

# FOR LEASE



## 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

### PROPERTY HIGHLIGHTS

- Two Retail Buildings, Total SF: 5,278 SF
- **Bldg 1829: 3,200 SF**      **Bldg 1827: 2,078 SF**
- Bldg 1827: Second Gen Tattoo Shop
- 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

#### Molly Garrett

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker

Cell: 407-927-3787

Fax: 321-549-6269

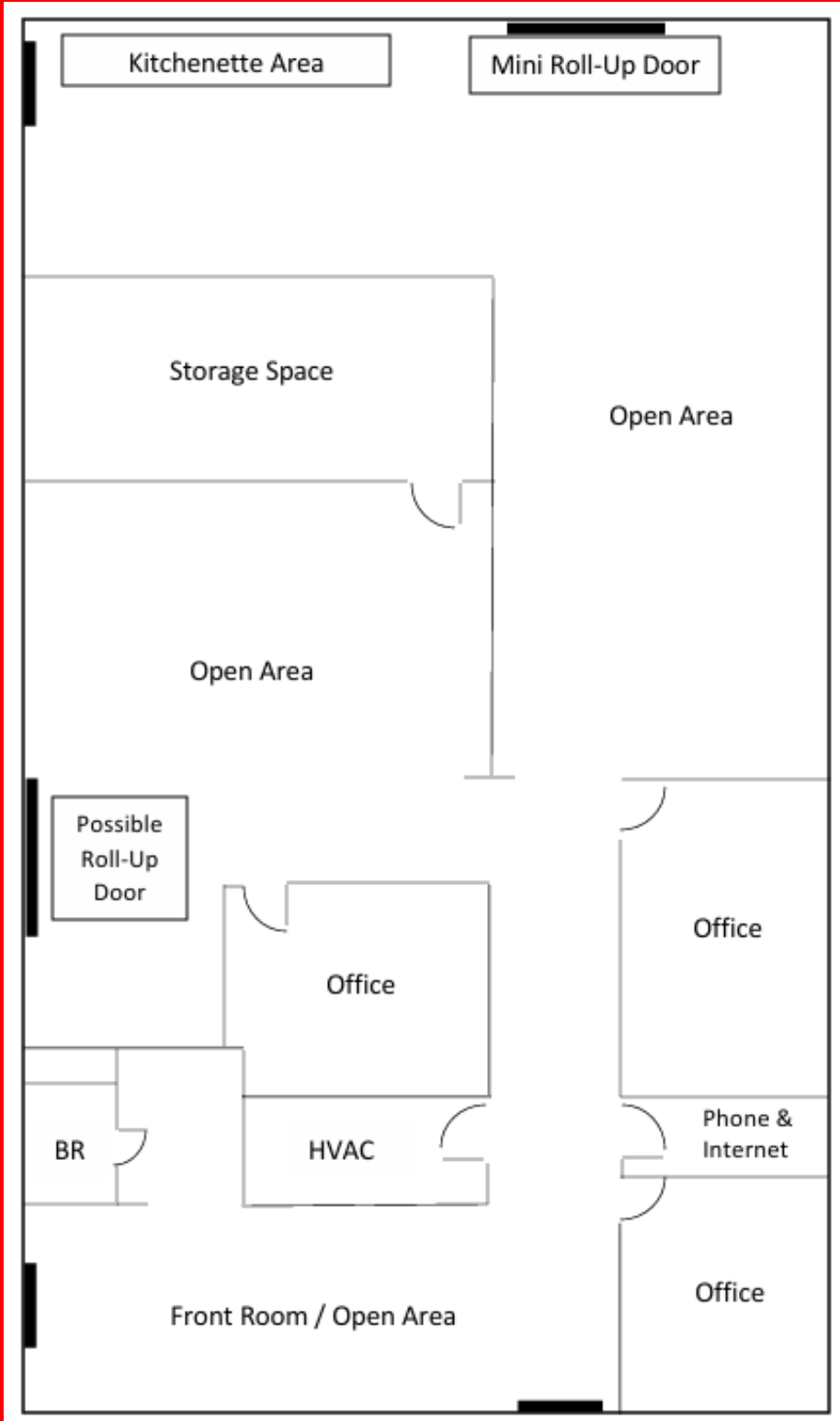
Molly@BossCRE.com

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## BUILDING 1829 FLOOR PLAN



Boss Commerical Real Estate, LLC  
Licensed Real Estate Brokers

2211 Saxon Dr  
New Smyrna Beach, FL 32169

Tel: 407-927-3787  
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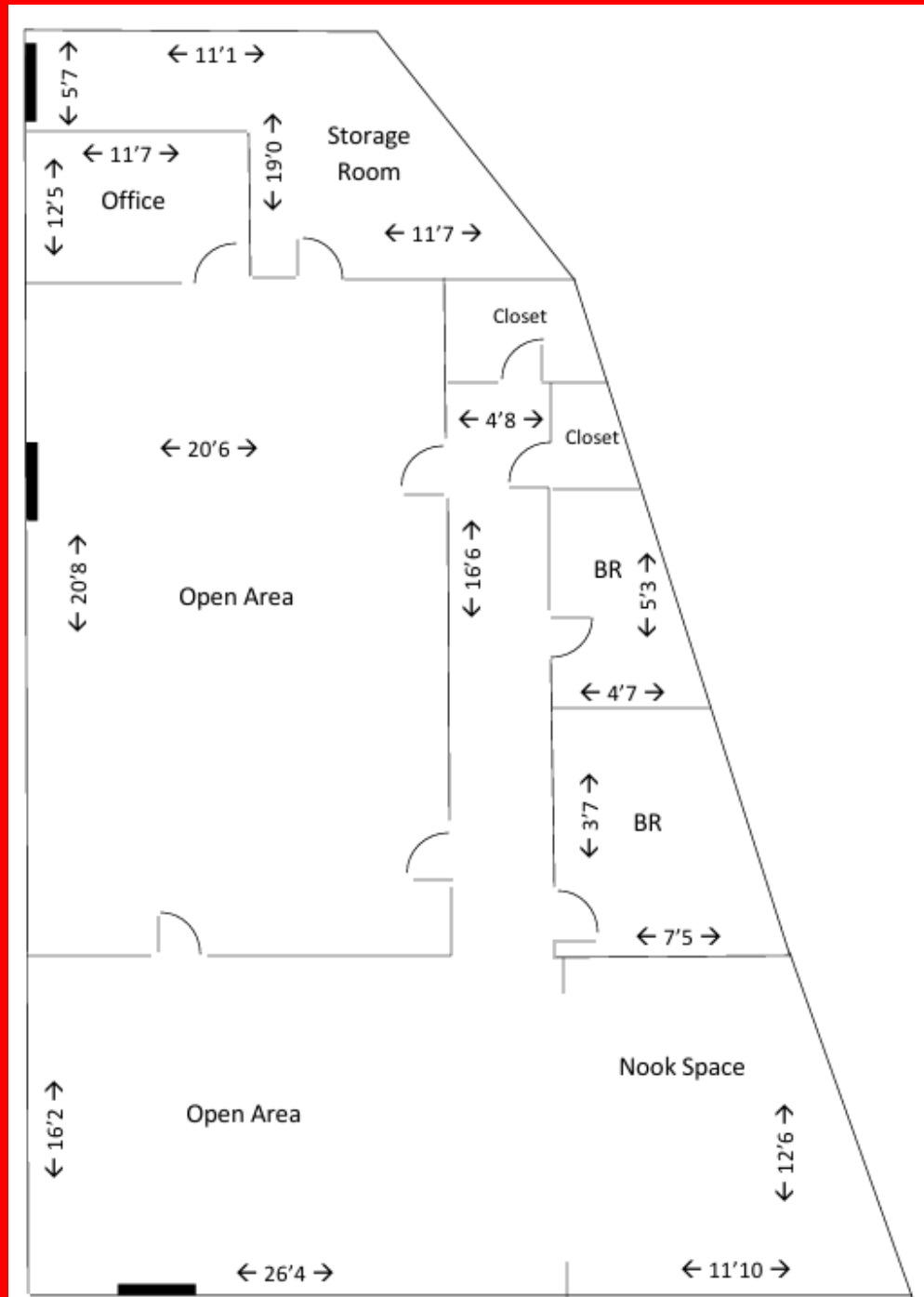
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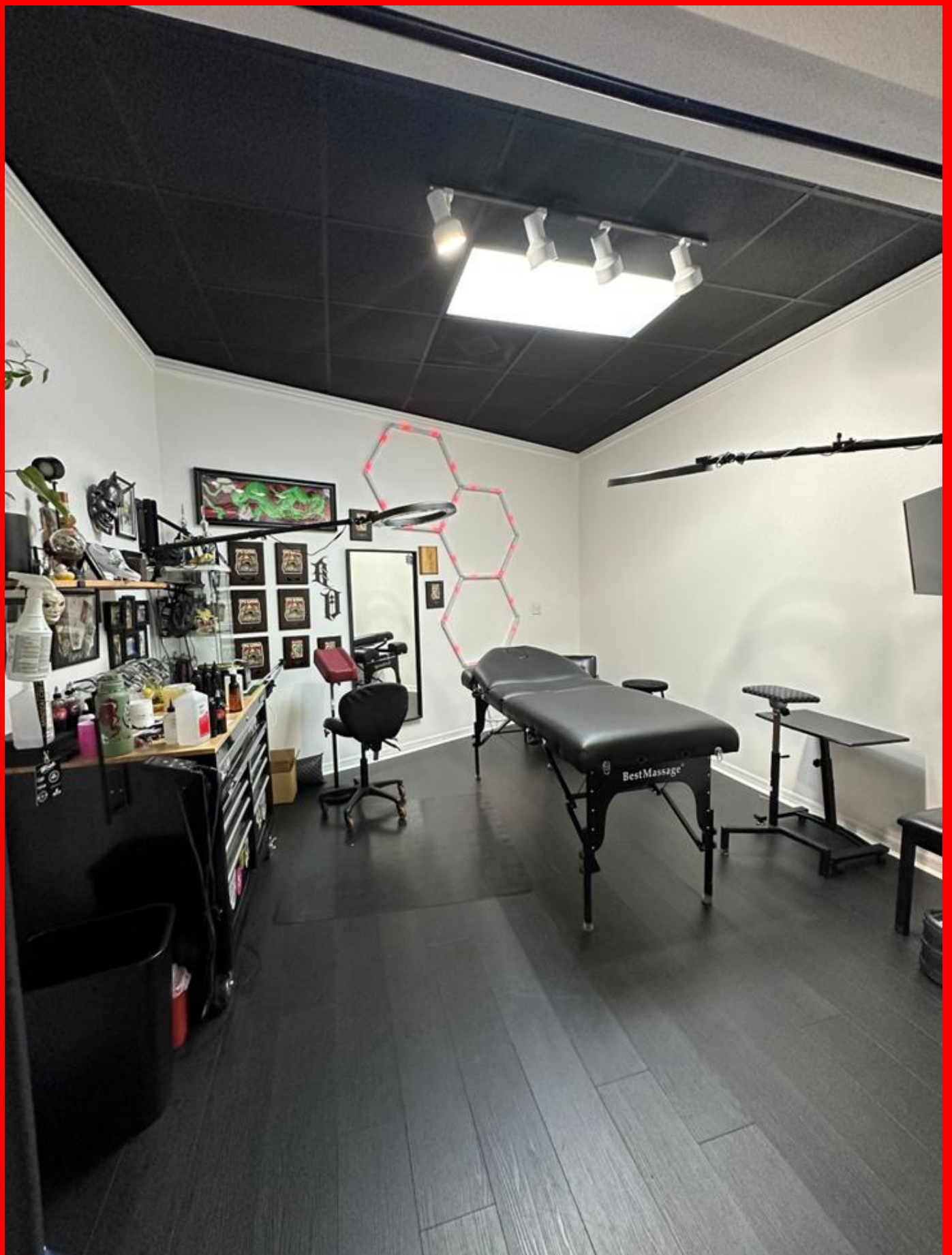


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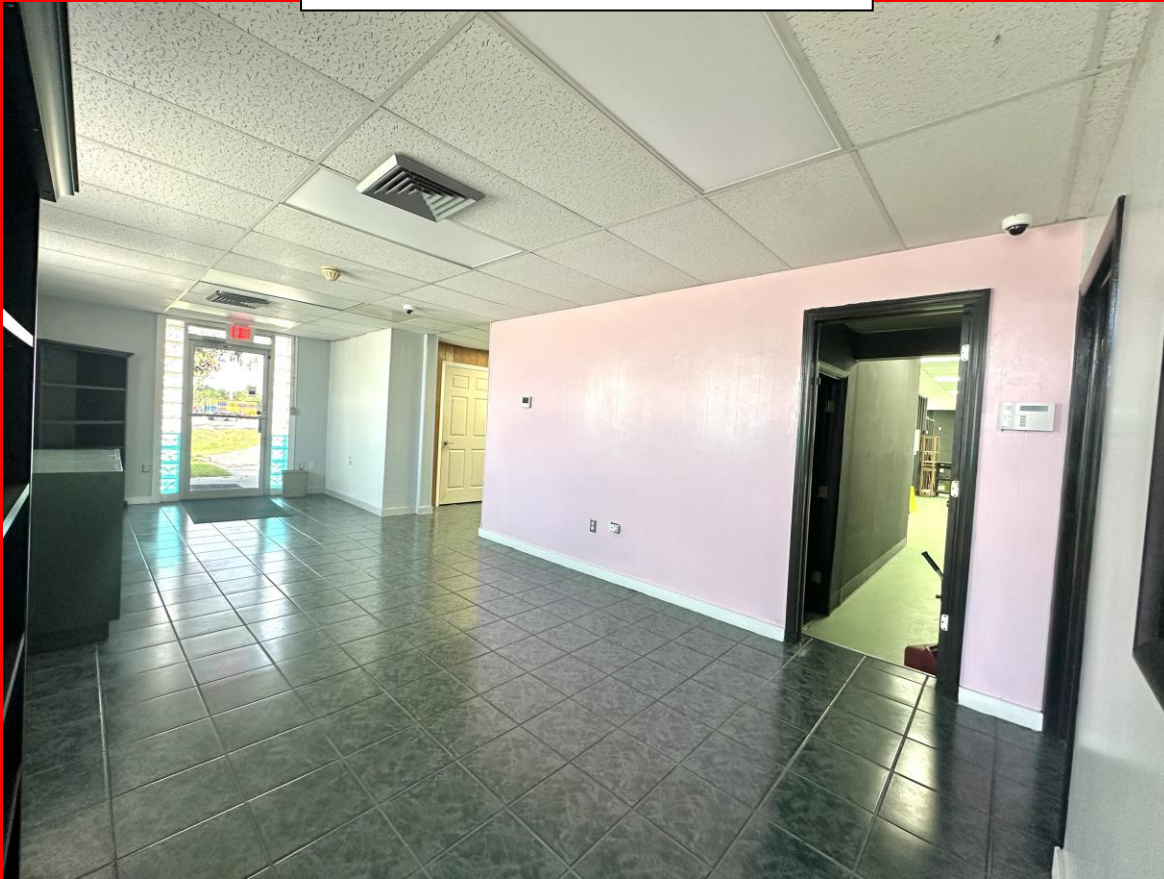
**Interior Pictures - BLDG 1827**





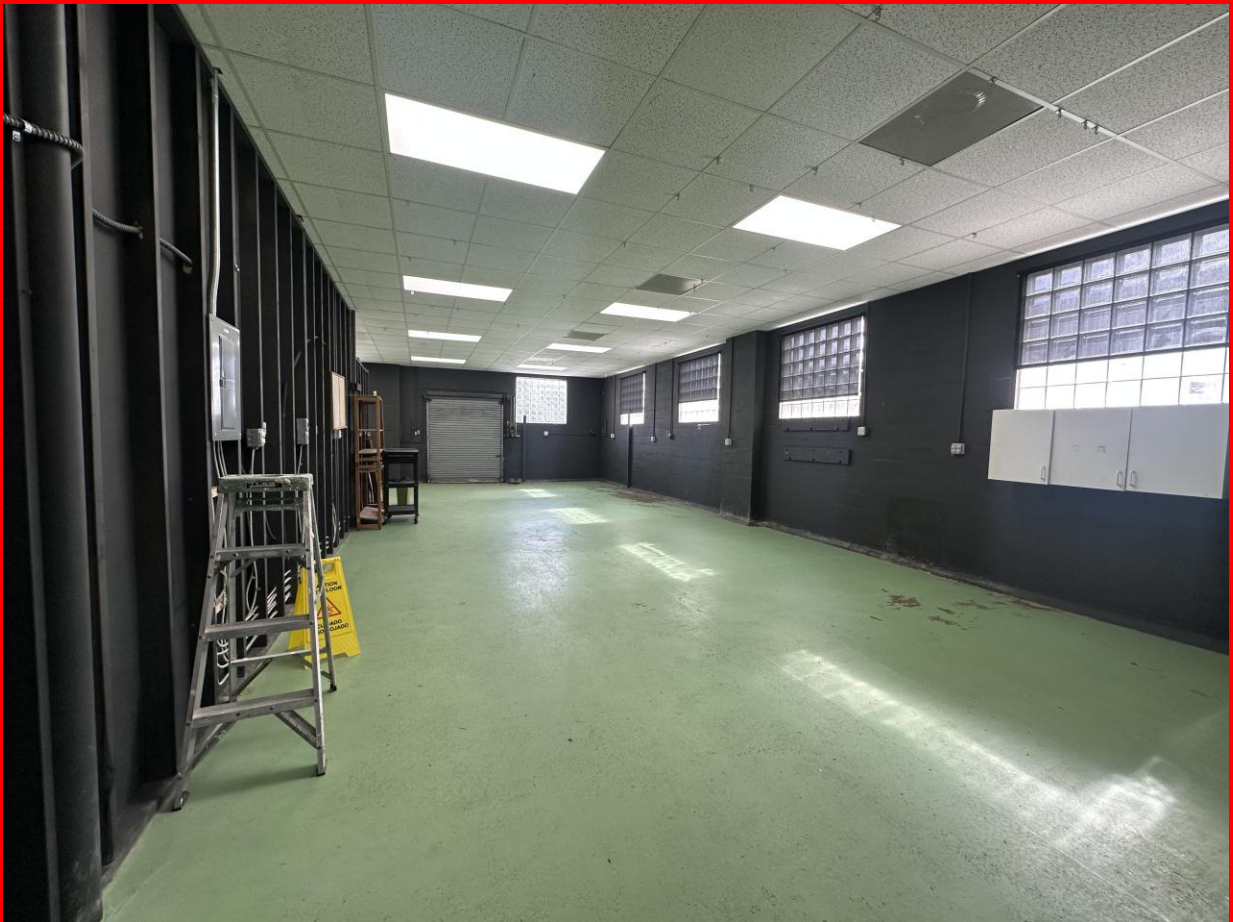


## Interior Pictures - BLDG 1829



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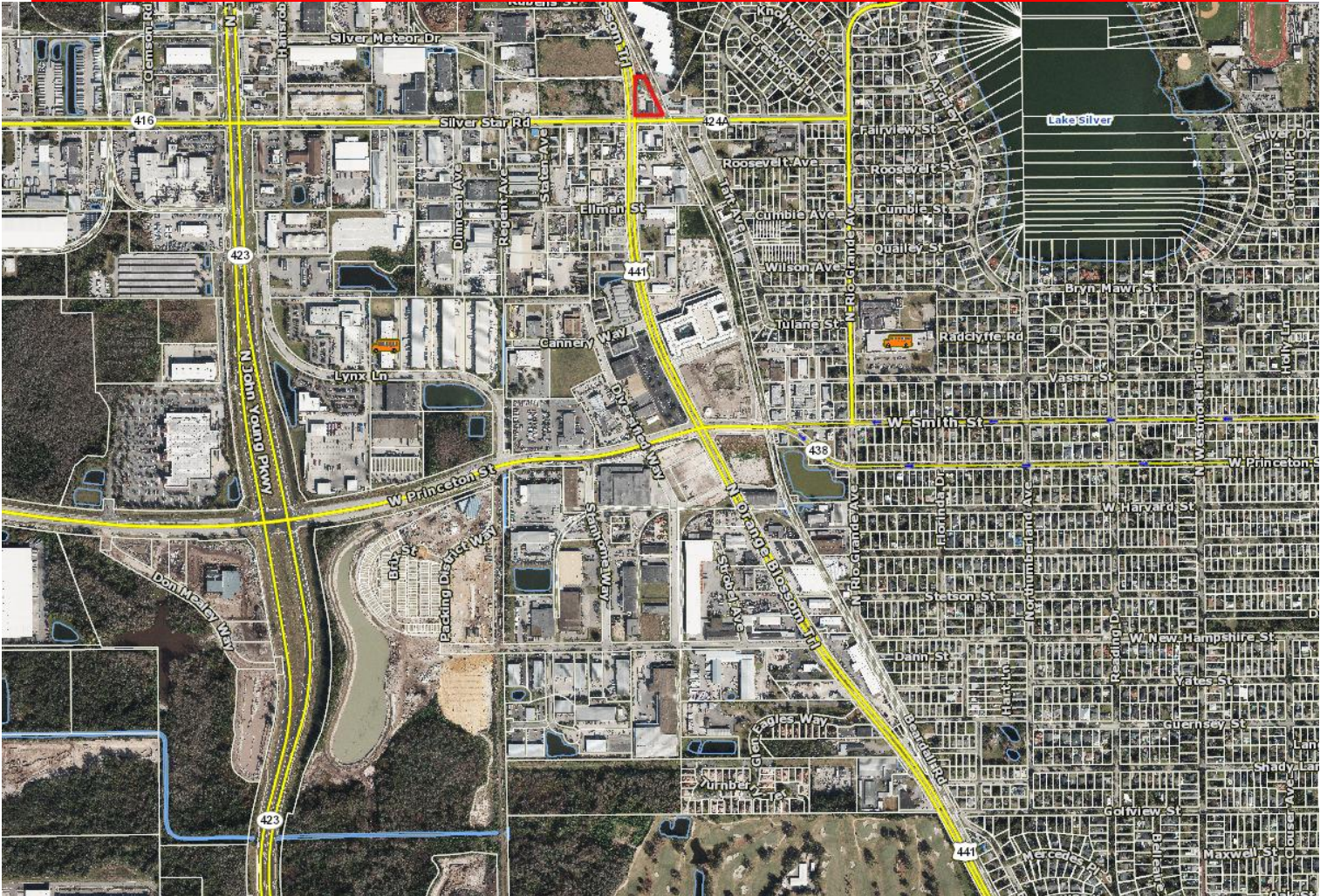




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## Relation to Major Packaging District Development



### 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

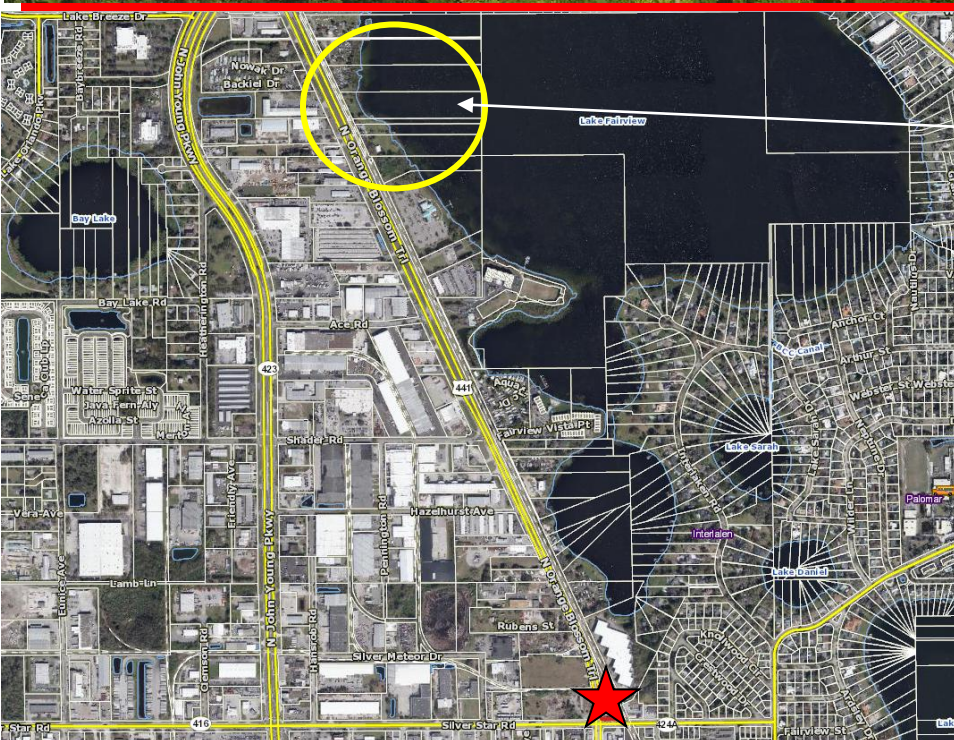
1 million SF of projected retail and office space

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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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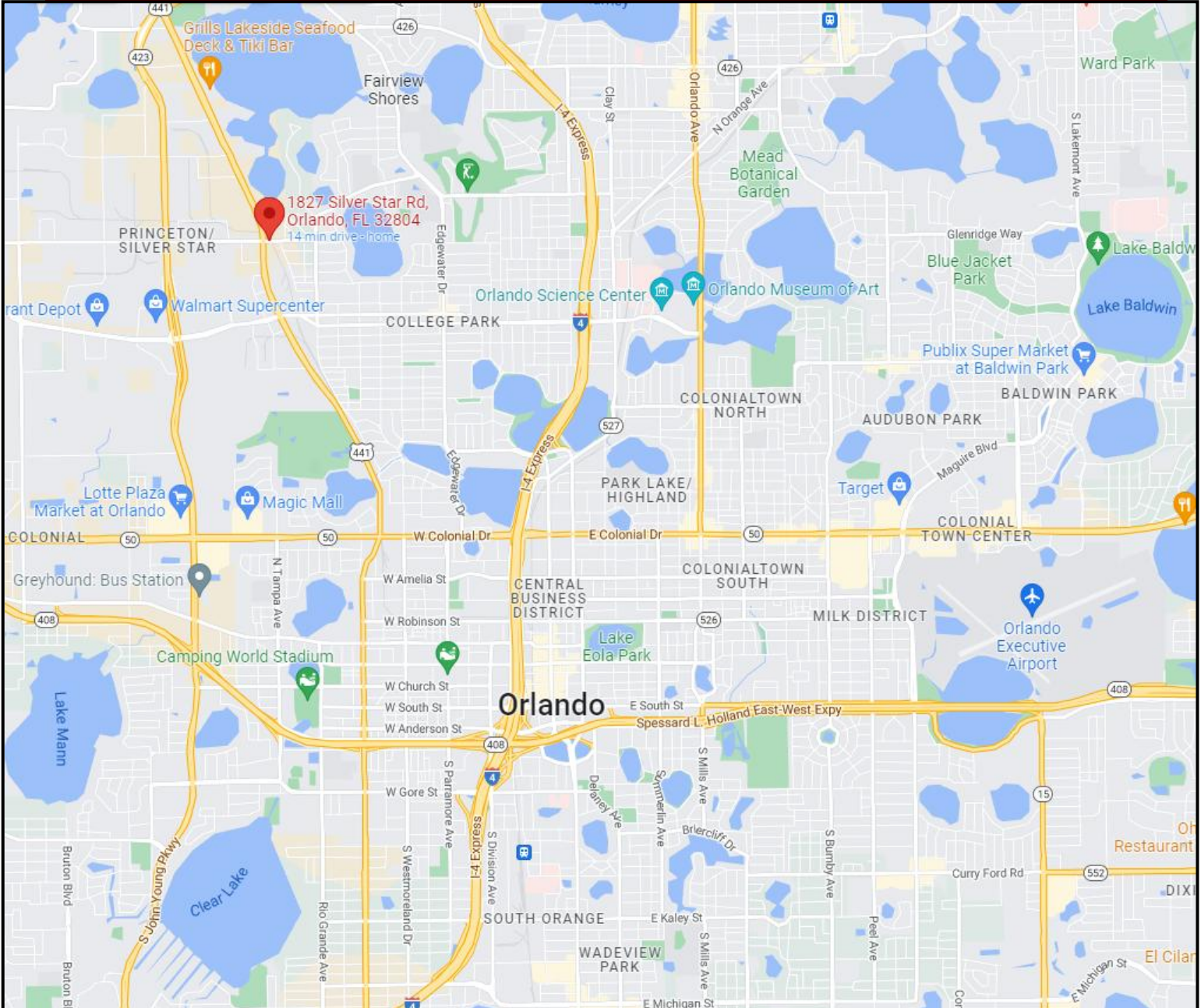
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## MAP OVERVIEW



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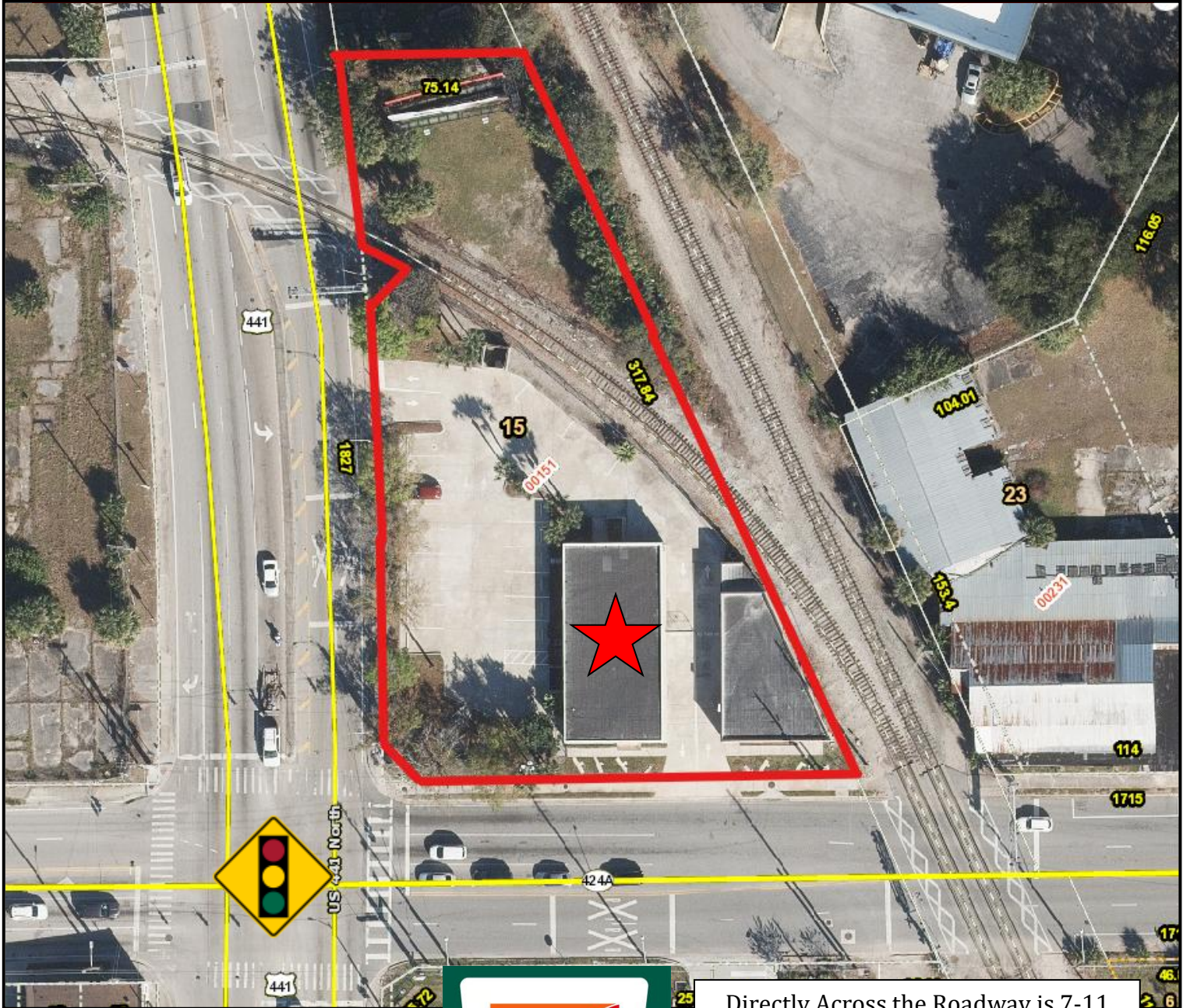
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## AERIAL OVERVIEW



Directly Across the Roadway is 7-11

### CONTACT

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