FOR LEASE

BOSS COMMERCIAL REAL ESTATE

OFFICE/RETAIL PROPERTY FOR LEASE

1827 SILVER STAR RD, ORLANDO, FL 32801

TRAFFIC COUNTS

N OBT & Silver Star Rd 25,894

	1 mile
Population:	5,218
Households:	2,275
Avg HH Income:	$137,754

	3 miles
Population	94,397
Households	38,813
Avg HH Income	$82,818

	5 miles
Population	304,080
Households	119,727
Avg HH Income	$85,389

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PROPERTY HIGHLIGHTS

- **Two Retail Buildings, Total SF: 5,278 SF**
- **Bldg 1829: 3,200 SF Bldg 1827: Leased**
- **Land Size: 0.85 acres Parking Spots: 15**
- **Municipality: Orange County Zoning: C-3 FLU: C**
- **Frontage US Hwy 441: 280 Linear Foot +/-**
- **Frontage Silver Star Rd: 177 Linear Foot +/-**
- **Close to: US Hwy 441, I-4, John Young Pkwy, Hwy 50, New Packaging District, College Park, Across the Street from 7-11 Gas Station/Convenient Store**
- **Lease Rate: Call Broker**
- **Located at Signalized Intersection Fenced in Lot**
- **Security Camera on 1829 Bldg**

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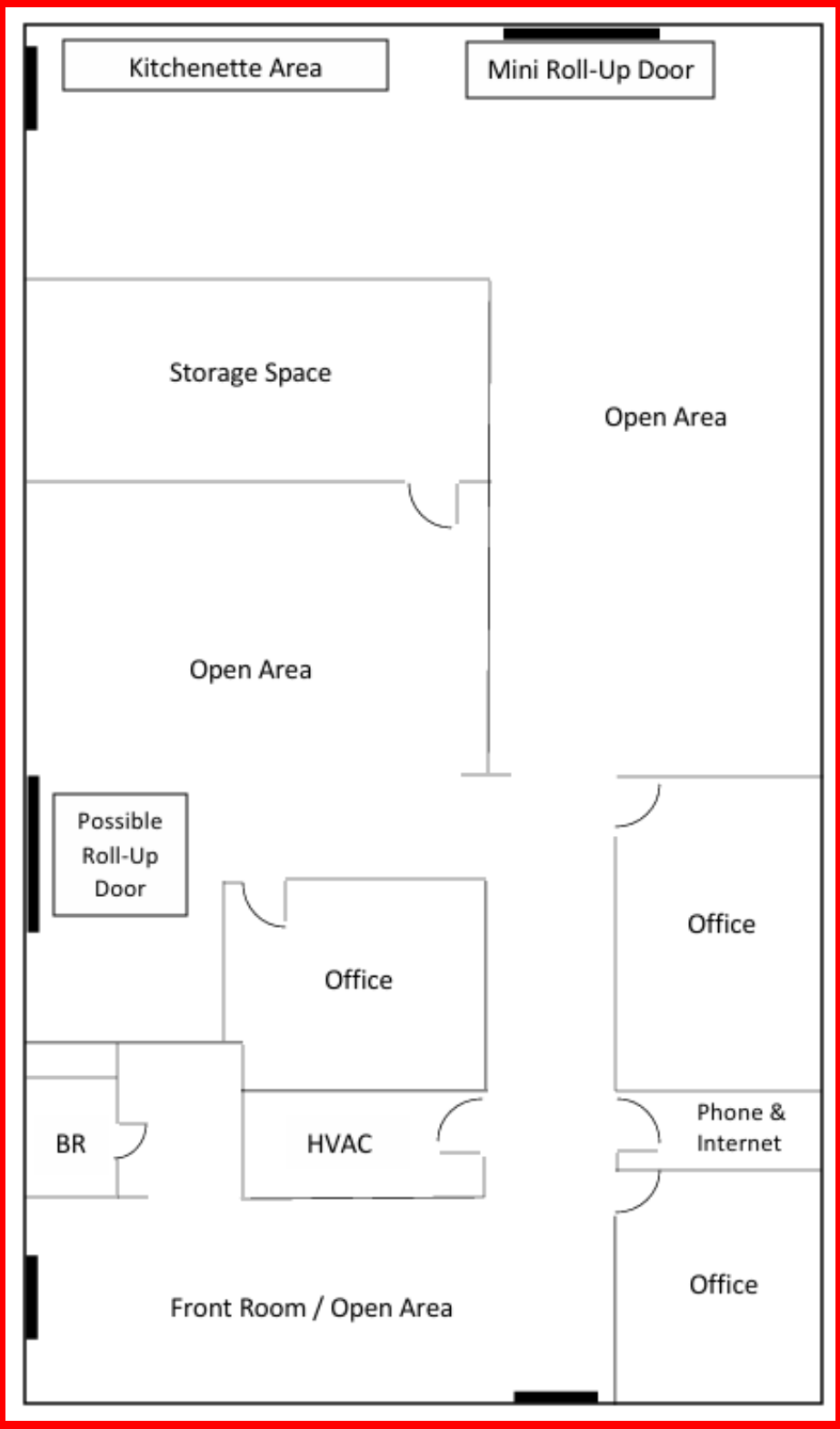
Building 1829
Floor Plan



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Interior Pictures – BLDG 1829

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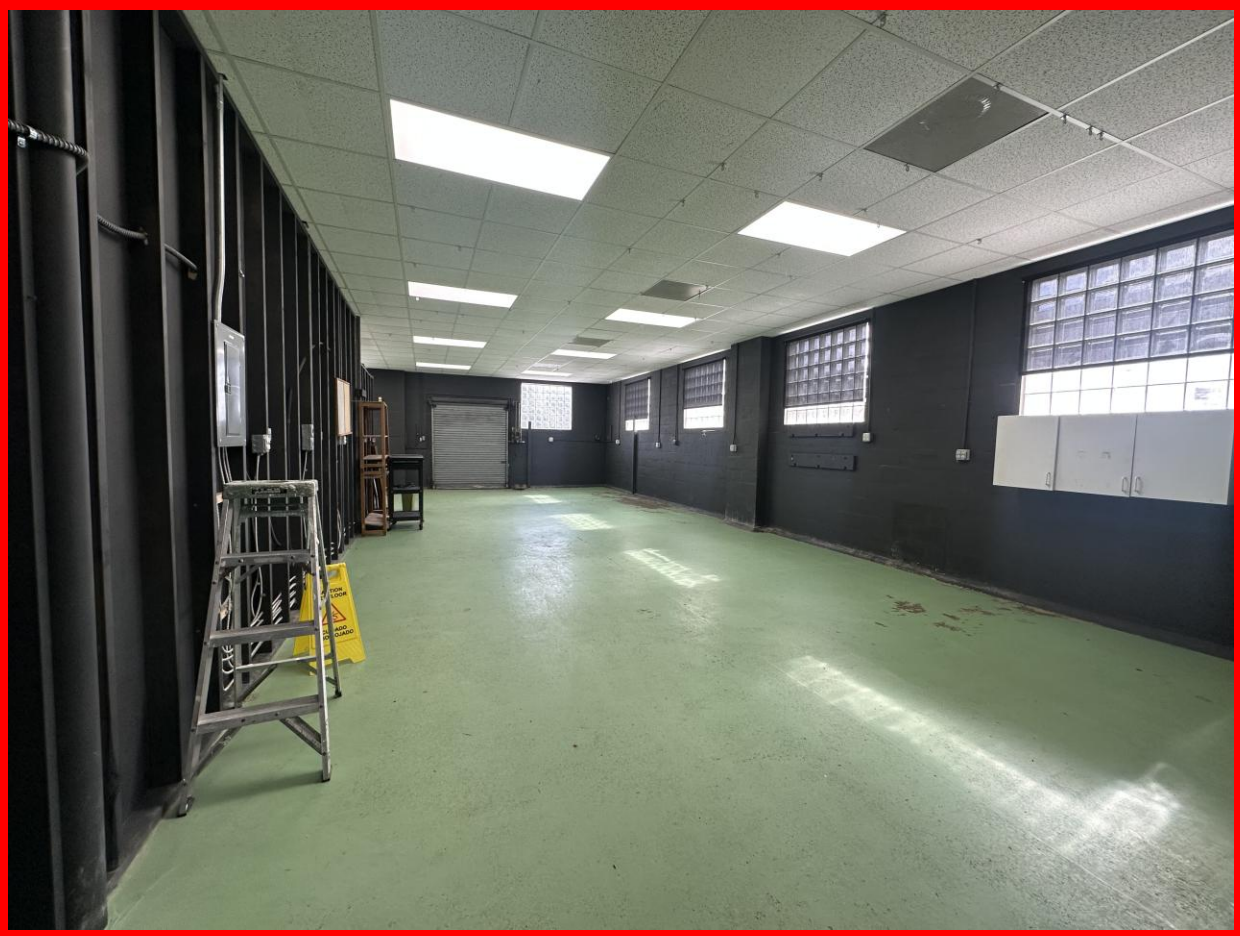
EMPLOYEES O

EXIT



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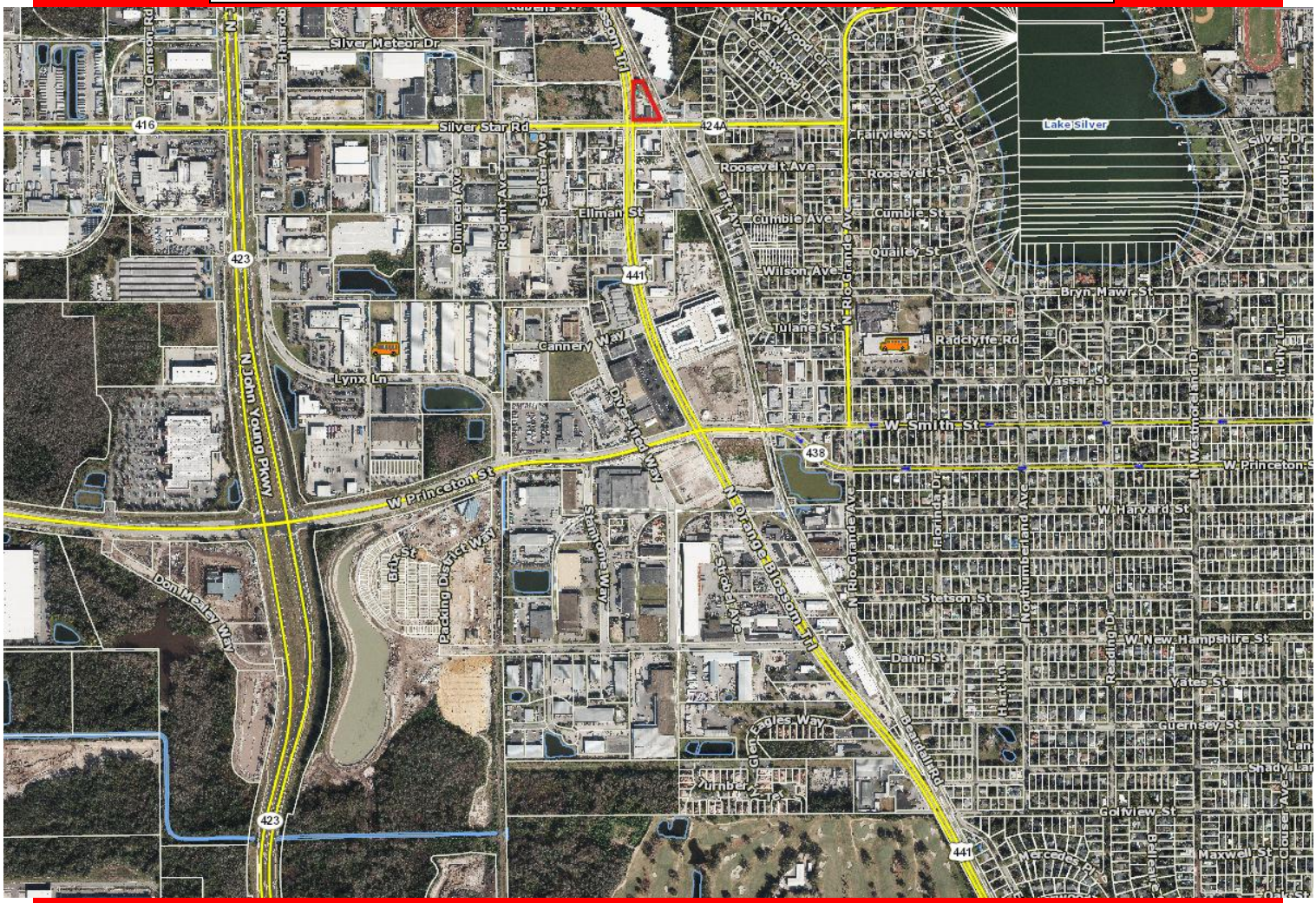
Relation to Major Packaging District Development



Highlights of Anchor Development:

- YMCA Family Center
- Regional Park and Trails
- Food Hall
- 4Roots Farm & Agriculture Center
- Townhomes & Multi-Family Residential

97 AC of land currently industrial/commercial to be converted to mixed-use and residential
105 AC of dedicated regional park, including 40 AC urban farm
3,500 units of projected residential
1 million SF of projected retail and office space

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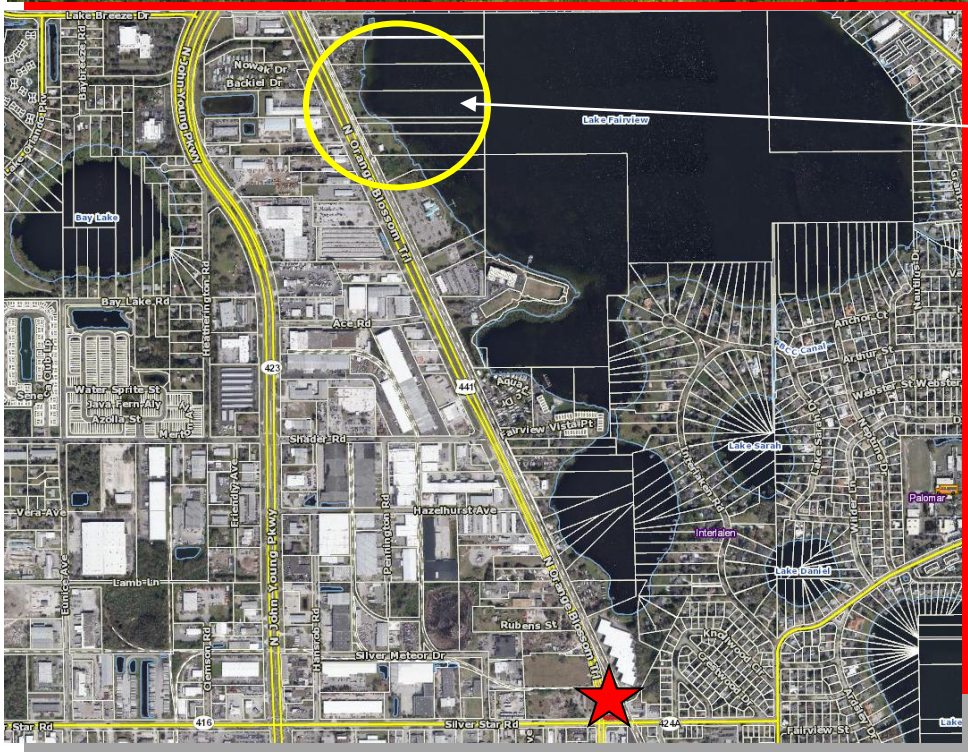
Relation to Potential Lake Fairview Development



A mixed-use redevelopment of 18.3 AC +/- fronting Lake Fairview on Orange Blossom Trail is currently going through the Planning Process with Orange County

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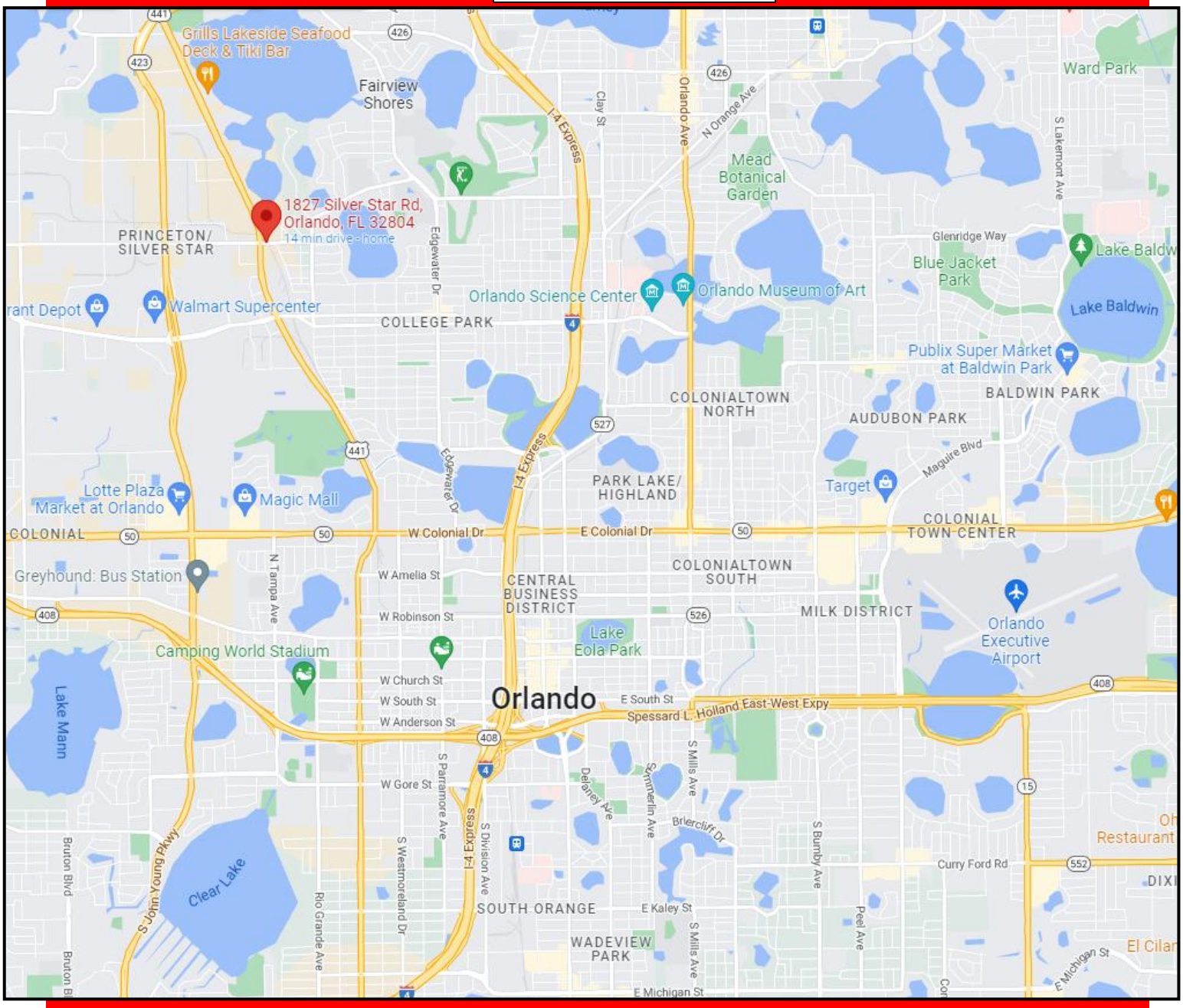
Map Overview



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AERIAL OVERVIEW

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