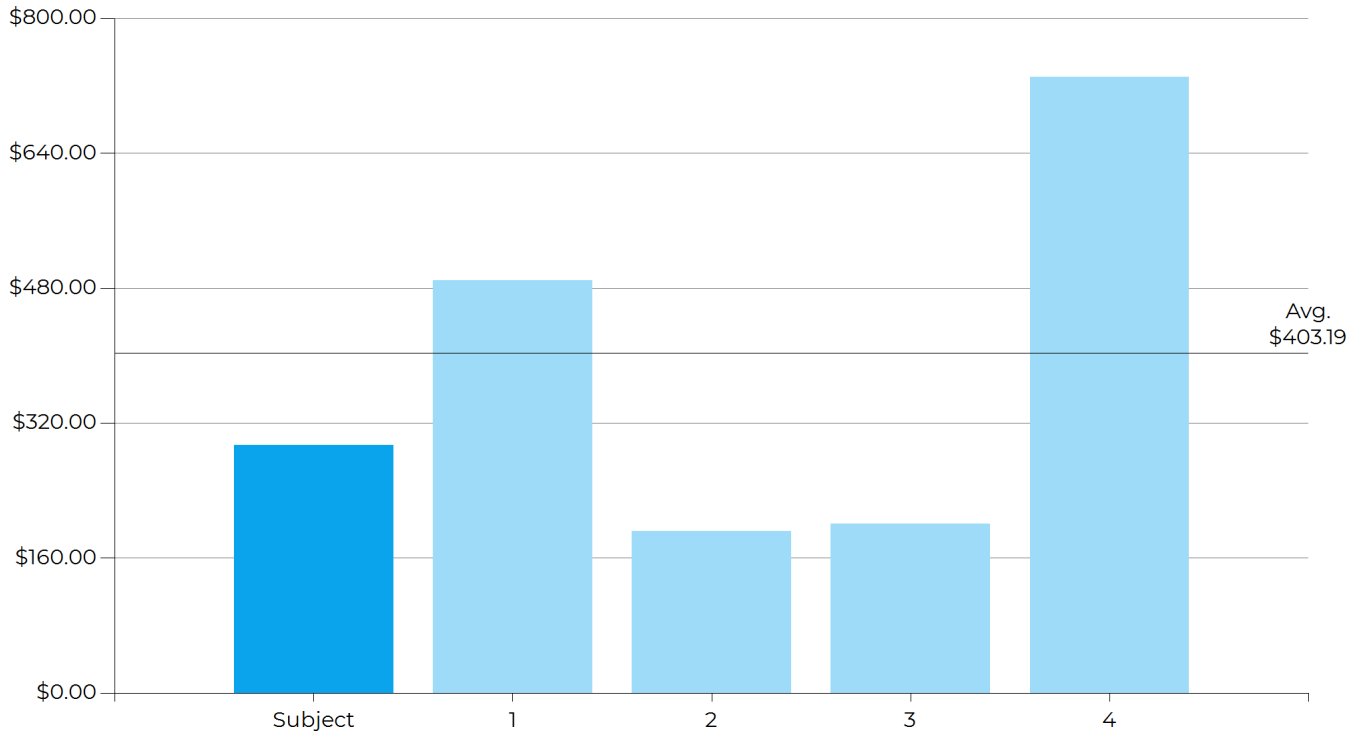
# SECTION III

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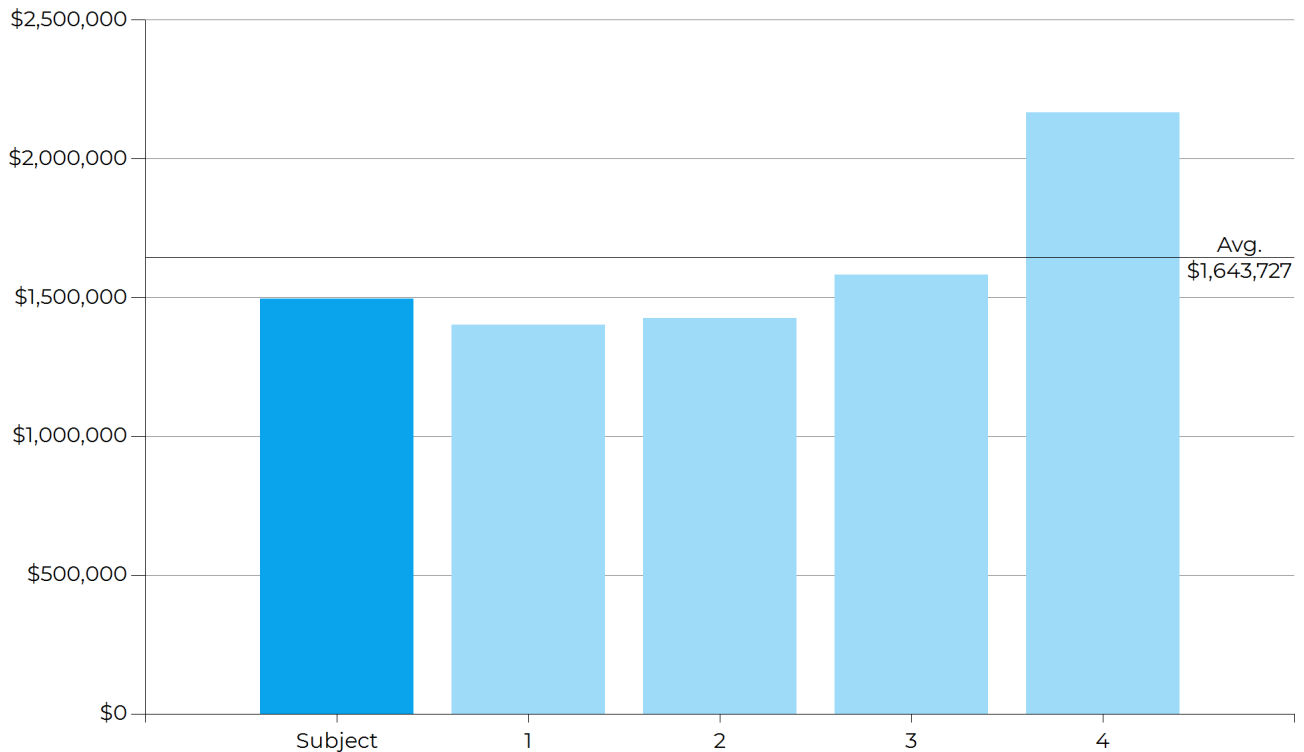
## Comparables



Price per SF



Price per Acre



# RECENT SALE COMPARABLES

Former Gas Station S OBT  
2012 South Orange Blossom Trail | Orlando, FL 32805



Sale Price	\$950,000
Spaces	1
Rentable SF	3,234
Price/SF	\$293.75
Lot Size	27,684
Year Built	1990

## Former Gas Station S OBT

2012 South Orange Blossom Trail, Orlando, FL 32805

### Notes

Trade Area Location: Signalized hard Corner



1	Sale Price	\$965,000
	Rentable SF	1,972
	Price/SF	\$489.35
	Lot Size	30,000
	Year Built	1971
	Sale Date	10/26/2021

## Convenience Store 1

2800 North Pine Hills Road, Pine Hills, FL 32808

### Notes

Trade Area Location: Signalized hard corner (lighted corner)  
PID: 18-22-29-0169-00-041



2	Sale Price	\$627,500
	Rentable SF	3,264
	Price/SF	\$192.25
	Lot Size	19,163
	Year Built	1969
	Sale Date	4/30/2021

## Convenience Store 2

2900 Rio Grande Avenue, Orlando, FL 32805

### Notes

Trade Area Location: Signalized hard corner (lighted corner)  
PID: 03-23-29-0000-00-033

# RECENT SALE COMPARABLES

Former Gas Station S OBT  
2012 South Orange Blossom Trail | Orlando, FL 32805

3



Sale Price	\$762,500
Rentable SF	3,798
Price/SF	\$200.76
Lot Size	21,000
Year Built	1946
Sale Date	1/4/2022

## Convenience Store 4

3401 Conway Gardens Road, Orlando, FL 32806

### Notes

Trade Area Location: Non-signalized hard corner  
PID: 08-23-30-0000-00-086

4



Sale Price	\$1,100,000
Rentable SF	1,506
Price/SF	\$730.41
Lot Size	22,125
Year Built	1987
Sale Date	5/10/2021

## Convenience Store 3

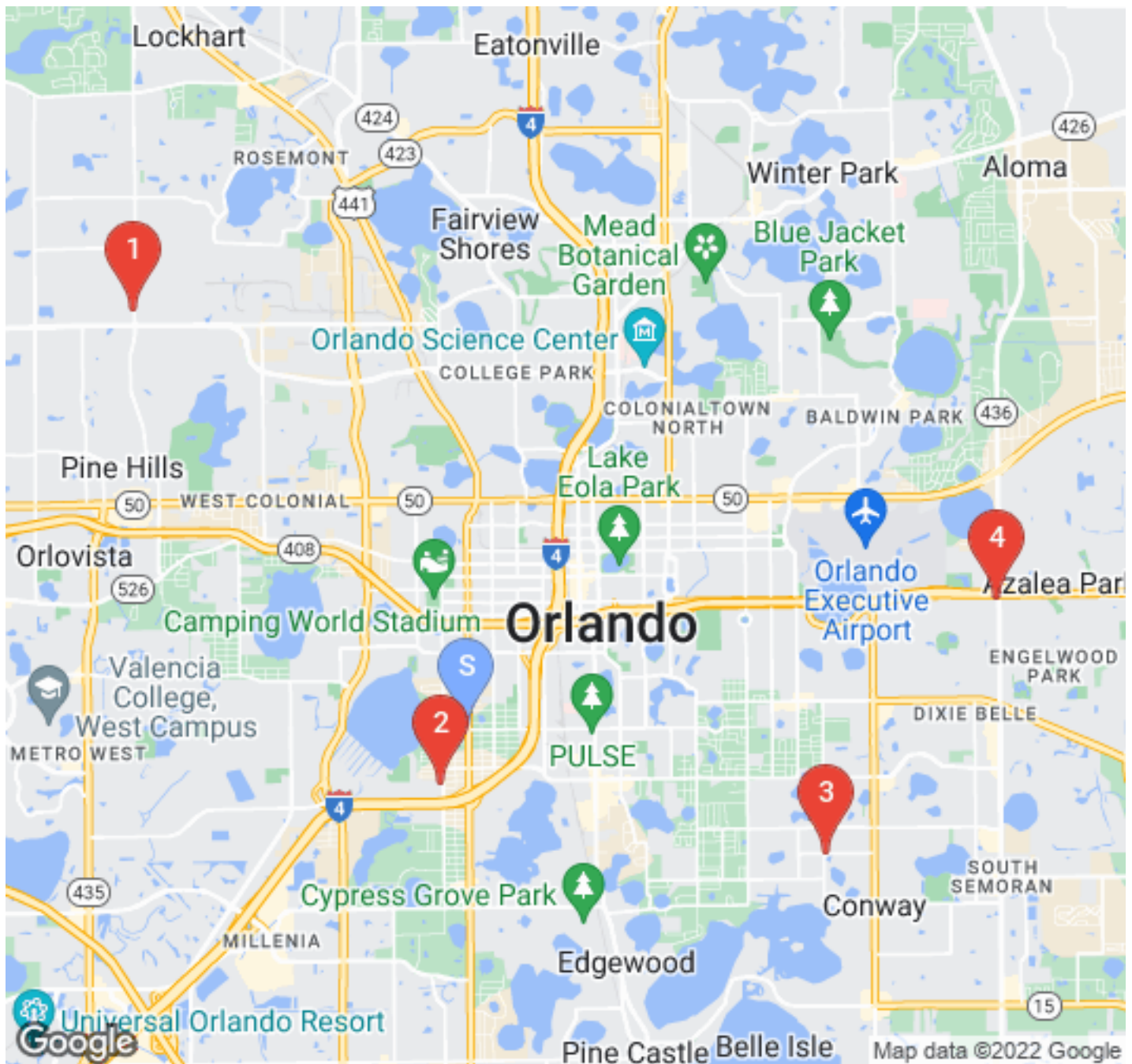
5698 Lake Underhill Road, Orlando, FL 32807

### Notes

Trade Area Location: Signalized hard corner (lighted corner)  
PID: 33-22-30-5691-00-010

# RECENT SALE COMPARABLES

Former Gas Station S OBT  
2012 South Orange Blossom Trail | Orlando, FL 32805



**S** Former Gas Station S OBT  
2012 South Orange Blossom  
Orlando, FL, 32805  
\$950,000

**1** Convenience Store 1  
2800 North Pine Hills Road  
Pine Hills, FL, 32808  
\$965,000

**2** Convenience Store 2  
2900 Rio Grande Avenue  
Orlando, FL, 32805  
\$627,500

**3** Convenience Store 4  
3401 Conway Gardens Road  
Orlando, FL, 32806  
\$762,500

**4** Convenience Store 3  
5698 Lake Underhill Road  
Orlando, FL, 32807  
\$1,100,000



# SECTION IV

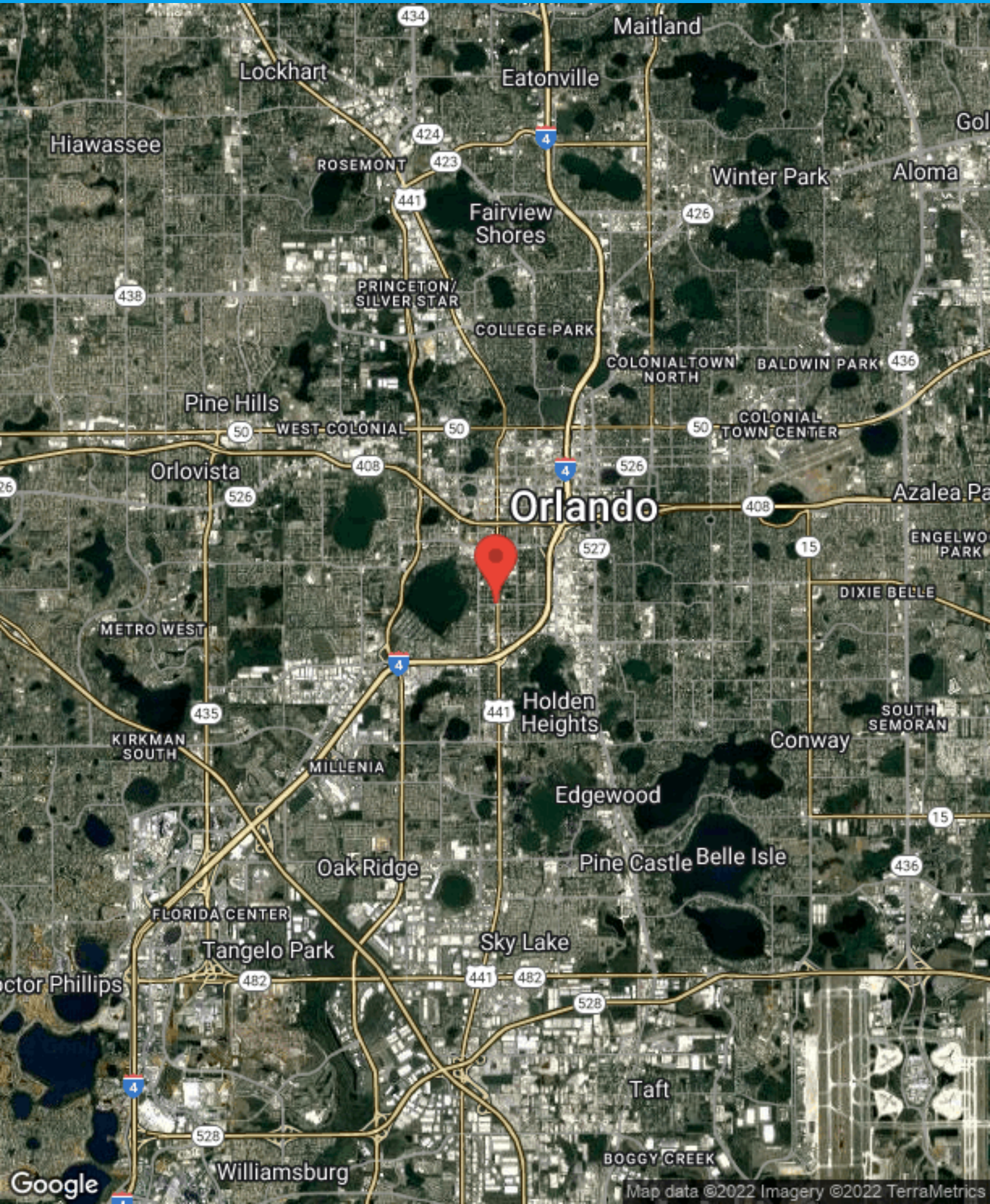
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## Maps / Demographics



# REGIONAL MAP

Former Gas Station S OBT  
2012 South Orange Blossom Trail | Orlando, FL 32805



# LOCATION MAPS

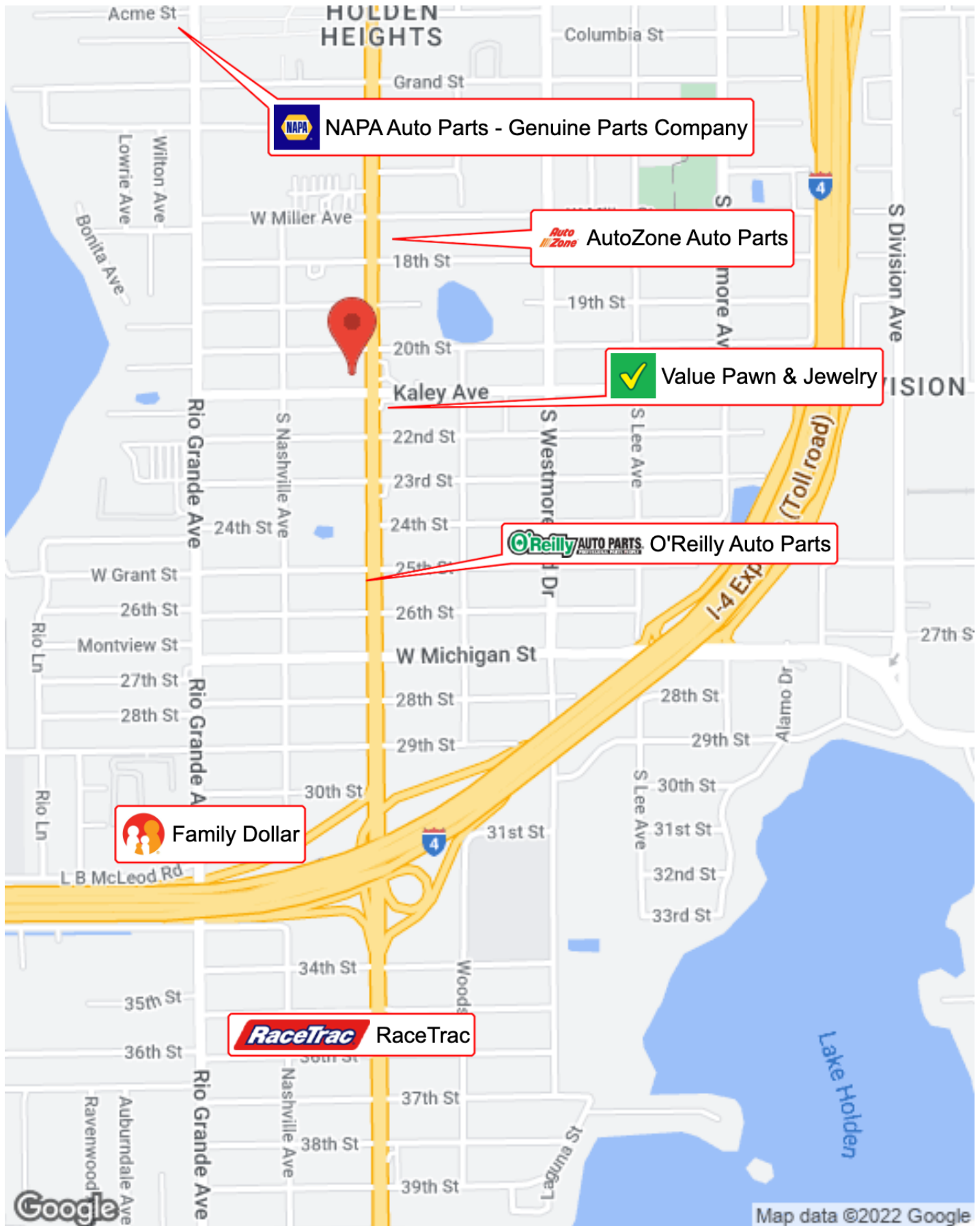
Former Gas Station S OBT  
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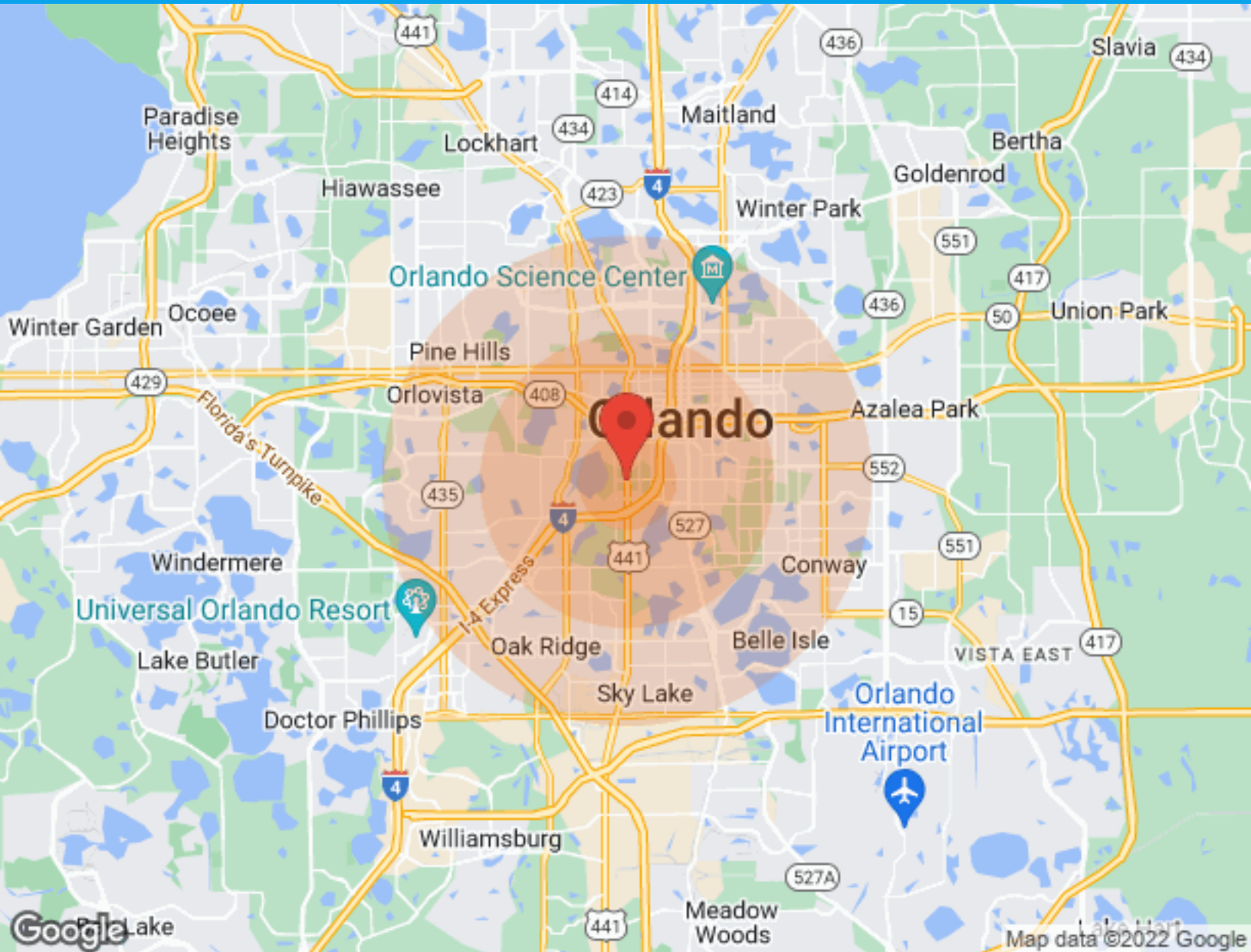


# AERIAL MAP

Former Gas Station S OBT  
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Population	1 Mile	3 Miles	5 Miles
Male	3,307	53,110	143,132
Female	3,397	57,129	150,395
Total Population	6,704	110,239	293,527
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,461	20,041	56,803
Ages 15-24	849	11,814	34,133
Ages 55-64	842	13,450	34,603
Ages 65+	989	18,403	42,825
Race	1 Mile	3 Miles	5 Miles
White	1,561	54,495	160,041
Black	4,695	47,168	100,014
Am In/AK Nat	15	71	244
Hawaiian	2	26	65
Hispanic	853	17,260	67,829
Multi-Racial	828	13,894	53,812

Income	1 Mile	3 Miles	5 Miles
Median	\$21,423	\$38,991	\$42,380
< \$15,000	803	8,047	17,451
\$15,000-\$24,999	376	6,499	16,162
\$25,000-\$34,999	419	6,015	15,927
\$35,000-\$49,999	276	7,406	20,201
\$50,000-\$74,999	381	7,525	22,000
\$75,000-\$99,999	50	4,044	11,249
\$10,000-\$149,999	36	3,525	9,793
\$150,000-\$199,999	29	1,144	2,942
> \$200,000	12	1,597	3,259

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,383	57,212	146,126
Occupied	2,777	48,722	124,824
Owner Occupied	1,027	18,926	53,650
Renter Occupied	1,750	29,796	71,174
Vacant	606	8,490	21,302

# SECTION V

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## Agent Information



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Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company. Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$30 million worth of commercial properties in the last 5 years, through landlord and tenant representation as well as seller and buyer representation.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume web company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Current and in 2021, Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition.

Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed-use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.