

1016 SPRING VILLAS POINT

WINTER SPRINGS, FL 32708

Price: \$3,500,000
Single Credit Tenant, NNN Lease



ROBIN KESLER, CCIM
Commercial Director
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PROPERTY SUMMARY

1016 Spring Villas Pt.
1016 Spring Villas Point | Winter Springs, FL 32708



Property Summary

Two Story, 12,140 Sq
Ft Office Building,
Built 2003,
Concrete/Masonry
Zoned C1
1.02 Acres , 47
parking spaces
Can be easily
divided into 1, 2, 3 or
4 suites
Elevator
4 ADA Restrooms
on each floor
Remodeled 2011-
2012
Metal Roof 2010
12 A/C Split Units ,
7 new from 2021
Retaining Wall, new
2021

Property Overview

One Credit Tenant Office with 3.5 years remaining on the lease, one option for a 5 year extension.

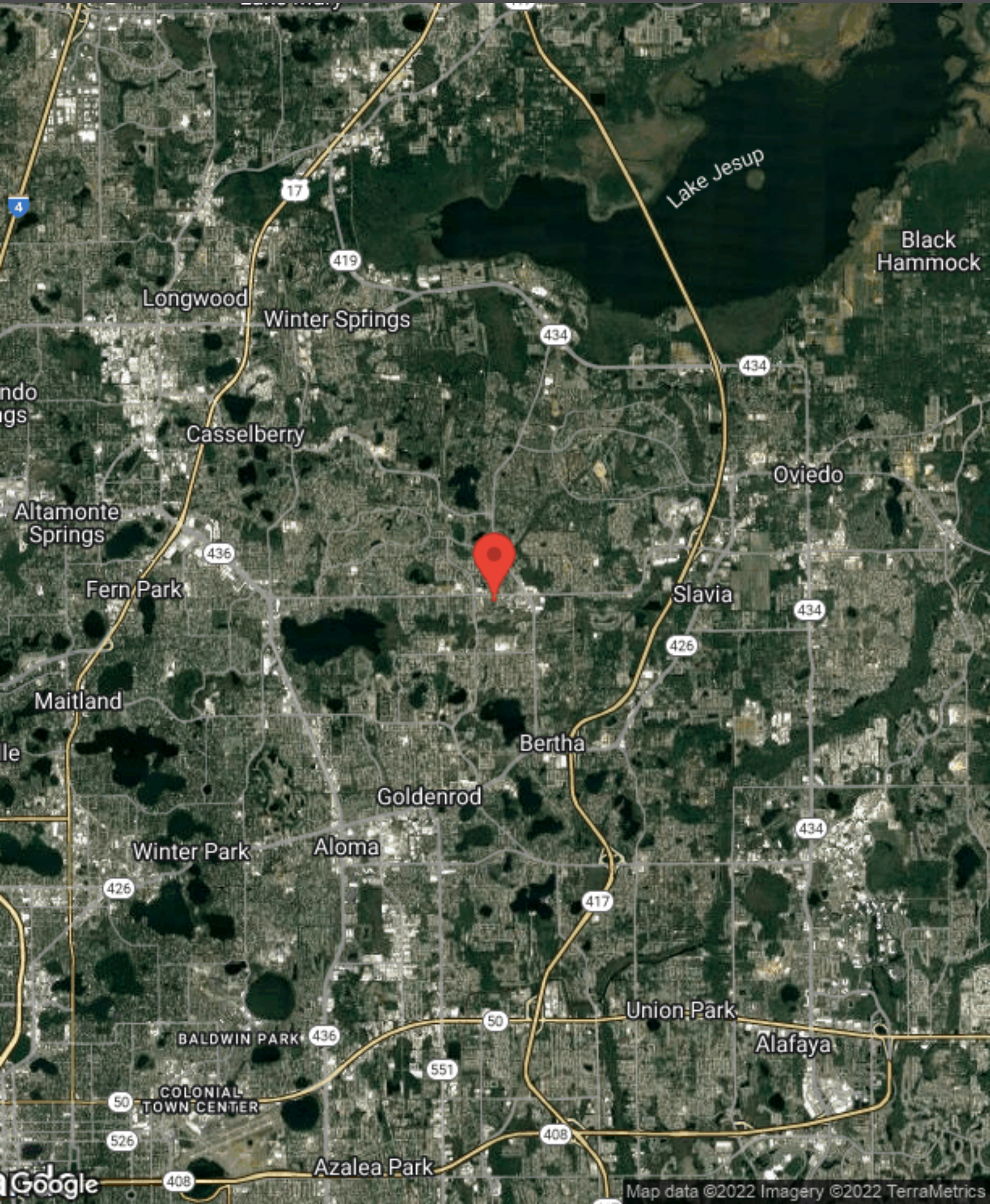
Location Overview

Located in Winter Springs, off Red Bug Lk Rd, between SR 436 and Tuskawilla Rd.

REGIONAL MAP

1016 Spring Villas Pt.

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PROPERTY PHOTOS

1016 Spring Villas Pt.

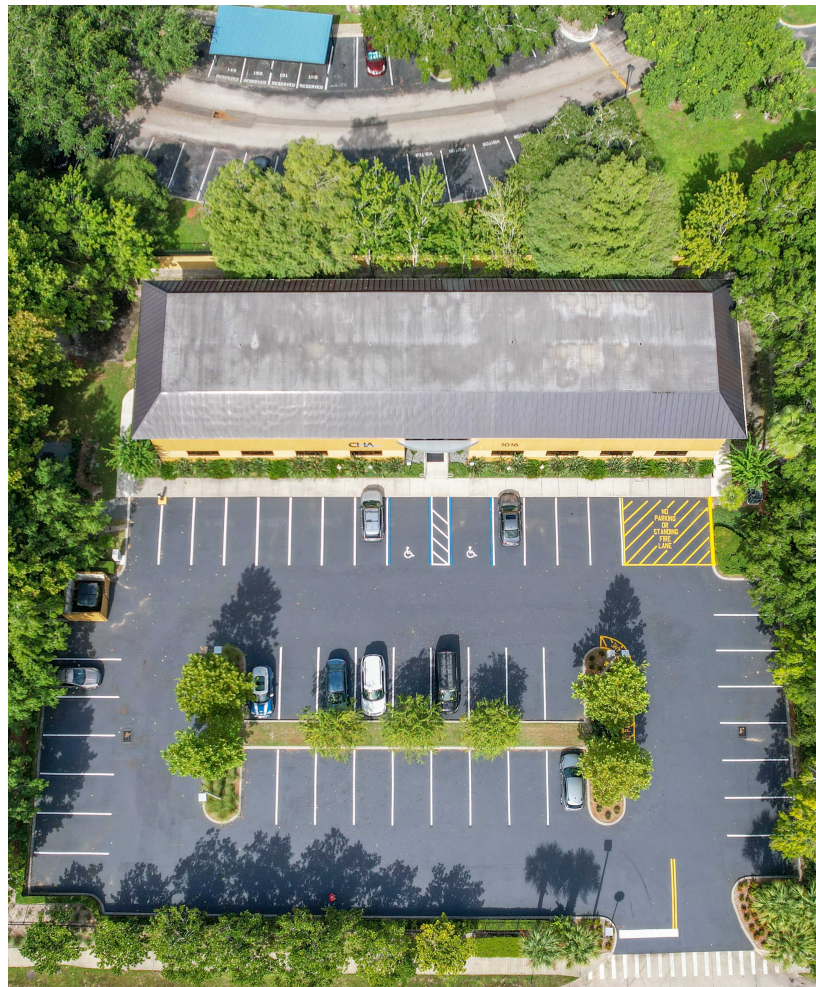
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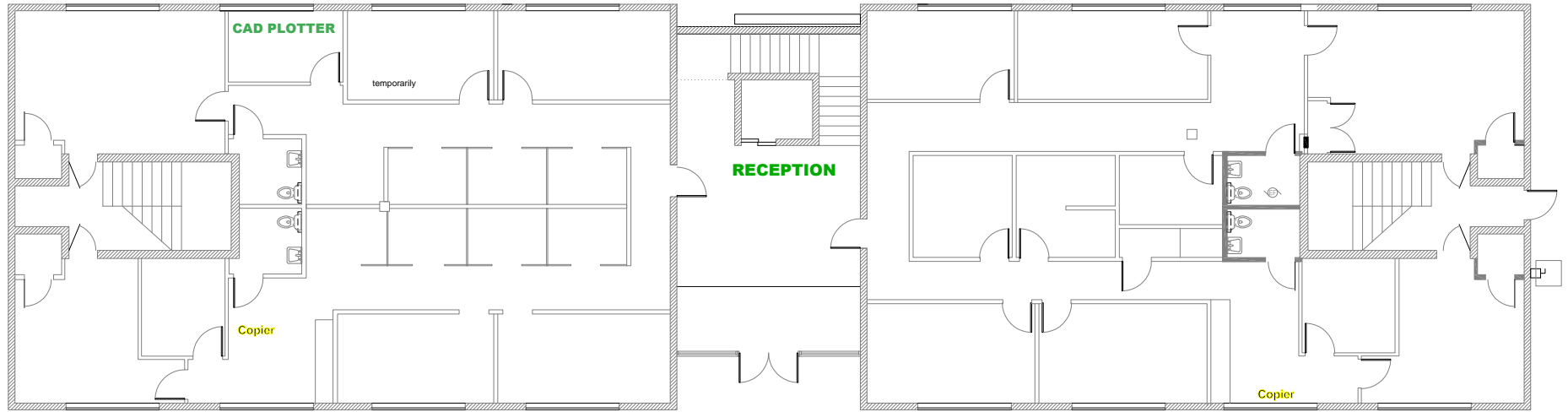
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FLOORPLAN

1016 Spring Villas Pt.

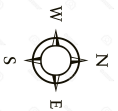
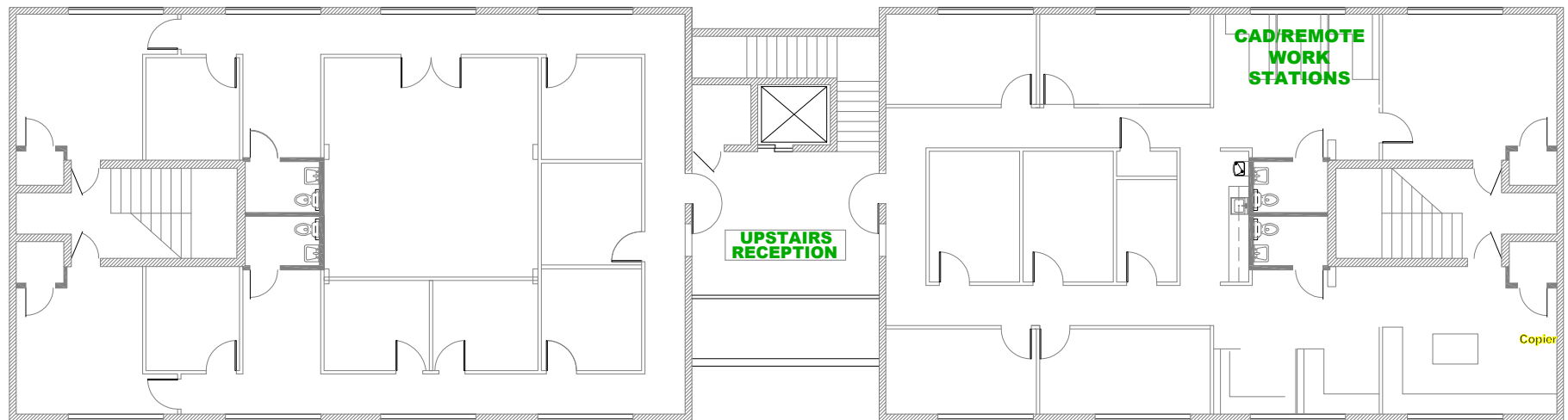
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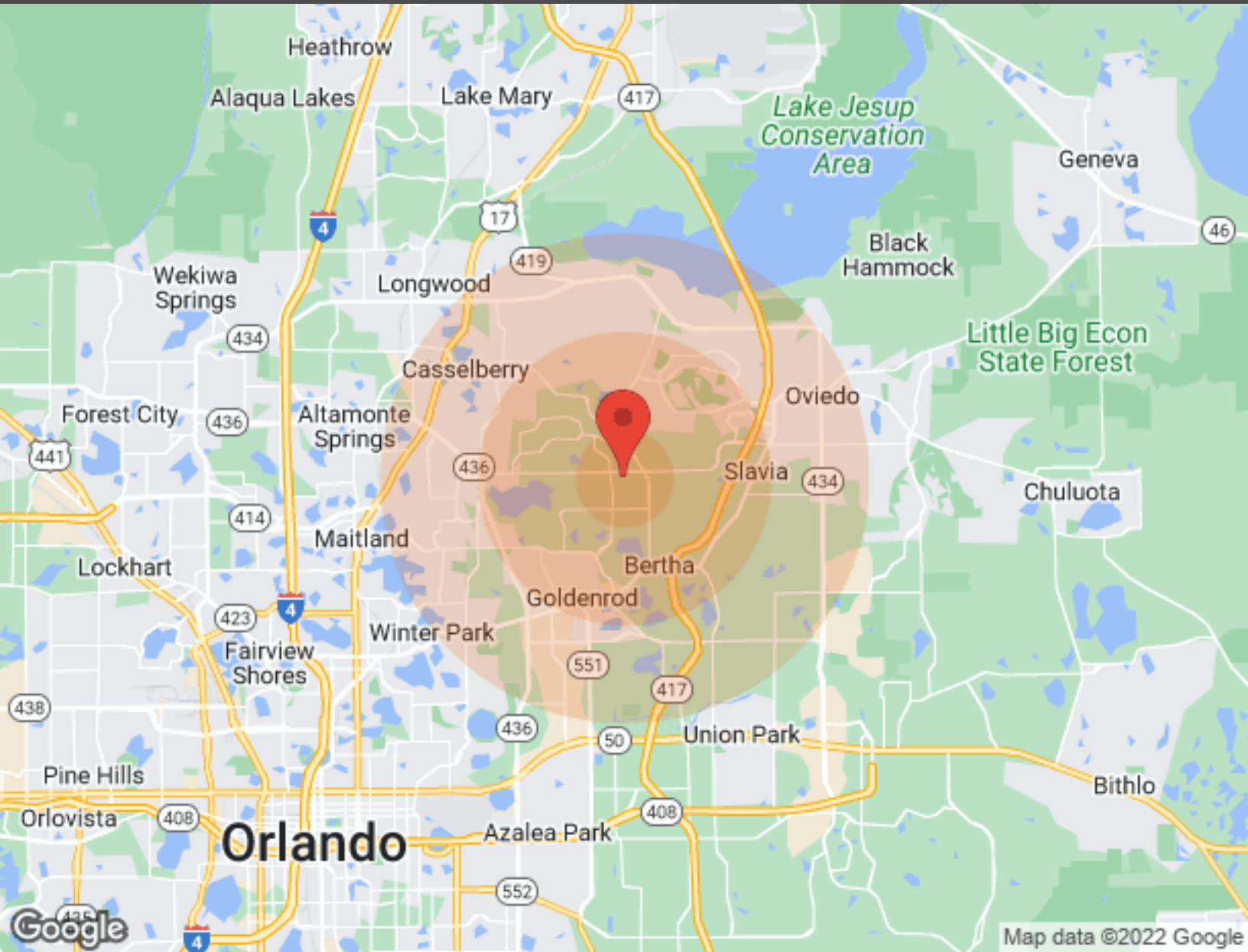
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DEMOGRAPHICS

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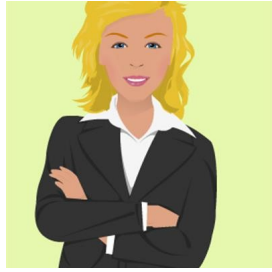


Population	1 Mile	3 Miles	5 Miles
Male	5,847	35,293	104,018
Female	5,996	36,434	107,462
Total Population	11,843	71,727	211,480
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,918	11,442	34,711
Ages 15-24	1,553	9,037	25,593
Ages 55-64	1,671	10,412	27,387
Ages 65+	1,584	12,753	36,222
Race	1 Mile	3 Miles	5 Miles
White	10,101	62,638	177,818
Black	502	3,103	13,929
Am In/AK Nat	3	11	60
Hawaiian	N/A	N/A	3
Hispanic	2,632	12,847	41,733
Multi-Racial	1,528	7,834	26,122

Income	1 Mile	3 Miles	5 Miles
Median	\$76,289	\$70,694	\$62,422
< \$15,000	208	2,072	9,416
\$15,000-\$24,999	280	2,068	8,388
\$25,000-\$34,999	476	2,955	9,731
\$35,000-\$49,999	587	3,049	10,590
\$50,000-\$74,999	1,171	5,769	15,901
\$75,000-\$99,999	563	4,473	11,384
\$10,000-\$149,999	859	4,540	11,547
\$150,000-\$199,999	338	1,838	4,259
> \$200,000	181	1,368	3,965
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,080	31,253	96,471
Occupied	4,670	29,144	88,590
Owner Occupied	3,149	21,501	56,543
Renter Occupied	1,521	7,643	32,047
Vacant	410	2,109	7,881

PROFESSIONAL BIO

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Optima Real Estate
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Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010, 2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada & the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

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Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

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Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.