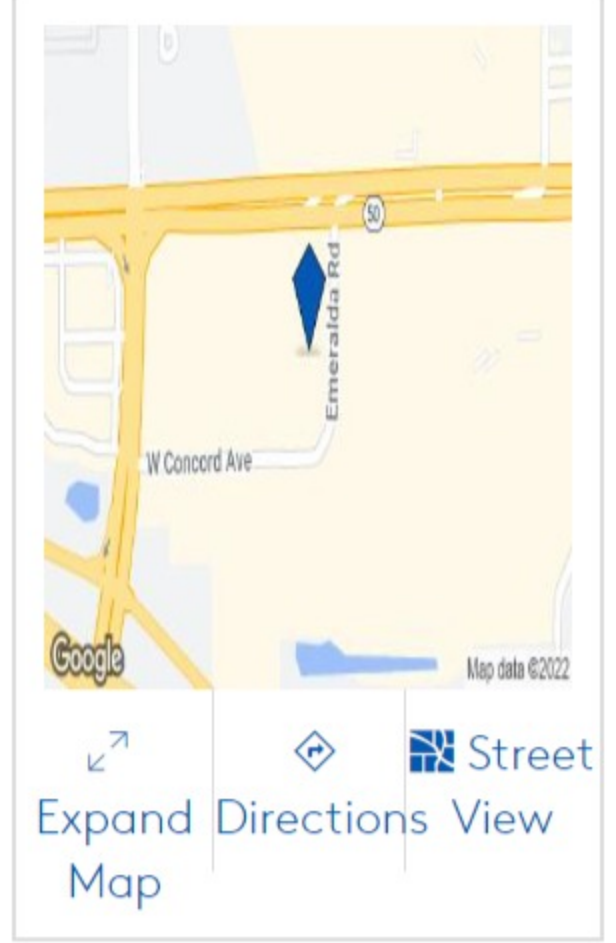


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630 Emeralda Road

Orlando, FL 32808 · Retail For Sale

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HIDDEN PLAZA

Price	N/A	Cap Rate	7%
Gross Leasable Area	30,600 SF	No. Stories	1
Property Type	Retail	Tenancy	Multiple
Property Subtype	Strip Center	Year Built	1978
Additional Subtypes	Street Retail ▾	Lot Size	2 AC
Property Use Type	Investment		

Listing ID: 14057286 Date Created: 11/11/2004 Last Updated: 03/30/2006

DESCRIPTION

FULLY LEASED Remodeled Strip Center (new electric, fire sprinklers, ceiling tiles/insulation, handicap bathrooms, A/C's, and repaved parking) 10 Unit Strip Center, Most leases have at least 5% yearly increases 7% Cap Rate with great Upside as Leases Rates are below market and short renewals (\$7-\$10 sq. ft. average rents). Building Size- 30,600 s.f. on approx 2 acres with additional offsite parking maintained by others(Perpetual easement rights) Property has daycare/karate/poolhall/multiple small churches/bar-nightclub.

From I4 and East/West Expressway- Go West on Expressway to Kirkman Road. Exit Ramp to the Right and follow to Traffic Light at West Colonial Dr(W-Hwy 50). Turn Right and you will pass the Albertson's Plaza and then Action Gator Tire Store. Turn Right after the tire store onto Emeralda Road and then turn in behind the tire store to our parking lot. We are just finishing construction and do not have our signage finished yet

HIGHLIGHTS

- 100 % LEASED -Great location-
- Surrounded by multiple larger "higher lease rates" retail centers
- Low Low Lease Rates-(\$7-10sf) below neighboring centers
- Short Leases(2-5yrs)-ability to upgrade tenants/rents
- Most leases have minimum 5% yearly increase
- Remodeled about 90% during the last 4 years

MAJOR TENANT INFORMATION

TENANT	SF OCCUPIED
Daycare	6,000
Poolhall	3,900
nightclub	7,700
karate	1,500
churches-bible study 850sf-4800sf	11,000

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
W Colonial Dr	Emeralda Rd	38,805	2022	0.07 mi
Kirkman Rd	Governors Ave	26,211	2022	0.18 mi
Kirkman Road	W Concord Ave	28,380	2022	0.18 mi
W Colonial Dr	Deauville Dr	42,616	2022	0.19 mi
Kirkman Rd	W Concord Ave	24,021	2022	0.19 mi
East-West Expy	N Pine Hills Rd	68,366	2022	0.27 mi
W Colonial Dr	Conestoga Cir	36,000	2016	0.27 mi
East-West Expy	N Pine Hills Rd	66,770	2016	0.27 mi
W Colonial Dr	Conestoga Cir	38,655	2022	0.28 mi
East-West Expy	N Hastings St	51,102	2018	0.32 mi

TRANSPORTATION

AIRPORT	DRIVE	WALK	DISTANCE
Orlando International Airport	27 min		17.0 mi
Orlando Sanford Airport	42 min		32.0 mi

SIMILAR LISTINGS

<p>5205 Eggleston Ave Orlando, FL 32810 For Sale · \$6,990,000 25,258 SF Building</p>	<p>14060 E Colonial Dr Orlando, FL 32826 For Sale · \$7,791,432 22,349 SF Building</p>	<p>6363 Edgewater Dr Orlando, FL 32810 For Sale · \$6,400,000 32,736 SF Building</p>	<p>7750 S Orange Blossom Trl Orlando, FL 32809 For Sale · \$4,053,000 23,329 SF Building</p>
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