

Park Square Plaza Now Leasing

12195-12299 East Colonial Drive • Orlando, FL 32826

Lease Overview

Available SF:	1,500 - 15,900 SF
Lease Rate:	Strip \$36.00 + SF/ month (NNN)
Lot Size:	11.4 Acres
Zoning:	Com
Market:	Orlando
Sub Market:	UCF Market
Cross Streets:	Cricket Club Circle

Property Overview

Property

Park Square Plaza Now Leasing Come join PDQ Chicken & National Gym : East Out Parcel Available: 6,400 SF Retail Strip Center

Building B-1 with 8,550 SF Available! . B-2 37K SF Under LOI!

Out parcel "A" Ground Lease-Pending! Outparcel"B"

High Traffic Counts of 40,000 AADT (2013). The closest remaining development near University of Central Florida.

Location

Centrally located off Highway 50 just east of downtown Orlando, conveniently located to all East Orlando's major corporations, near popular area attractions and activities. Site is located adjacent to Congo River Golf and is between Burlington Coat Factory and Publix Town Park.

Presented by

ALI MUSHTAQ
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FL #SL3039910



Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Sperry Van Ness or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Sperry Van Ness.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Investment Highlights

Closest remaining development near UCF

Property Highlights

Located near UCF University

NNN Leases

1,200 FT -6,4000 SF Available

Retail National Tenants

Retail, Restaurant or Bank Use

Economic & Demographic Highlights

	1 Mile	3 Mile
5 Mile		
Average Household Income		
\$66,438	\$49,081	\$57,420
Total Population		
174,781	9,048	79,179

Summary 2 Spaces

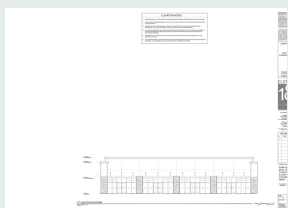
Lease Rate	\$32.00 - 50.00 SF/yr (NNN)	Space Available	6,800 - 62,726 SF
Lease Type	NNN	Term	

Outparcel "B"

Lease Rate	\$44.00 - 50.00 SF/yr	Space Available	1.44 Acres
Lease Type	NNN	Term	120 months

Out Parcel Ground Lease or Mutli Unit strip center, strong signage on main road and known destination.

Space B-1

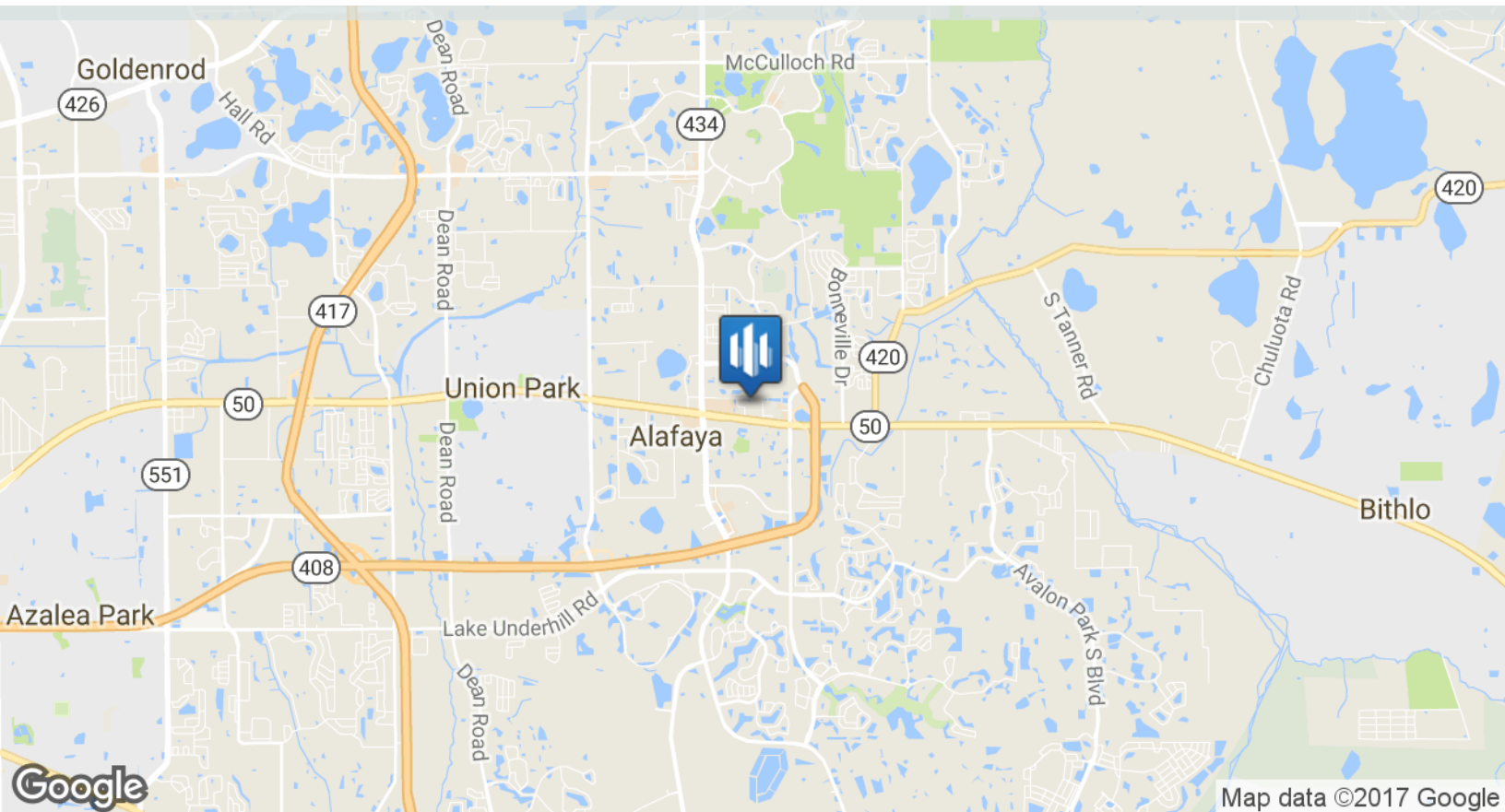


Lease Rate	\$32.00 - 35.00 SF/yr	Space Available	8,550 SF
Lease Type	NNN	Term	Negotiable

8550 SF can divide into 3-4 units







NWC Cricket Club Circle & East Colonial Drive Orange County, FL

CONCEPT PLAN "O2"



PROJECT DATA

TOTAL PROJECT AREA:

EXISTING:

- 1.) OWNER: Park Square UCF, LLC
PARCEL ID: 22-22-31-0000-00-091
AREA: 8.418 AC
ZONING: "C-2"
- 2.) OWNER: Park Square UCF, LLC
PARCEL ID: 22-22-31-0000-00-094
AREA: 2.049 AC
ZONING: "C-2"
- 3.) OWNER: Park Square UCF, LLC
PARCEL ID: 22-22-31-0000-00-095
AREA: 0.966 AC
ZONING: "C-2"

TOTAL 11.43± Ac

PROPOSED:

FUTURE OUTLOT 1.30± Ac
PARCEL "B" 4.79± Ac
PARCEL "C" 1.92± Ac
POND 2.19± Ac
TOTAL 11.43± Ac

JURISDICTION:

ORANGE COUNTY, FL

PROPERTY FUTURE LAND USE:

EXISTING:

"C" (COMMERCIAL)
MAXIMUM DENSITY / FAR = 3.0

PROPOSED:

"MIXED USE"

PROPERTY ZONING:

EXISTING:

"C-2" (GENERAL COMMERCIAL DISTRICT)

PROPOSED:

"PD" (PLANNED DEVELOPMENT)

PROPOSED DENSITY:

PARCEL "A" 3,300 SF
PARCEL "B" 8,550 SF
PARCEL "C" 37,000 SF
PARCEL "C" 110 KEYS

PROPOSED PARKING:

PARCEL "A" 74 SPACES (22 SP / 1000 SF)
PARCEL "B" 304 SPACES (6.6 SP / 1000 SF)
PARCEL "C" 103 SPACES

NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1012774 / 2687002
SCALE: 1" = 60' DATE: 03-20-17
DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...

Park Square UCF, LLC

PROVIDED BY...

AVID
GROUP®

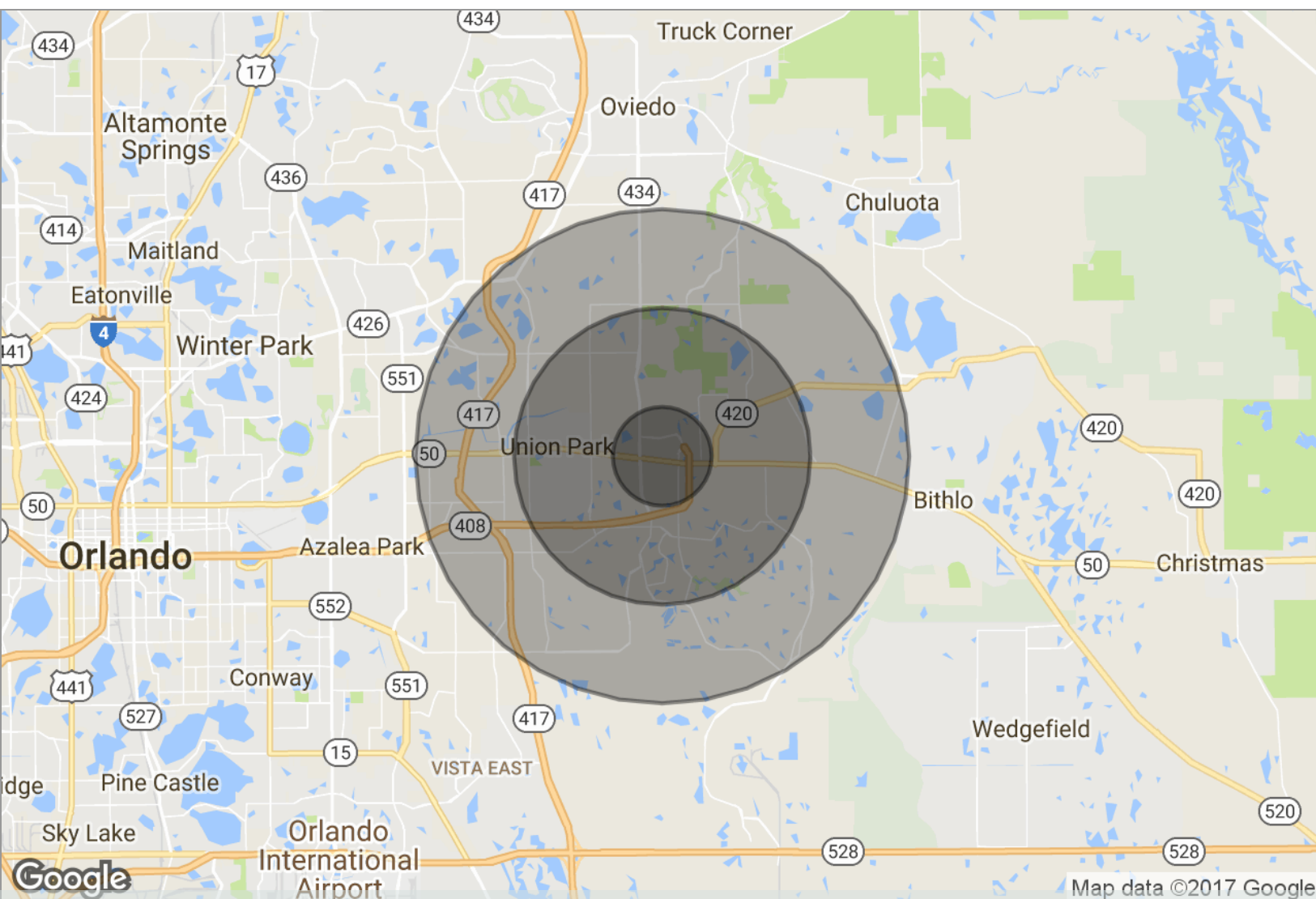
CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
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SURVEYING PHONE (727) 789-9500
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12195-12299 East Colonial Drive | Orlando, FL 32826

For Lease | Retail

	1 Mile	3 Miles	5 Miles
Total Population	8,895	79,358	174,909
Total Number of Households	3,403	27,968	58,933
Total Number of Persons per Household	2.6	2.8	3.0
Average House Value	\$179,056	\$246,426	\$268,971
Average Household Income	\$48,707	\$57,359	\$66,498
Median Age	25.4	28.9	30.0
Median Age - Male	25.3	27.8	28.4
Median Age - Female	25.7	30.0	31.3
Total Population - White	6,644	60,332	134,169
Total Percent - White	74.7%	76.0%	76.7%
Total Population - Black	623	6,301	14,380
Total Percent - Black	7.0%	7.9%	8.2%
Total Population - Asian	422	4,683	9,955
Total Percent - Asian	4.7%	5.9%	5.7%
Total Population - Hawaiian	17	57	315
Total Percent - Hawaiian	0.2%	0.1%	0.2%
Total Population - Indian	148	607	929
Total Percent - Indian	1.7%	0.8%	0.5%
Total Population - Other	747	5,243	10,405
Total Percent - Other	8.4%	6.6%	5.9%
Total Population - Hispanic	3,468	25,939	52,913
Total Percent - Hispanic	39.0%	32.7%	30.3%

* Demographic information provided by BuildOut, Inc.



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Radius Map

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Memberships & Affiliations

ICSC, CFCAR & Florida CCIM Chapter.

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Senior Advisor

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Ali Mushtaq

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

SVN is now Top #6 most recognized brand in Commercial Real Estate.

Ali Mushtaq serves as Senior Advisor for SVN Florida specializing in the Sale & Development of Retail, Commercial, Residential, Mixed Use Land in (Orlando MSA) With 14 years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee. Ali's transactions include many Multi Million Dollar Transactions:

*PDQ Chicken Lease East Orlando value \$3.24M

*Land Sale Osceola Pkwy/Dyer Blvd, Kissimmee \$2.1M

*CVS Ground Lease W192/Sherberth Rd, Kissimmee value \$9M

*Days Inn Sanford Redev sale Sanford, FL \$2.650M

*WAWA Ground Lease Sanford, FL value \$4.4M

*Town & Country RV Resort, Sanford, Florida \$5,272,000

He has several Multi Million Dollars contracts in pending status for 2017, 2018

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

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Active in the commercial real estate industry, Ali is a member of ICSC, CFCAR & Florida CCIM Chapter.

Local Expertise: Ali is an experienced Commercial Investment Advisor with SVN Florida. He works with many of the top owners /