

FOR SALE · INVESTMENT OFFERING

OFFERING MEMORANDUM AVAILABLE TO QUALIFIED PROSPECTS · 19,790 SF · 100% LEASED · 12 TENANTS

FULLY OCCUPIED RETAIL STRIP CENTER FOR SALE

Rare Retail Infill Investment Opportunity

PROPERTY OVERVIEW

Shoppes at Lee Road is a fully-leased, small-shop retail center offering investors low-management cash flow with a clear path to grow it. The rent roll blends nationally recognized credit tenants with long-tenured local operators, several with over a decade of continuous occupancy and a track record of repeat renewals, the kind of staying power that keeps re-leasing risk low and income dependable year after year. Every tenant serves a need that can't be replaced by e-commerce, spanning food, shipping and services, banking, beauty, laundry, and health, and with suites averaging just 1,200–2,500 SF, no single tenant carries outsized weight in the income stream. Adding to the opportunity, a portion of the rent roll is approaching renewal at rents that sit below today's market, giving a new owner a clear, near-term path to mark rents to market and drive NOI growth from day one.

Offering Memorandum available to qualified prospects. Rent roll, financial summary, 5-year pro forma and lease expiration schedule are provided upon execution of a Confidentiality & Non-Disclosure Agreement.

PROPERTY DETAILS

SALE PRICE	Call for Details
BUILDING SIZE	1084: 15,790 SF 1064: 4,000 SF
LAND AREA	2.25 AC
YEAR BUILT	2007
TYPE	Retail
ZONING	Restricted C-2 (Orange County)
PARKING	5.8 / 1,000 SF

Information per ownership and the Offering Memorandum; to be verified by the purchaser.

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ACRE COMMERCIAL

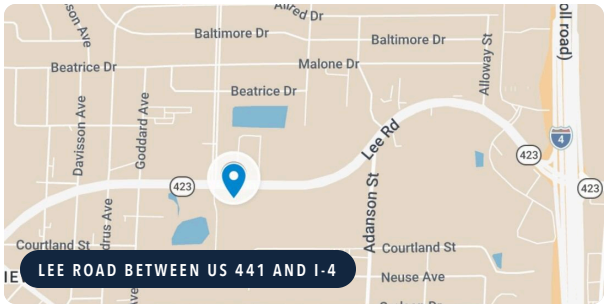
THE SHOPPES AT LEE ROAD

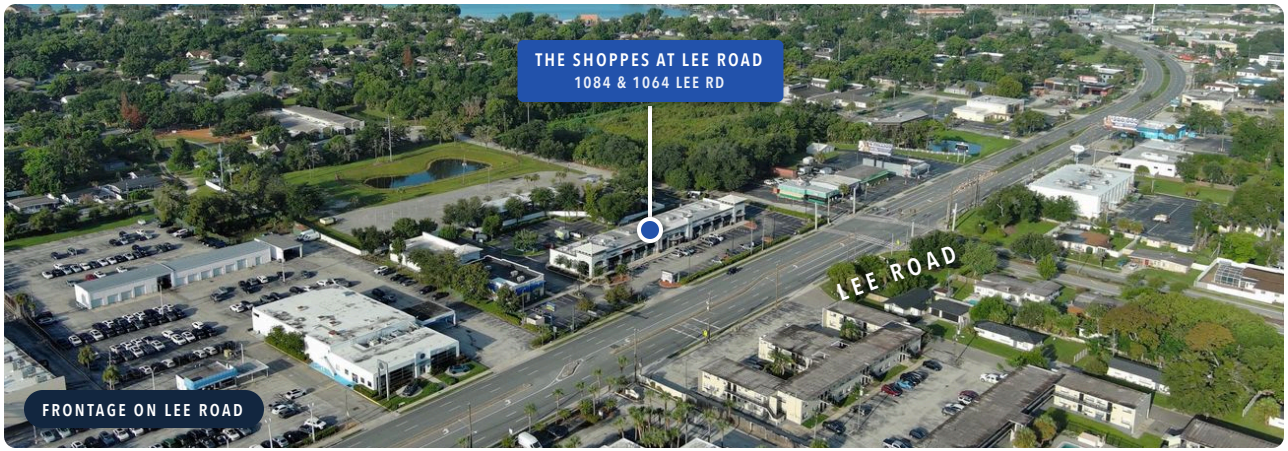
Highlights

- Value Add Opportunity
- In-fill location near Winter Park
- Mix of national and local credit
- Below market rents

THE LEE ROAD CORRIDOR

The Property sits on Lee Road (SR 423), a primary east-west connector linking US 441 to Interstate 4 at the gateway to Winter Park – one of Central Florida's most affluent and supply-constrained retail markets. The immediate corridor carries a deep bench of national co-tenancy within one mile, including Walmart Neighborhood Market, Home Depot, McDonald's, Planet Fitness, Dollar Tree, Harbor Freight, Grainger, AT&T, 7-Eleven, Taco Bell, Popeyes, RaceTrac, and Foxtail Coffee, alongside hotels, auto uses, and the Orange County Public Library – an established daily-needs ecosystem that continually feeds traffic past the Property's frontage.







OFFERED BY



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19,790
SQUARE FEET

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12
TENANTS

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Sign the CA with Nick or Colin to receive it.