



MAINGATE WEST FLEA MARKET

8546 W. IRLO BRONSON MEMORIAL HIGHWAY
KISSIMMEE, FL 34747

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1 PROPERTY INFORMATION

8546 W. Irlo Bronson Memorial Highway
Kissimmee, FL 34747

Executive Summary



OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	5.0 Acres
Year Built:	2013
Building Size:	96,300
Zoning:	Industrial
Market:	Orlando
Submarket:	Kissimmee
Price / SF:	\$77.88

PROPERTY OVERVIEW

1st Time on Market, SVN Florida is proud to exclusively present Maingate West Flea Market. Consist of 2 buildings, Main Building #1 is a single Floor, Building #2 consist of 2 Floors and 2nd floor is vacant which has an elevator with outside access for Storage Conversion or retail/Office use.

Can be used as existing business model or converted into a Self Storage facility . All Leases are short term rentals. Please do not disturb any tenants, are not aware of sale.

PROPERTY HIGHLIGHTS

- Well Known established Flea Market
- Closest to Disney Animal Kingdom Property
- Close to Highway 429 & Highway 27
- Conversion to Climate Control Self Storage or keep as existing business.
- Priced under replacement value

Property Description



PROPERTY OVERVIEW

1st Time on Market, SVN Florida is proud to exclusively present Maingate West Flea Market. Consist of 2 buildings, Main Building #1 is a single Floor, Building #2 consist of 2 Floors and 2nd floor is vacant which has an elevator with outside access for Storage Conversion or retail/Office use.

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LOCATION OVERVIEW

Located on West Irlo Bronson Memorial Highway aka W192, Maingate West is a Main Highway closest to Disney Animal Kingdom 6 Miles east. Adjacent to Holiday Inn Club Vacations at Orange Lake Resort & Vista Del Lago , a residential community. Located 1 mile from Interchange 429 & less then 5 miles to Highway 27.

Property Details

SALE PRICE

\$7,500,000

LOCATION INFORMATION

Building Name	MainGate West Flea market
Street Address	8546 W. Irlo Bronson Memorial Highway
City, State, Zip	Kissimmee, FL 34747
County/Township	Osceola
Market	Orlando
Submarket	Kissimmee
Cross Streets	Secret lake Drive

BUILDING INFORMATION

Building Size	96,300 SF
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	38 SF
Year Built	2013
Load Factor	Yes

PROPERTY DETAILS

Property Type	Flea Market
Property Subtype	Other
Zoning	Industrial
Lot Size	5 Acres
APN#	052527000000260000
Submarket	Kissimmee

Complete Highlights

SALE HIGHLIGHTS

- Well Known established Flea Market
- Closest to Disney Animal Kingdom Property
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- Conversion to Climate Control Self Storage or keep as existing business.
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Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



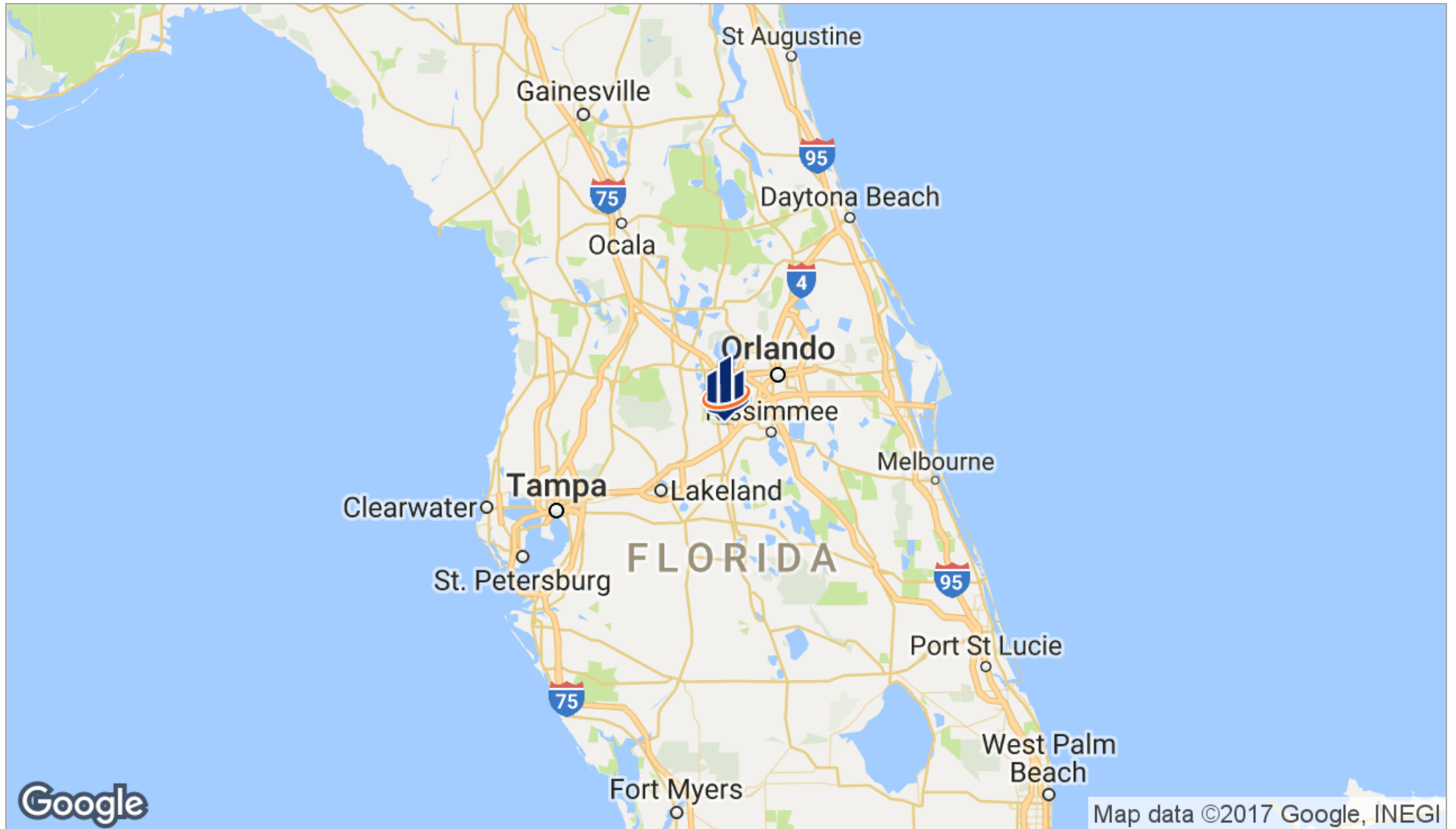
Additional Photos



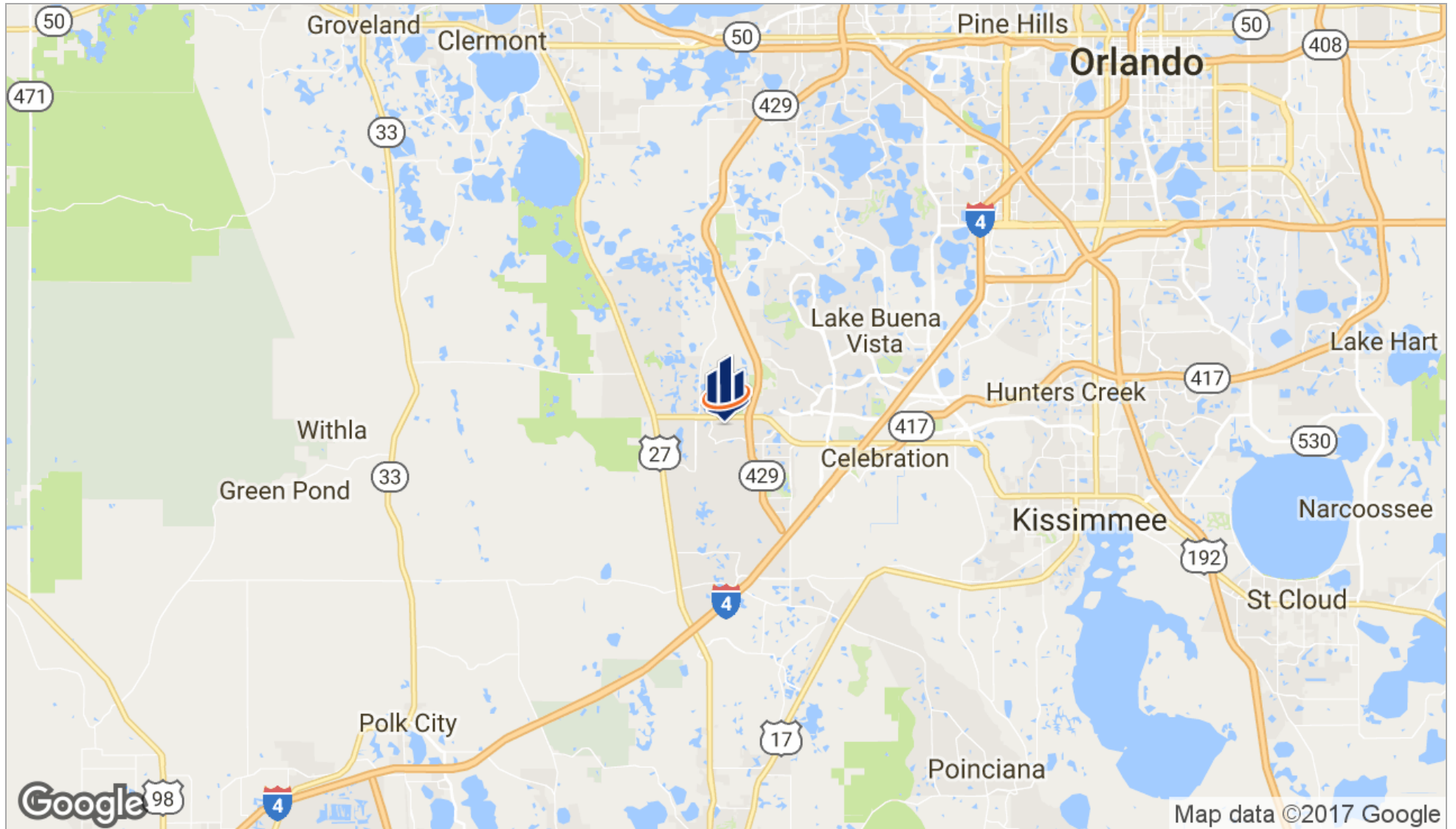
2 LOCATION INFORMATION

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Kissimmee, FL 34747

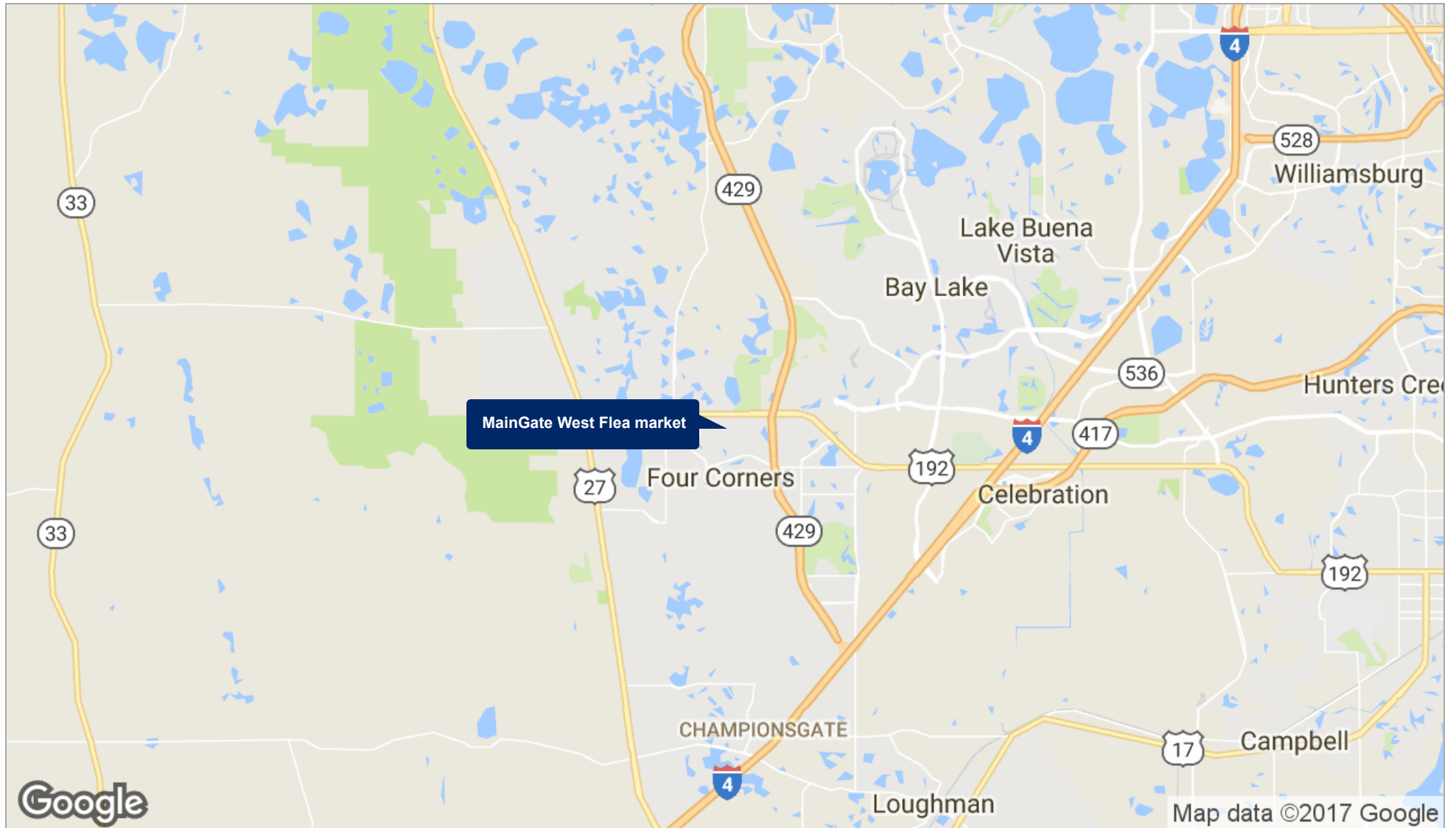
Location Maps



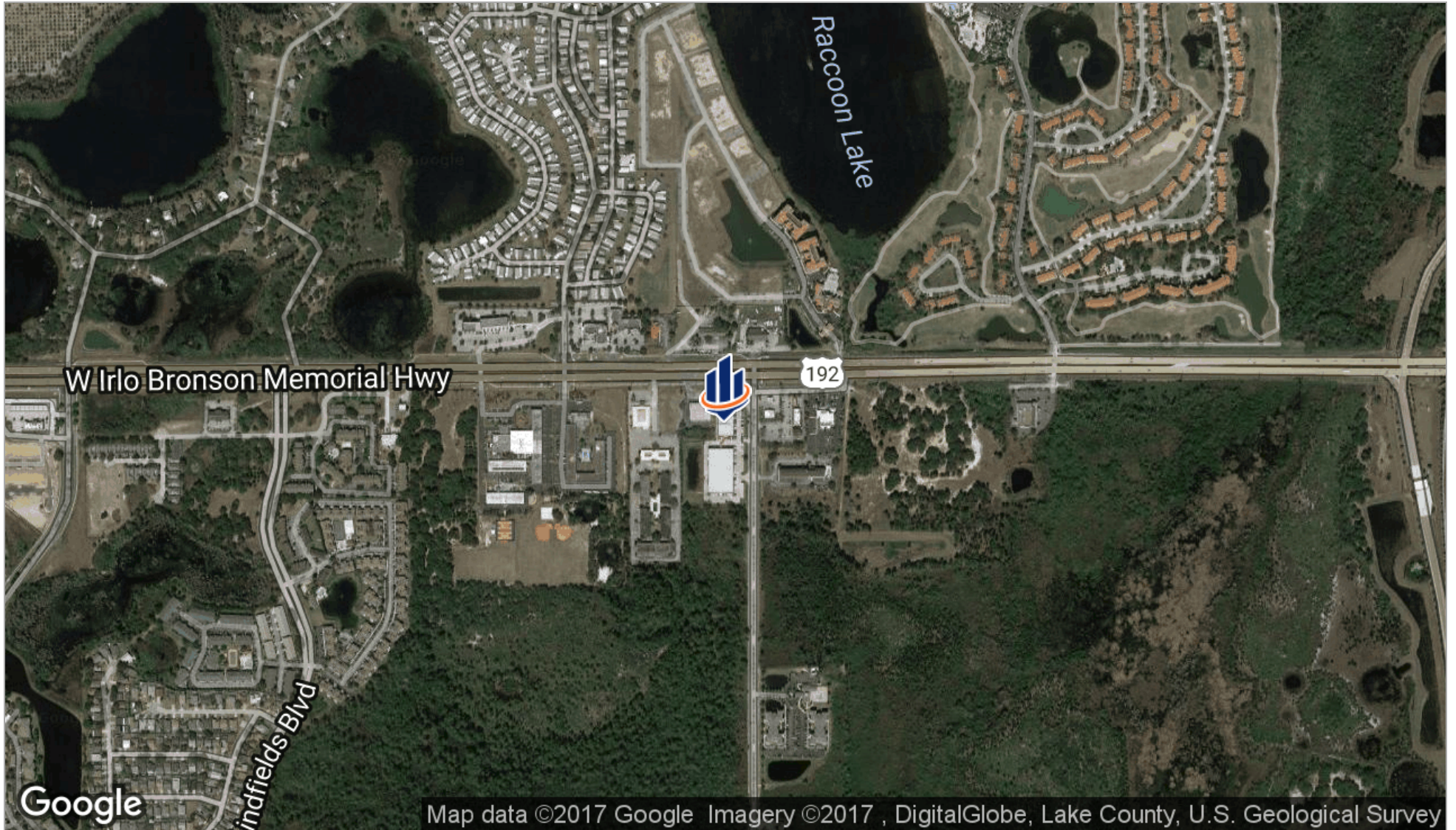
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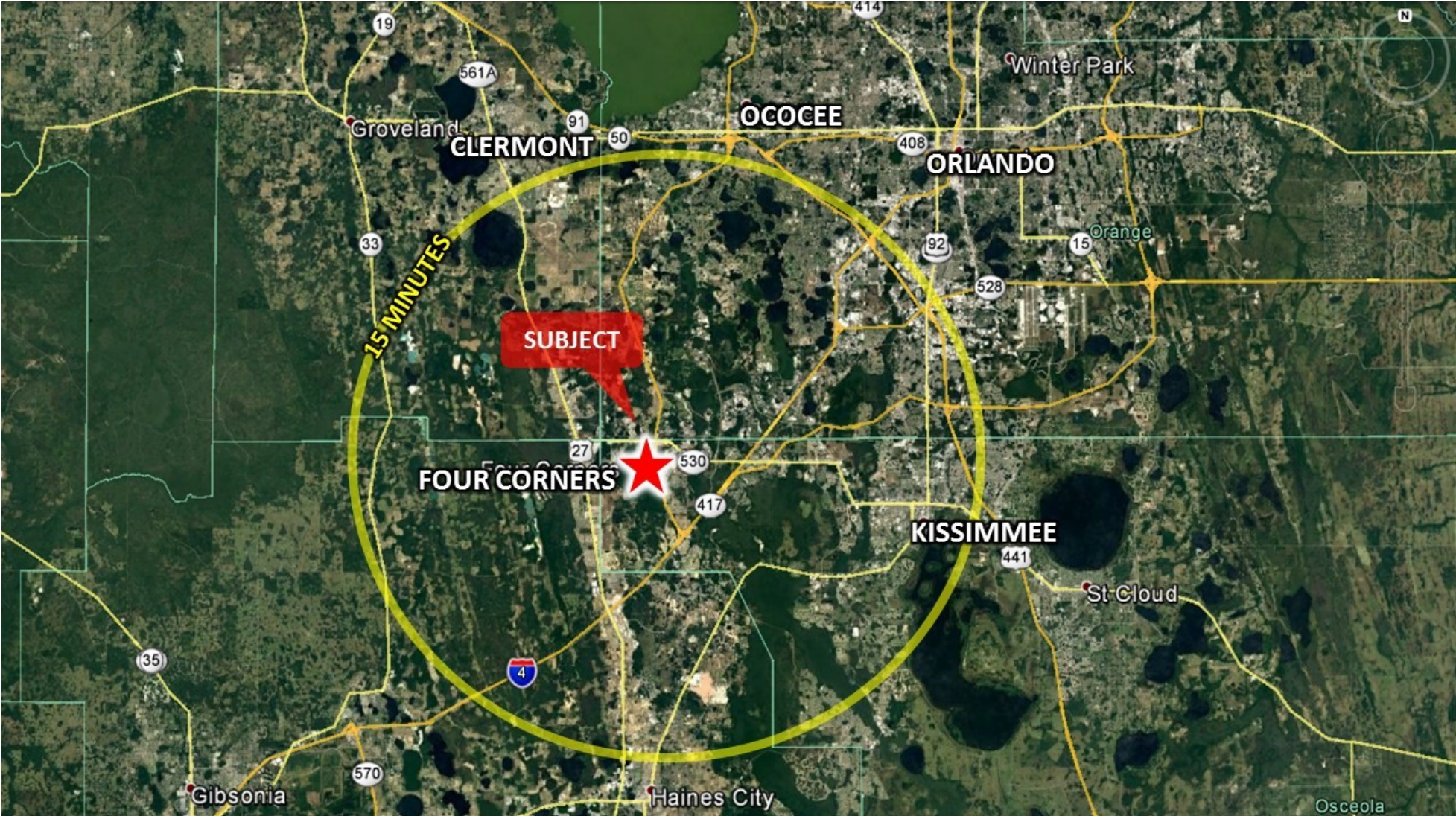
Regional Map



Location Maps



DRIVE TIME



Area Retail

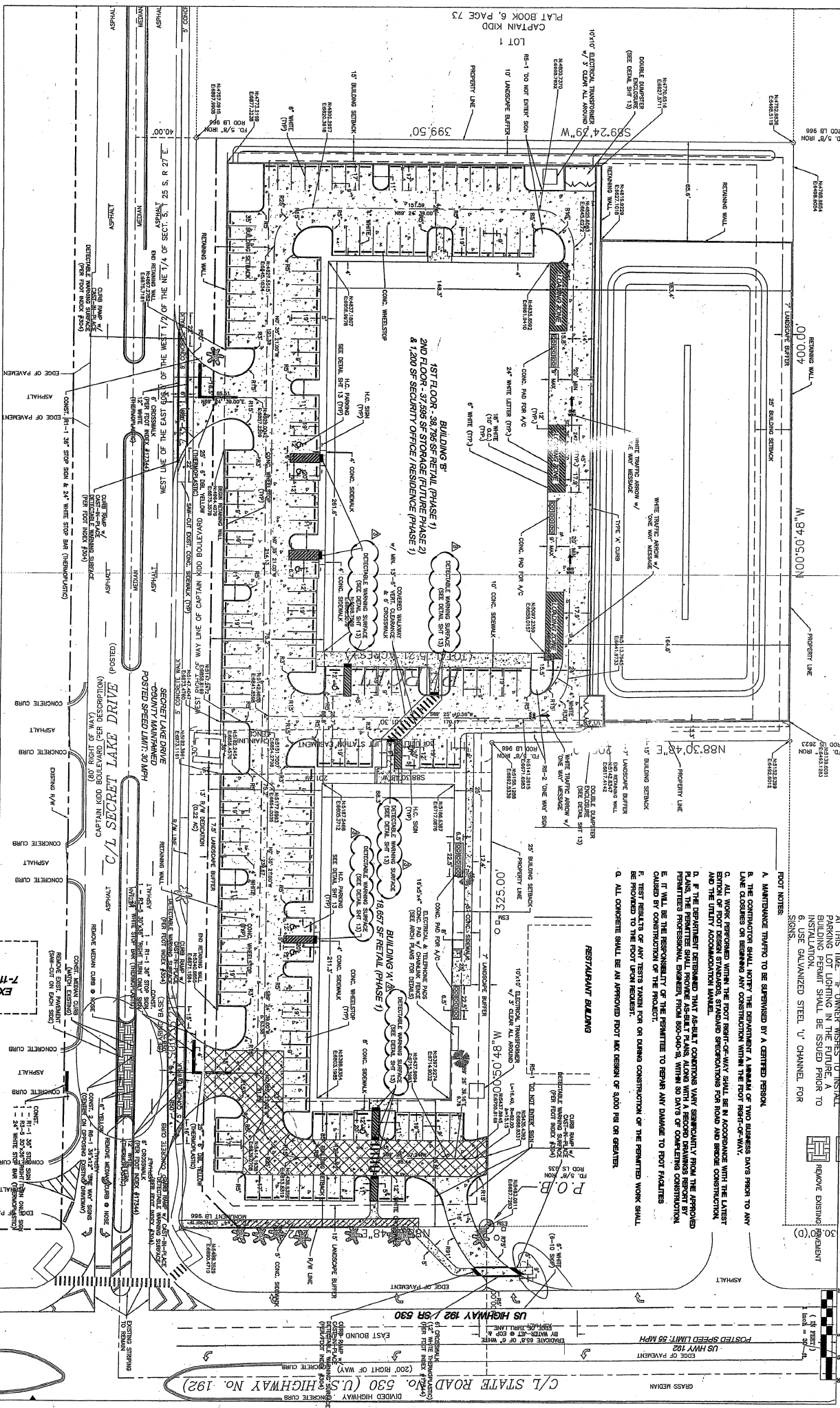


Retail Aerial

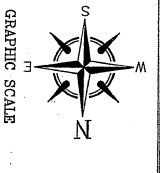
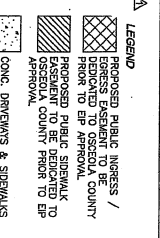


3 ADDITIONAL INFORMATION

8546 W. Irlo Bronson Memorial Highway
Kissimmee, FL 34747



- NOTES:**
1. ALL CURBING SHALL BE VERTICAL CURB AS SHOWN ON SHT 13 UNLESS OTHERWISE STATED. TRAFFIC STRIPING SHALL BE PAINT EXCEPT AS OTHERS ARE NOTED.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB / EDGE OF PAVEMENT.
 3. TRASH CONTAINMENT AREA SHALL COMPLY WITH THE OSCEOLA COUNTY LOC.
 4. NO PARKING LOT LIGHTING IS PROPOSED AT THIS TIME. IF OWNER WISHES TO INSTALL PARKING LOT LIGHTING IN THE FUTURE A BUILDING PERMIT SHALL BE ISSUED PRIOR TO INSTALLATION.
 5. USE GALVANIZED STEEL "V" CHANNEL FOR ROOF NOTES.



- RESTAURANT BUILDING**
- A. MAINTENANCE TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
 - B. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEYOND ANY CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY.
 - C. ALL WORK PERFORMED WITHIN THE FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FOOT RESERVATION STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
 - D. IF THE DEPARTMENT DETERMINES THAT AS-BUILT CONDITIONS VARY SIGNIFICANTLY FROM THE APPROVED PLANS, THE PERMITTEE SHALL PROVIDE AS-BUILT PLANS ALONG WITH A RECORD DRAWING REPORT BY REGISTERED PROFESSIONAL ENGINEER, FROM 800-040-94, WITH 30 DAYS OF COMPLETING CONSTRUCTION.
 - E. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO BEHOLD ANY CHANGES TO FOOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
 - F. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FOOT UPON REQUEST.
 - G. ALL CONCRETE SHALL BE AN APPROVED FOOT MIX DESIGN OF 5,000 PSI OR GREATER.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	12/2/2011	REVISED FOR COUNTY COMMENTS		
2	11/26/2011	REVISED FOR COUNTY COMMENTS		

OSCEOLA ENGINEERING INCORPORATED

CERTIFICATE OF AUTHORIZATION NUMBER 00056269
 1025 10TH STREET, SAINT CLOUD, FL 34769
 PHONE 407.891.0452 FAX 407.891.9173

GEOMETRY PLAN

JOHNSON YOUNG RETAIL
JOHNSON YOUNG - OCAC ROC

OSCEOLA COUNTY, FLORIDA

SEC 5, TWP 26S, R19D 27E

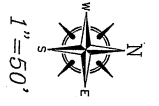
PROJECT NO. 10006 GEO ROC
 DATE 05/10/06
 SCALE 1" = 30'
 SHEET NO. 5

RAYMOND G. STAMER & PA
 NO. 41220
 APPROVED BY

MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7913

P.O.C.
SECTION 5, T.10N, R. 21E, S. 11E, 27 E.

Original



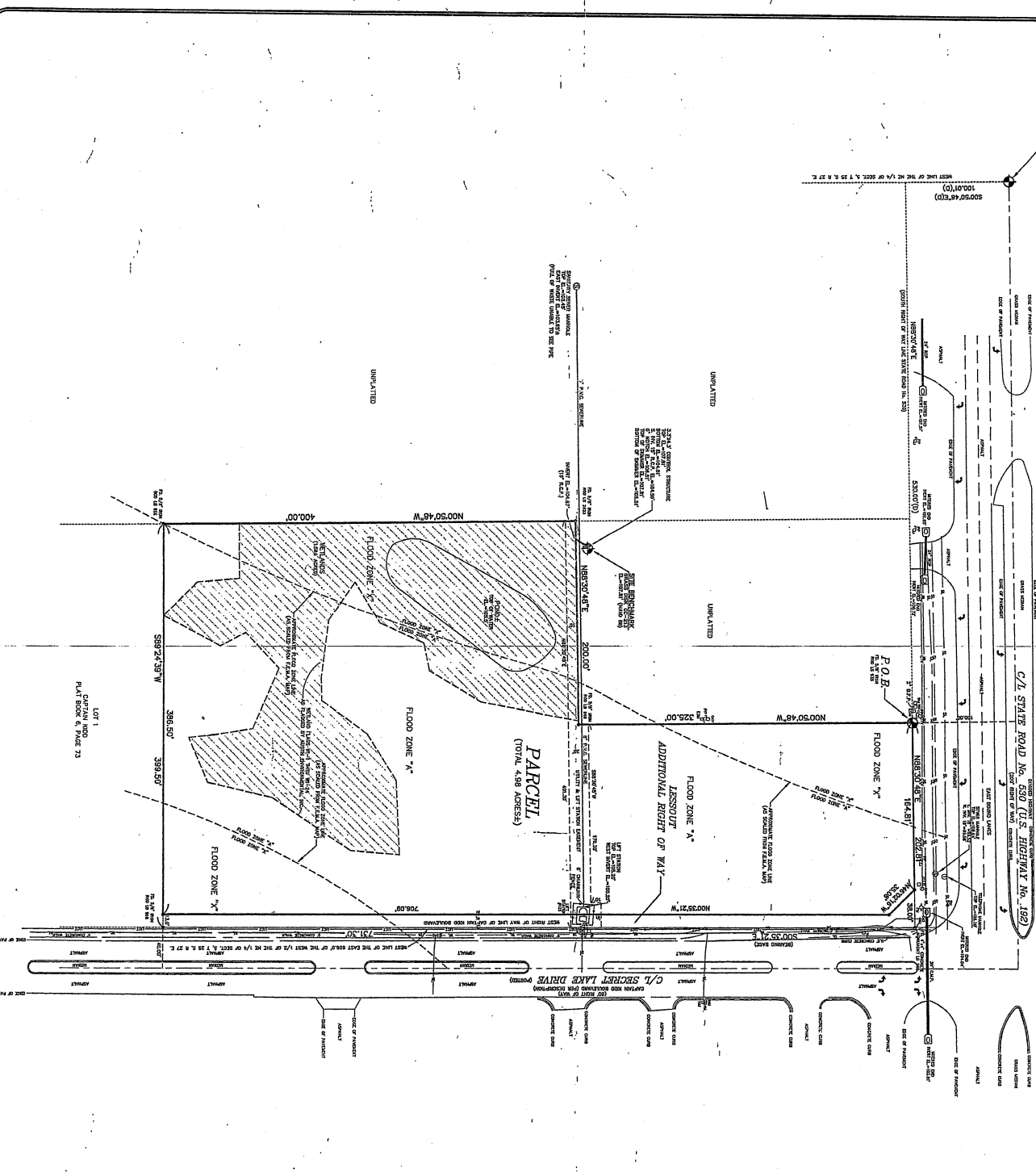
LEGAL DESCRIPTION:
FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 27 EAST, GESLEA COUNTY, FLORIDA, RUN NORTH 00° 50' 48" EAST, ALONG THE WEST LINE OF THE SAID ROAD NO. 5300, RUN THENCE NORTH 88° 30' 48" EAST, ALONG THE RIGHT OF WAY LINE 5300 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 00° 00' 00" WEST, 35' 21" EAST, ALONG SAID WEST LINE, BEING THE RUN THENCE SOUTH 88° 30' 48" EAST, 401.30 FEET, BEING THE RUN THENCE SOUTH 88° 30' 48" WEST, 25.00 FEET, RUN THENCE NORTH 00° 50' 48" WEST, 400.00 FEET, RUN THENCE NORTH 88° 30' 48" WEST, 325.00 FEET TO THE POINT OF BEGINNING.

RESERVING A UTILITY AND LIFT STATION EASEMENT TO THOMAS LAMAR, JR. AND BOD INDUSTRIES OVER THE FOLLOWING DESCRIBED PARCELS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, SOUTH 00° 50' 48" EAST, ALONG GRESLEA COUNTY ROAD NO. 5300, NORTH 88° 30' 48" WEST, 30' 48" EAST, ALONG SAID RIGHT OF WAY LINE, 5300 FEET NORTH 88° 30' 48" EAST, ALONG SAID RIGHT OF WAY LINE, 5300 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 00° 00' 00" WEST, 35' 21" EAST, 401.30 FEET TO THE WEST RIGHT OF WAY LINE, RUN THENCE SOUTH 88° 30' 48" WEST, 20.00 FEET, RUN THENCE SOUTH 88° 30' 48" WEST, 25.00 FEET, RUN THENCE SOUTH 88° 30' 48" WEST, 25.00 FEET, RUN THENCE SOUTH 88° 30' 48" WEST, 179.39 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCELS:
(ADDITIONAL RIGHT OF WAY)
A PARCEL OF LAND LING IN A PORTION OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 27 EAST, GRESLEA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF HIGHWAY 90 AND THE WEST RIGHT OF WAY LINE OF HIGHWAY 309, RUN THENCE SOUTH 88° 30' 48" WEST, 30' 48" EAST, A DISTANCE OF 72.50 FEET, BEING THE RIGHT OF WAY LINE OF HIGHWAY 90, TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF HIGHWAY 309, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.98 ACRES, MORE OR LESS.



OWNER JOHNSON YOUNG	PLAT NO. P.L. 130
SECTION SECTION 5, T.10N, R. 21E, S. 11E, 27 E.	DATE JULY 2, 2010
AREA 4.98 ACRES	SCALE 1" = 50'
PREPARED BY B.M. BROWN SURVEYING & LOGGING, INC.	CHECKED BY B.M. BROWN
DATE JULY 2, 2010	APPROVED BY [Signature]

REQUESTED BY: JOHNSON YOUNG

CERTIFIED TO:
JOHNSON YOUNG

PROPERTY ADDRESS:

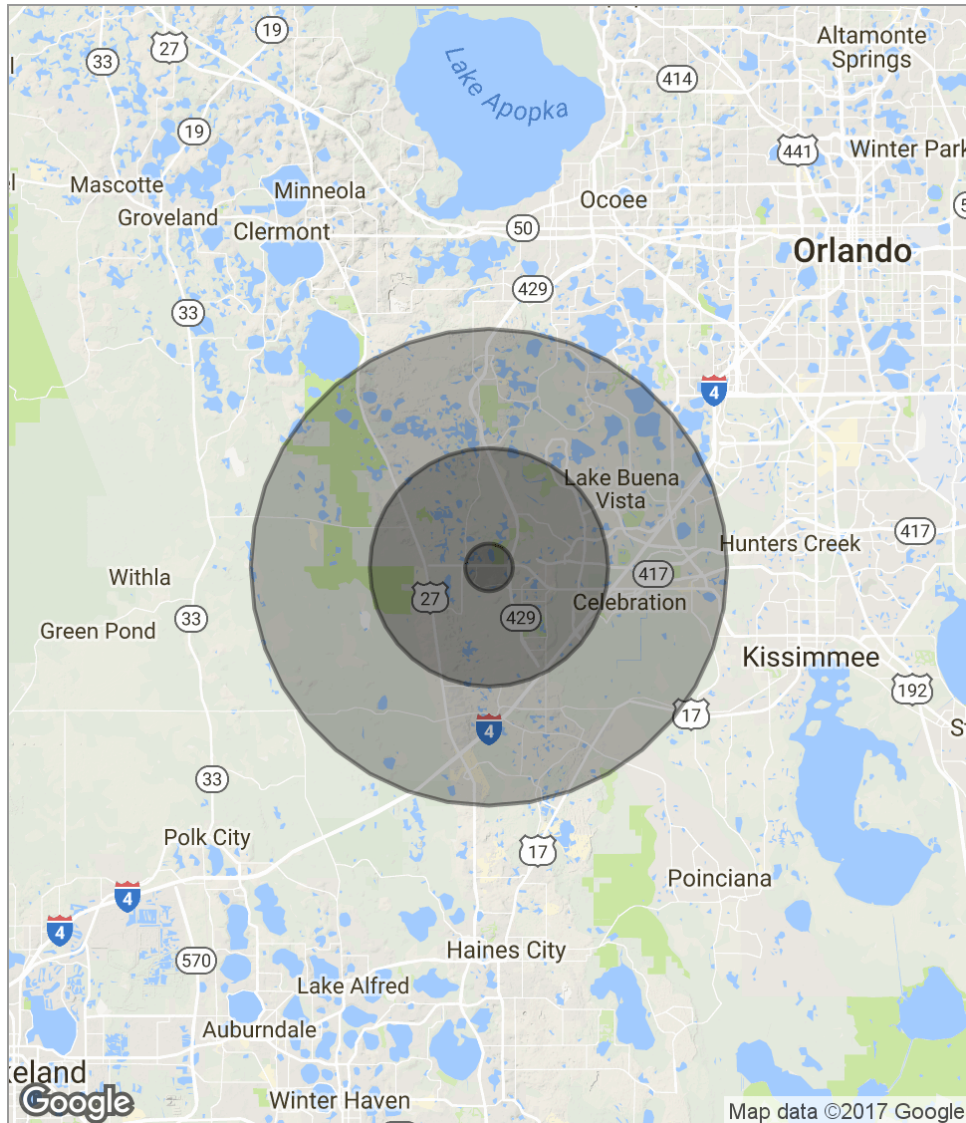
SURVEYOR'S NOTES:

1. THIS SURVEY WAS MADE AND CONDUCTED BY SURVEYOR FOR EVIDENCE ONLY.
2. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS OF RECORDING IN THE PUBLIC RECORDS OF GRESLEA COUNTY, FLORIDA, PERTAINING TO THIS SURVEY.
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LEGEND:

- SURVEY LINE (AS SHOWN BY ORIGIN)
- BOUNDARY LINE (AS SHOWN BY ORIGIN)
- FLOOD ZONE (AS SHOWN BY ORIGIN)
- RIGHT OF WAY LINE (AS SHOWN BY ORIGIN)
- EASEMENT (AS SHOWN BY ORIGIN)
- UTILITY (AS SHOWN BY ORIGIN)
- LIFT STATION (AS SHOWN BY ORIGIN)
- CONCRETE CURB (AS SHOWN BY ORIGIN)
- ASPHALT (AS SHOWN BY ORIGIN)
- DRIVE (AS SHOWN BY ORIGIN)
- ROAD (AS SHOWN BY ORIGIN)
- FENCE (AS SHOWN BY ORIGIN)
- WALL (AS SHOWN BY ORIGIN)
- POLE (AS SHOWN BY ORIGIN)
- SIGN (AS SHOWN BY ORIGIN)
- LIGHT (AS SHOWN BY ORIGIN)
- POST (AS SHOWN BY ORIGIN)
- MARKER (AS SHOWN BY ORIGIN)
- MONUMENT (AS SHOWN BY ORIGIN)
- STRUCTURE (AS SHOWN BY ORIGIN)
- OBSTACLE (AS SHOWN BY ORIGIN)
- HAZARD (AS SHOWN BY ORIGIN)
- UNLAWFUL (AS SHOWN BY ORIGIN)

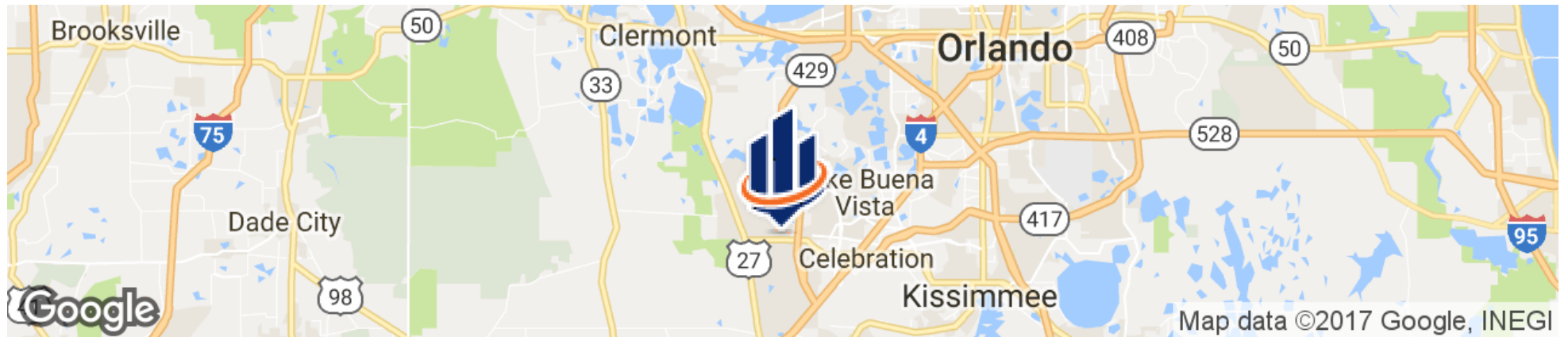
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	411	15,245	86,718
Median age	33.1	39.2	37.3
Median age [male]	33.2	38.9	37.2
Median age [Female]	32.6	39.3	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	162	6,142	32,940
# of persons per HH	2.5	2.5	2.6
Average HH income	\$69,355	\$63,185	\$78,000
Average house value	\$300,615	\$200,748	\$339,817

* Demographic data derived from 2010 US Census

City Information



KISSIMMEE, FL

CITY HIGHLIGHTS

- Kissimmee is a city in Osceola County, Florida. It is the county seat of Osceola County.[5] Kissimmee is a Principal City of the Orlando-Kissimmee-Sanford, Florida, Metropolitan Statistical Area,
- In an effort to promote reinvestment in downtown Kissimmee, the CRA has completed streetscape projects on Main Street and Broadway and made upgrades to the Pleasant Street parking lot, including the Toho Square pedestrian plaza and stage, where monthly events are hosted by Kissimmee Main Street.
- Kissimmee is a family-oriented destination known for its off-the-beaten-path adventures, endless sunshine and proximity to world-famous theme parks. Walt Disney World Resort, Universal Orlando Resort and SeaWorld Orlando are just minutes away from Kissimmee.

County Information



OSCEOLA , FL

COUNTY HIGHLIGHTS

- Osceola County has a long history of greeting visitors from across the nation and far points of the globe, beginning in the late 1800s with steamships and rail service. Sunshine, fishing, and warm winters would bring tourists to Kissimmee in the early 20th century. The big attraction then was a new roadside attraction called Gatorland, but all that would change when a mouse named Mickey came calling in 1971. Osceola County is a stone's throw away from the main theme parks – Disney's Magic Kingdom, SeaWorld, EPCOT, Disney's Hollywood Studios, Disney's Animal Kingdom, Universal Studios Orlando, Universal's Islands of Adventure, and Legoland. We're also home to a wide variety of accommodations – everything from independent motels to glamorous resorts to vacation homes. There are accommodations to fit every family size and budget in Kissimmee and Osceola County.

4 ADVISOR BIOS

8546 W. Irlo Bronson Memorial Highway
Kissimmee, FL 34747

Advisor Bio & Contact 1

ALI MUSHTAQ

Senior Advisor

174 W. Comstock Ave., Suite 115
Winter Park, FL 32789
T 407.982.3976
C 407.325.1446
ali.mushtaq@svn.com
FL #SL3039910

PROFESSIONAL BACKGROUND

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 / developers and retailers in the country.

Primary Specialty
Land Sales / Development & Redevelopment
* Commercial Investment Advisor
* Sale - Retail Investments
* Land Development / Redevelopment
*Landlord Representation
*Site Selection

EDUCATION

KingsBorough Community College- Associates in Broadcast Management
Hoftsa University- ROTC
US Army Reserves

MEMBERSHIPS & AFFILIATIONS

ICSC, CFCAR & Florida CCIM Chapter.

Advisor Bio & Contact 2

T. C. CHEN

Senior Advisor

7065 Westpointe Blvd., Suite 206
Orlando, FL 32835
T 407.948.2532
chent@svn.com
FL #BK658200

PROFESSIONAL BACKGROUND

T.C. Chen serves as a Senior Advisor for SVN Florida Commercial Real Estate Advisors, specializing in the sale of hotel and investment properties in Florida. Chen has over 20 years experience in the hospitality industry and has received such prestigious honors such as the "4400 Club Membership" and the "Achievers Award" from SVN.

Prior to joining SVN, Chen served as a consultant with Signature Realty and Development where he was "Top Producer" for three consecutive years. Previously, Chen managed, sold, and developed several hotels and restaurants throughout the United States. Using his extensive knowledge of business development and hospitality management, Chen moved on to hospitality brokerage.

Chen held a Florida Mortgage Broker License, assisting his clients to obtain financing, a crucial link to the hospitality transaction process.