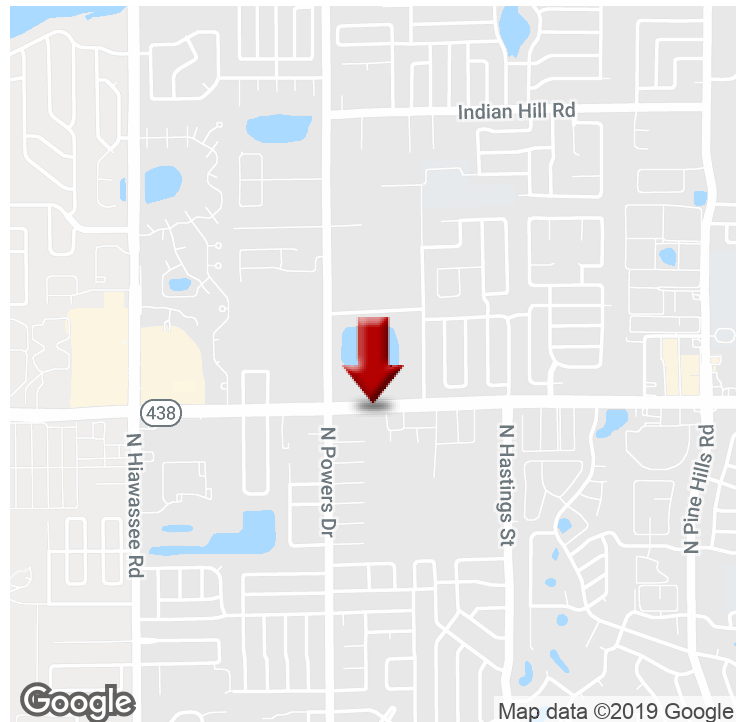


RETAIL FOR SALE

6114 Silver Star Rd, Orlando, FL 32808



OFFERING SUMMARY

SALE PRICE:	\$520,000
LOT SIZE:	0.25 Acres
YEAR BUILT:	1971
BUILDING SIZE:	4,972 SF
ZONING:	C-1
PRICE / SF:	\$104.59

PROPERTY OVERVIEW

This huge, versatile space on Silver Star Rd., a highly visible retail corridor near N. Hiwassee, is ready for immediate occupancy. The property offers plenty of parking with five prime spaces in the front and 25 in the rear (with room for more). Inside, the 16.5' x 17' foyer & separate check-in room lead to a cavernous, 30' x 50' main room. A nearby hallway, stretching 57 feet, connects to several large rooms with loads of closet and storage space. These rooms are 24' x 13', 33' x 13', and 31' x 15', respectively. From the Foyer, there are also two offices, sized 26' x 15', and 11' x 11'. The building includes two restrooms, one of which offers a stand-up shower. Wood and tile floors throughout the building. This stretch of Silver Star Rd. faces a busy shopping center, with grocery store, restaurants, and retail, in addition to nearby medical offices, CVS, apartments, and a thriving residential neighborhood. This property includes 2 parcel ID numbers, see 2nd Tax ID in Additional Tax ID section. Endless opportunities here - especially for a daycare, small religious facility or retail office. Bring your imagination and call today to schedule a showing.

PROPERTY HIGHLIGHTS

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407.207.0825
9161 Narcoossee Road, Ste. 107
Orlando, FL 32827

JIM LIGHT, CCIM
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,425	121,598	257,183
Median age	29.2	30.5	32.2
Median age (male)	29.2	29.4	31.0
Median age (Female)	29.1	31.6	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,801	40,139	90,283
# of persons per HH	3.2	3.0	2.8
Average HH income	\$44,060	\$48,897	\$54,530
Average house value	\$158,364	\$183,793	\$221,951

* Demographic data derived from 2010 US Census

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