

Offering Memorandum

# MIDAS ORLANDO

1737 N ALAFAYA TRAIL, ORLANDO, FL 32826



## Investment Summary

<b>PRICE:</b>	\$1,650,000
<b>BUILDING SIZE:</b>	8389 +/- SF
<b>LAND SIZE:</b>	33464 +/- SF
<b>PARKING SPACES:</b>	30 spaces (8.1 spaces per 1,000 SF)
<b>YEAR BUILT:</b>	1992
<b>ZONING:</b>	C-1
<b>PARCEL ID:</b>	22-22-31-0047-00-020



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APEX Capital Realty is pleased to exclusively represent the opportunity to purchase a Free-Standing Building located in Orlando, FL. This property has a combined Daily Traffic Count of +/- 50,000 Vehicles and is positioned within the University of Central Florida radius, the second largest University in the country. This property is a true value-add opportunity where market rents for similar properties exceed the \$20 p/ft NNN benchmark. Nearby Retailers on the corridor are Publix, WaWa, Papa John's Pizza and more, this property can be utilized for promising business possibilities.

## TRAFFIC COUNTS



+/- 50,000 Vehicles per day along N Alafaya Trail

## AREA FEATURES



Positioned within University of Central Florida radius

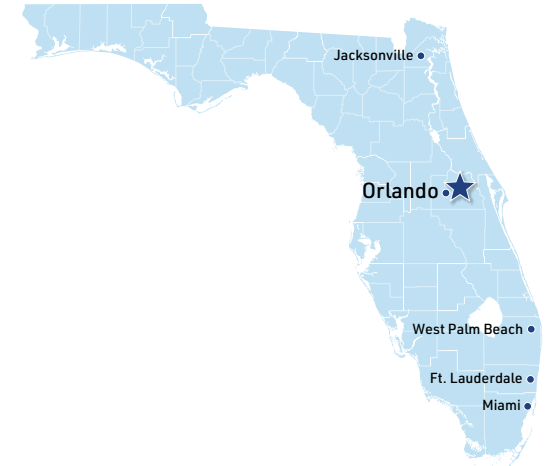
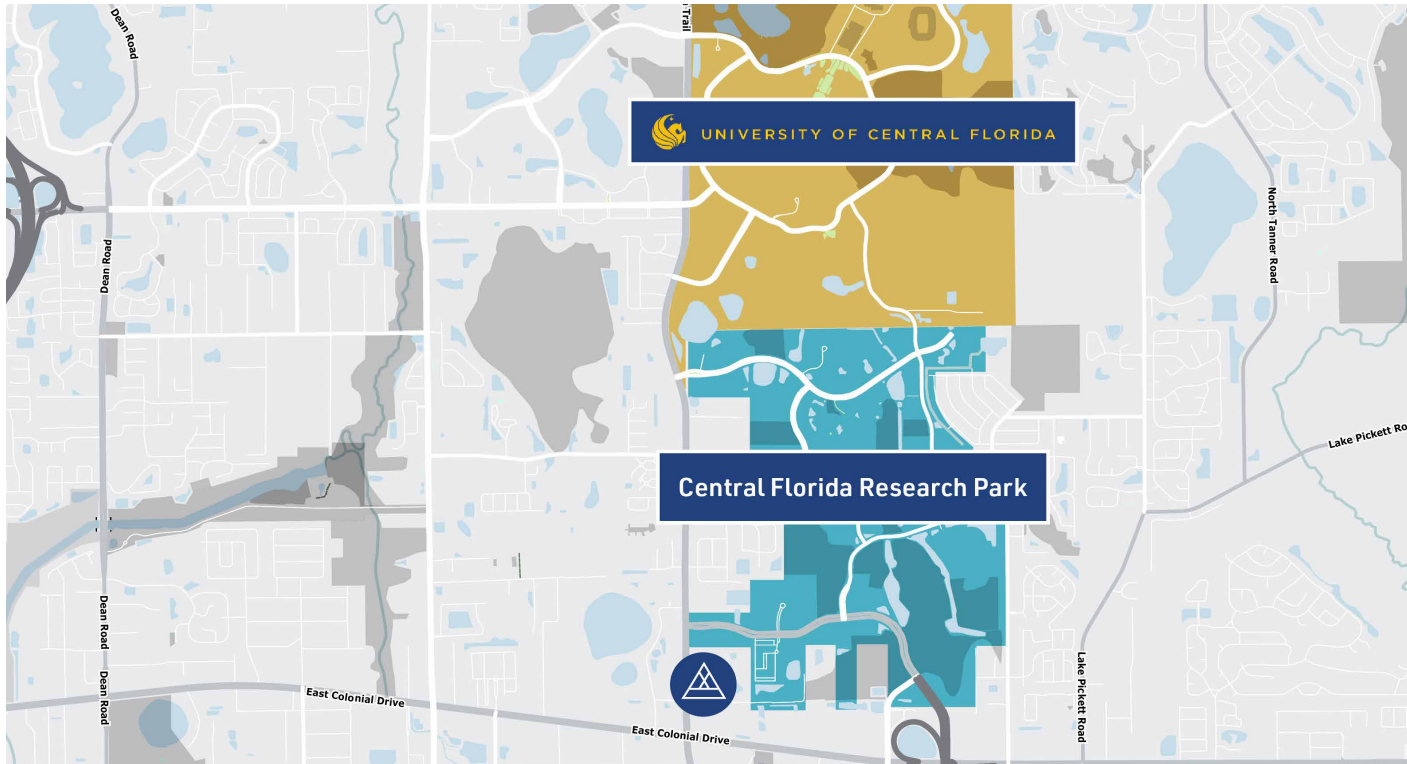
## AREA RETAILERS



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First time on the market in close to 30 years. Prominent high traffic corner property with over 50,000 cars daily and excellent access and exposure. The property additionally benefits from close vicinity to major employers and the University of Central Florida. The university, located 2 +/- miles from the site, enrolls nearly 70,000 students and is among the Orlando MSA's largest employers, with a staff of approximately 13,500. Central Florida Research Park, a 1,027 acre business park, lies between the university and the site and houses a dense concentration of science, technology, research, defense, and engineering firms, drawn in part by the University's \$183+ million research bud-

get and employing more than 10,000. Major companies located in the business park include Cisco, Siemens, Raytheon, Northrop Grumman, Mass Virtual, Inc., Fidelity Technologies, Laser Institute of America, Collins Aerospace, Redcon Solutions Group, Earthrise Space Foundation, US Geological Survey, Astronics Test Systems, Turbine Technology Services Corp, Saab Defense and Security USA, Alight Solutions, Carley Corporation, Quadrant Simulation System, Aptima, Inc., IDE, Cubic Defense Systems, the Naval Support Activity Center, the Institute for Simulation and Training, the National Center for Simulation, the National Center for Forensic Science.



FLORIDA CITIES	DISTANCE	DRIVING TIME
Downtown Orlando	12 Miles	17 min.
Vero Beach	94 Miles	1 hr 33 min.
Jacksonville	146 Miles	2 hr 12 min.
Miami	230 Miles	3 hr 39 min.



E Colonial Dr (45,000+ VPD)



N Alafaya Trail (50,000+ VPD)



\*Borders are approximate



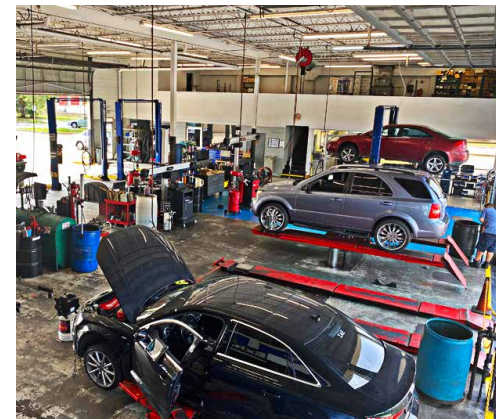
ALAFAYA COMMONS

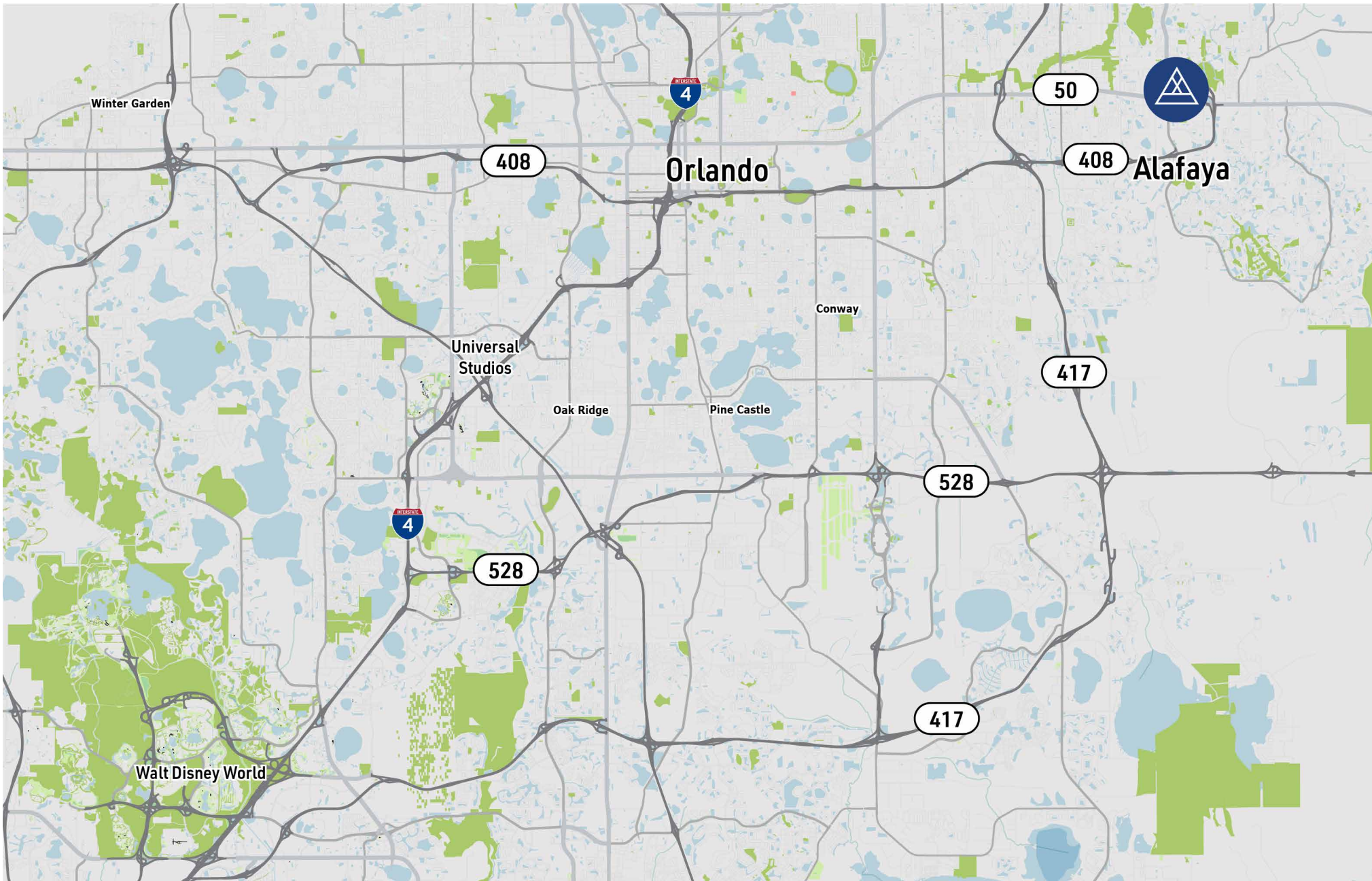


N Alafaya Trail (50,000+ VPD)

\*Borders are approximate

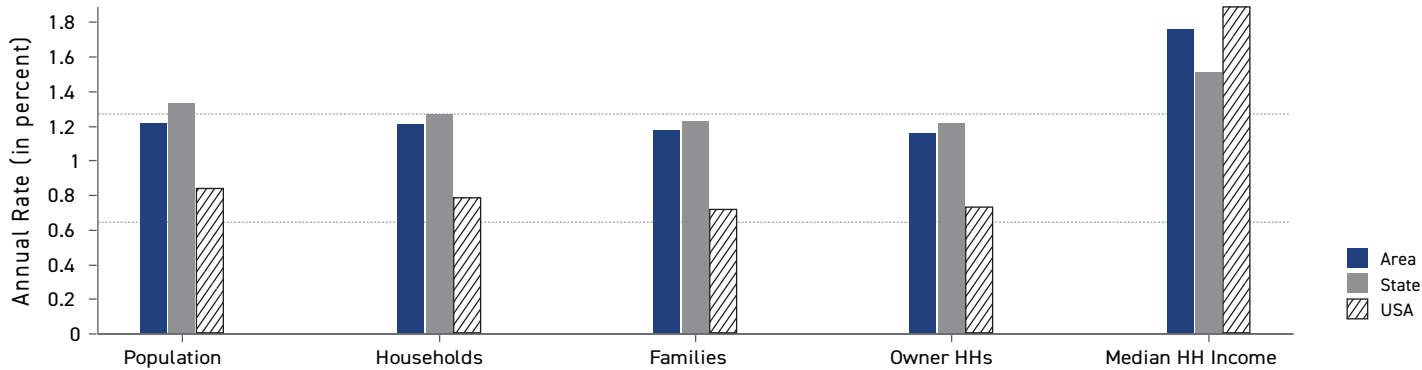




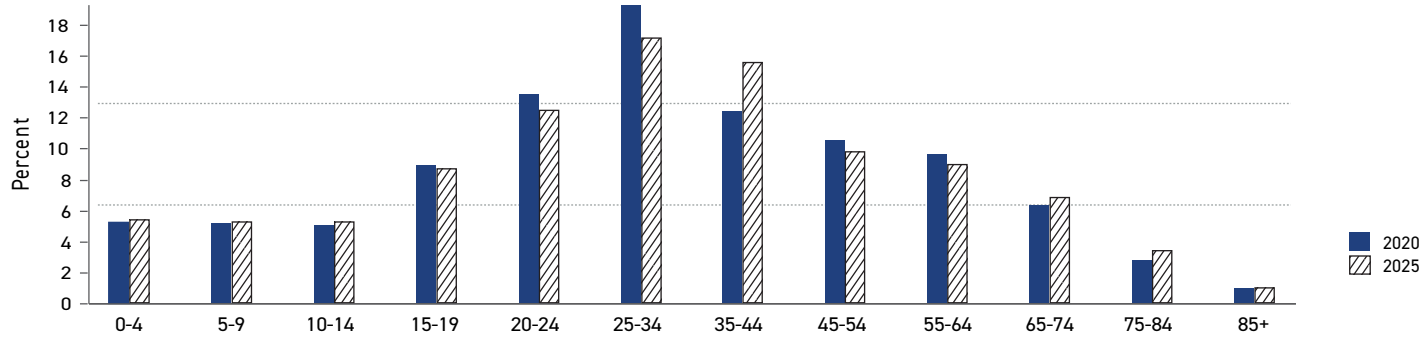


5 MILE RADIUS

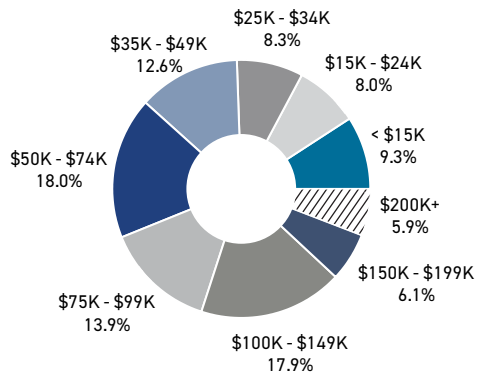
Trends 2020-2025



Population by Age



2020 Household Income



2020 SUMMARY



TOTAL POPULATION

1 mile	15,388
3 miles	106,617
5 miles	230,889



TOTAL HOUSEHOLD

1 mile	4,978
3 miles	34,759
5 miles	77,742



MEDIAN HH INCOME

1 mile	\$48,885
3 miles	\$55,562
5 miles	\$64,213



AVERAGE HH INCOME

1 mile	\$57,788
3 miles	\$72,054
5 miles	\$84,523



# APEX

CAPITAL REALTY

MIDAS AUTO SERVICE EXPERTS

MIDAS

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