



LEASE

106 Commerce Drive

106 COMMERCE DRIVE, SUITE 103

Lake Mary, FL 32746

PRESENTED BY:

CHRISTOPHER FOJO

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
BUILDING SIZE:	2,000 SF
AVAILABLE SF:	2,000 SF
YEAR BUILT:	1988
ZONING:	M-1A
MARKET:	Orlando MSA
SUBMARKET:	Lake Mary,FL
APN:	19-20-30-514-0000-1030

PROPERTY OVERVIEW

A 2,000 sf unit with approximately 1,200 sf of office and 800 sf of warehouse space. 4 private offices with two bathrooms and a large open "bull pen" area for additional staffing needs. Nice reception area for customers. Office has direct access to warehouse area.

Two exclusive parking at the front of the unit with additional open parking on the west and north side of the property. This is great for a small distribution company, General Contractor etc.

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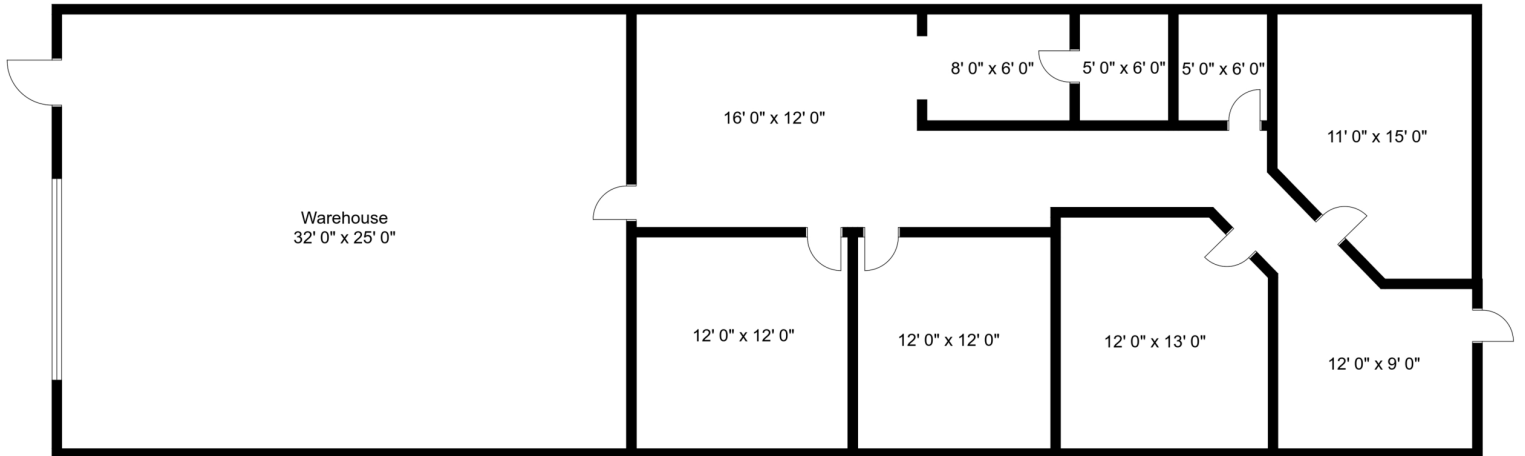
INTERIOR PHOTOS



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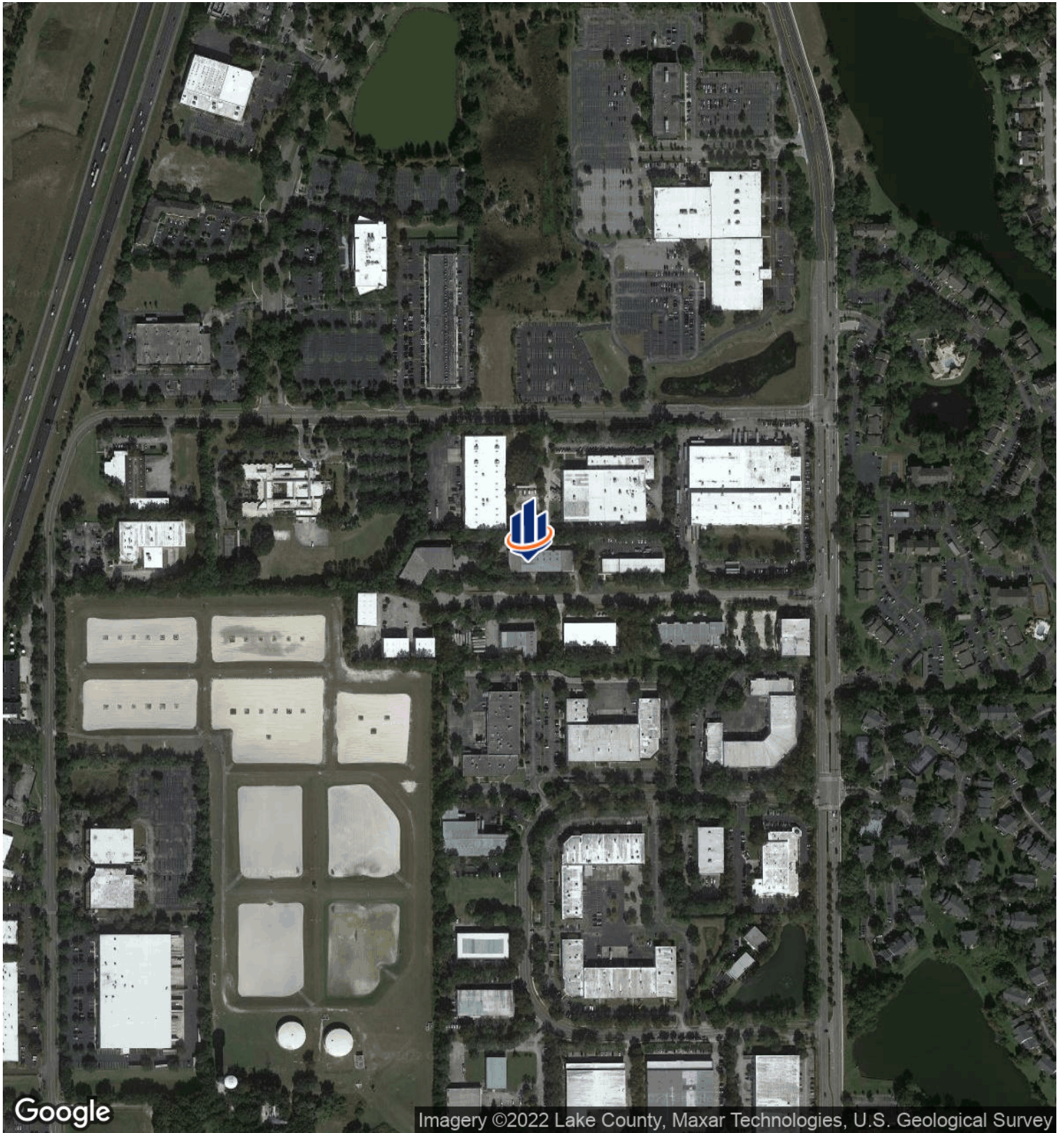
FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,733	60,838	138,309
AVERAGE AGE	37.9	35.9	35.8
AVERAGE AGE (MALE)	36.8	35.0	35.3
AVERAGE AGE (FEMALE)	38.4	36.8	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,294	21,593	49,699
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$78,854	\$69,675	\$72,161
AVERAGE HOUSE VALUE	\$288,604	\$276,603	\$307,321

* Demographic data derived from 2010 US Census

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ADVISOR BIO 1



CHRISTOPHER FOJO

Senior Advisor

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PROFESSIONAL BACKGROUND

Chris Fojo is proud to join the SVN Alliance Commercial Real Estate Advisors team, the well-established firm based in Ormond Beach, FL. Chris intends to focus on Seminole County and West Volusia County to broaden the reach of SVN Alliance.

Christopher Fojo has been involved in real estate consulting, brokerage and development for over thirty years. Originally based in Trinidad and Tobago, Chris established himself as a highly knowledgeable real estate resource in both Florida and the Caribbean. Working with SVN Alliance, Chris will focus on Office and Industrial properties in Volusia and Seminole Counties.

Chris relocated to Orlando, FL in 2006 and worked in brokerage for several years. To broaden his scope and knowledge base, Chris worked as a Development Manager with a regional development company, taking projects from Concept to Completion. Responsibilities included coordinating the full development team, Government Authorities, design consultants, general contractors, legal advisors etc., seeking to keep the project on budget and on time to bring a project to a successful completion.

Chris earned his CCIM Designation in 2008 has been very involved in the FL CCIM Chapter, Central Florida District, serving as Treasurer, Vice President and ultimately the Central Florida District President in 2017. Chris has also served on the Board of Directors for the Seminole County Regional Chamber of Commerce and also was the Chairman for the Economic Development Committee. He currently serves on the Executive Council for Leadership Seminole.

EDUCATION

University of Central Florida, BSBA Finance

Cornell University, Online Commercial Real Estate Certificate

MEMBERSHIPS

CCIM Central Florida District,

Seminole Chamber of Commerce

Leadership Seminole

Annunciation Catholic Church

SVN | Alliance Commercial Real Estate Advisors

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