FOR LEASE

Cambridge Oaks Plaza

3950 S US HWY 17-92

Casselberry, FL 32707

PRESENTED BY:

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I-4
10 ± Minutes
66,000
Cars/Day
SUBJECT
S US Hwy 17-92
Culver's

PROPERTY SUMMARY

OFFERING SUMMARY

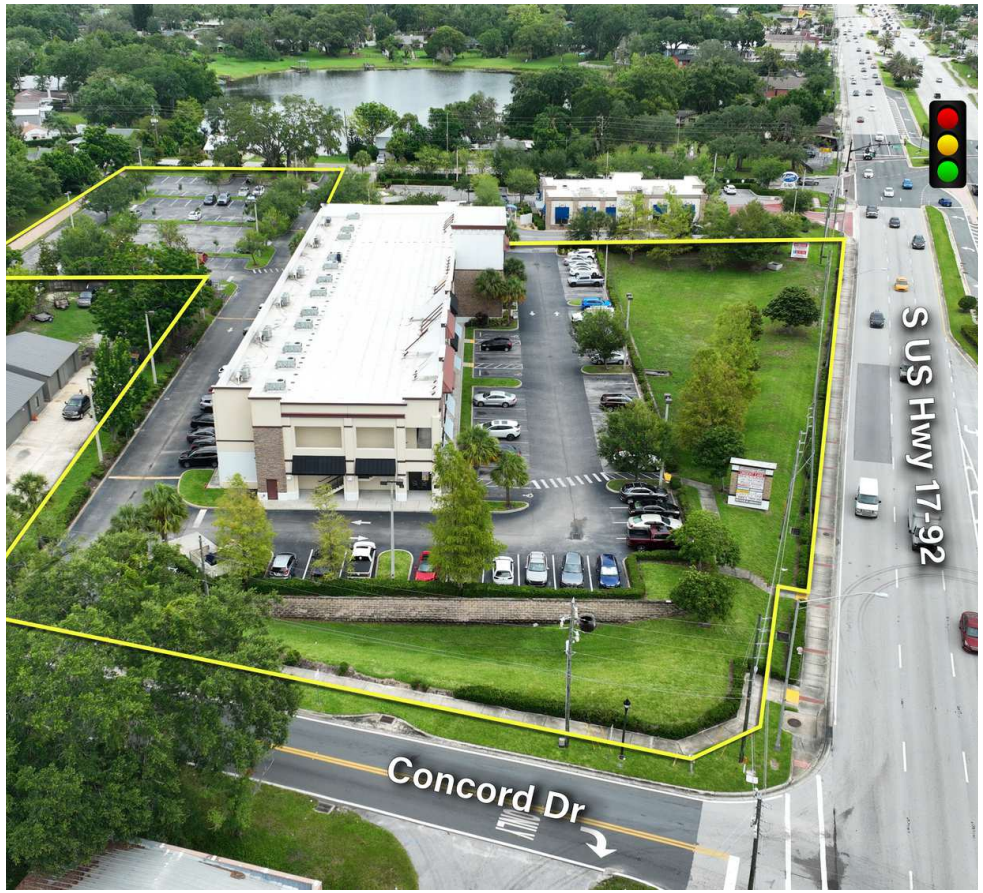
LEASE RATE:	**$20.00 or 35.00 p/RSF NNN**
AVAILABLE SF:	**1,320 or 2,800 RSF**
AVAILABLE SUITES	1032-1040, 2064 & 2088
YEAR BUILT:	2007
ZONING:	CG
TRAFFIC COUNT:	66,000 Cars/Day
PARKING SPACES:	129
PARKING RATIO:	4.01/1,000

PROPERTY OVERVIEW

Welcome to Cambridge Oaks Plaza a well-located retail strip center that is situated in a high-traffic area with excellent visibility from HWY US 17-92. The center is anchored with a variety of national, regional, and local tenants, including a pharmacy, a gym, multiple restaurants and smoothie shops, and and gym. The center is almost 100% occupied and has a strong tenant mix that provides a mix of daily and weekly needs for the surrounding community.

PROPERTY HIGHLIGHTS

- Located within SBA Hubzone and Opportunity Zone
- Well-maintained, stand-alone building
- Excellent visibility near a signalized corner
- Strategically located for high foot and vehicular traffic
- Surrounded by successful retailers
- Ample parking for tenants and customers



PROPERTY DESCRIPTION

Boasting excellent visibility along a busy road, this retail center provides an ideal location to showcase your products and services. With its strategic position, your business will benefit from high levels of foot and vehicular traffic, ensuring maximum exposure to potential customers.

Join a diverse community of successful retailers in the immediate vicinity, creating a synergistic environment that attracts a steady flow of visitors. The presence of established businesses nearby generates increased footfall and enhances the potential for collaboration and cross-promotion.

One of the standout features of this retail center is the ample parking available to accommodate both tenants and their customers. The convenience of hassle-free parking ensures easy accessibility, encouraging repeat visits and boosting customer satisfaction. Additionally, the center is located within an SBA Hubzone and Opportunity Zones.

The interior of the building offers a well-designed layout suitable for a variety of retail businesses. The two-story structure provides ample space for displaying your products, accommodating customer interactions, and organizing back-office operations.

As a small business owner, this neighborhood retail center provides an exceptional opportunity to establish or expand your retail presence in a prime location. Benefit from the convenience, visibility, and foot traffic that this bustling area has to offer.

Don't miss out on securing your lease in this sought-after retail destination. Contact us today to arrange a viewing and explore the exciting possibilities awaiting your business at Cambridge Oaks.

LEASE SPACES

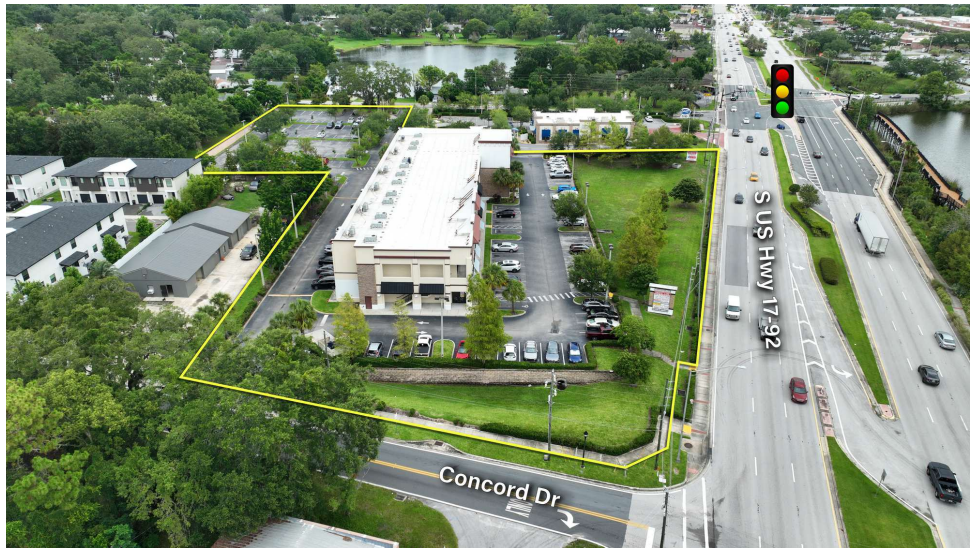
LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	Negotiable
TOTAL SPACE:	1,320 - 2,800 SF	**LEASE RATE:**	**$20.00 SF/yr**

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2064	Available	1,320 SF	NNN	$20.00 SF/yr	Vacant - Immediate Occupancy Available Open office - Ideal for sales team, insurance company, or dance studio.
2088	Available	1,320 SF	NNN	$20.00 SF/yr	Current Tenant Month-to-Month will need 30-day notice. 2nd Generation Sales Call Center - Open Floor Plan

TENANT PROFILES



TENANT MIX

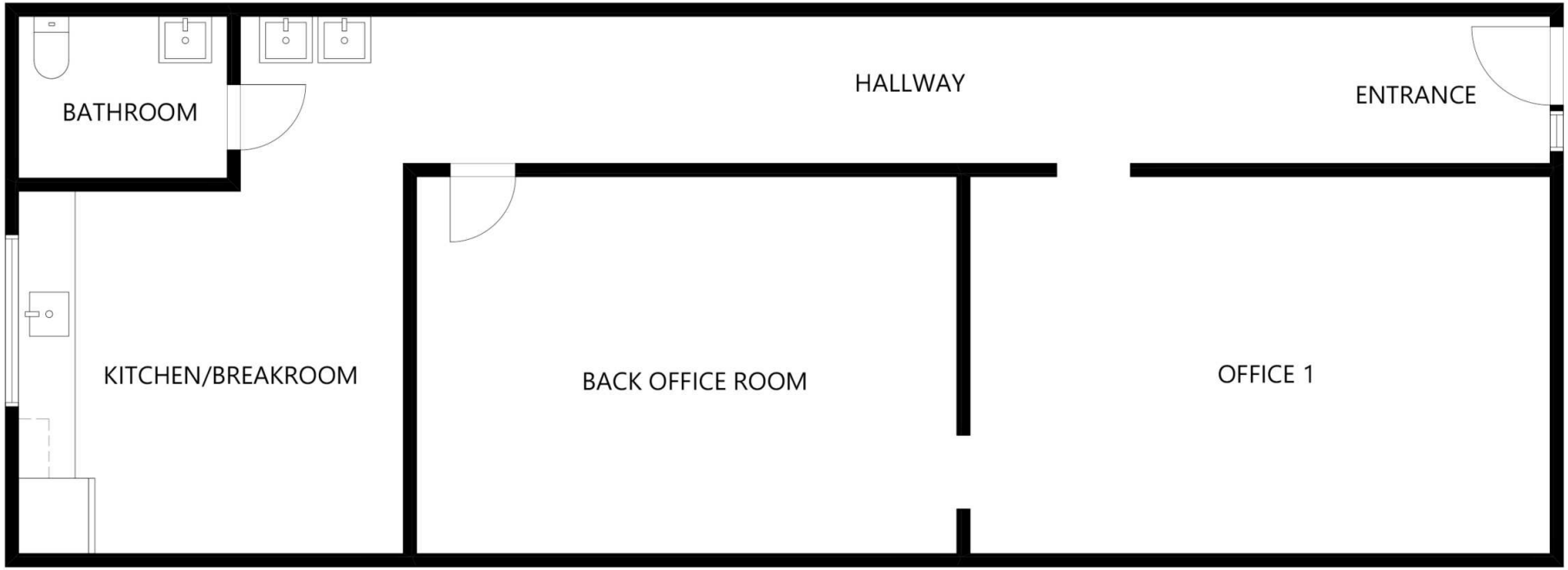
1000:	Rivera Chiropractic
1008-1016:	Yunus Eye Associates
1024:	Zippo's Pizzeria
1032-1040	**Available June 1, 2024 (Medical Buildout)**
1048:	Cambridge Oak's Pharmacy
1056:	Sharpblends Barbershop
1064:	Concord Oaks Springs Spa
1072:	Hibachi-Express
1080:	Happy Island Nails & Spa
1088:	Planet Smoothie
2000-2016:	Rhythm & Smooth
2024:	Anytime Fitness
2056:	All Inclusive 4U Vacations
2064:	**Available**
2072-2080:	ZVRS
2088:	**Available**

Cambridge Oaks

LEGEND

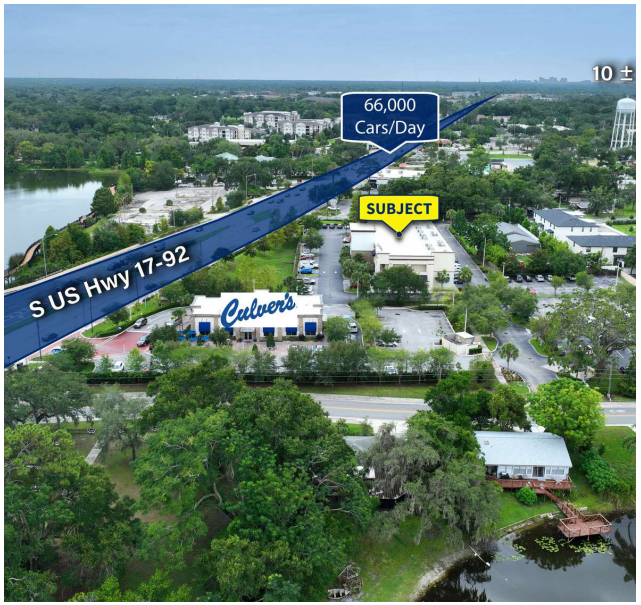
Available
Unavailable

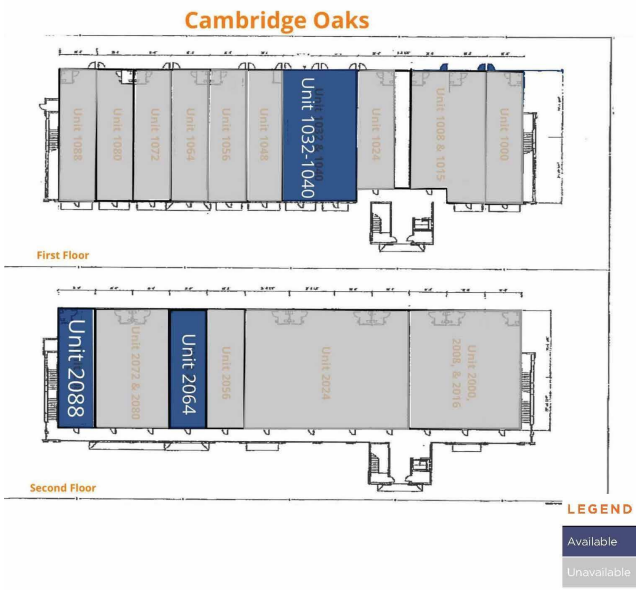
UNIT 2064 FLOORPLAN

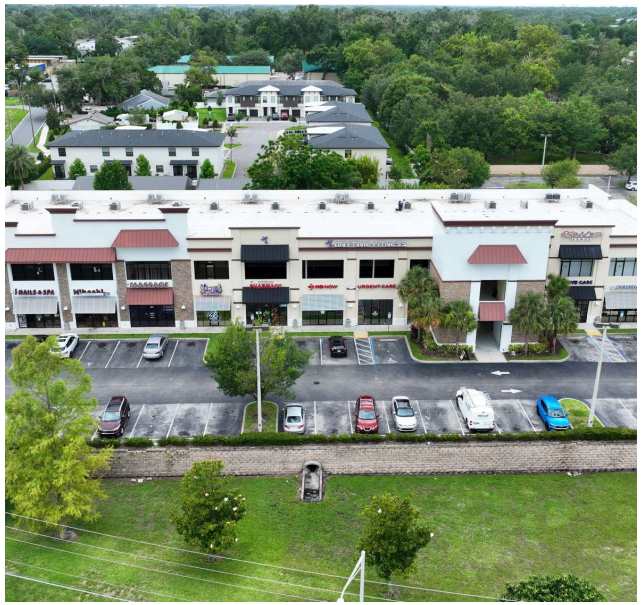


FLOOR 1

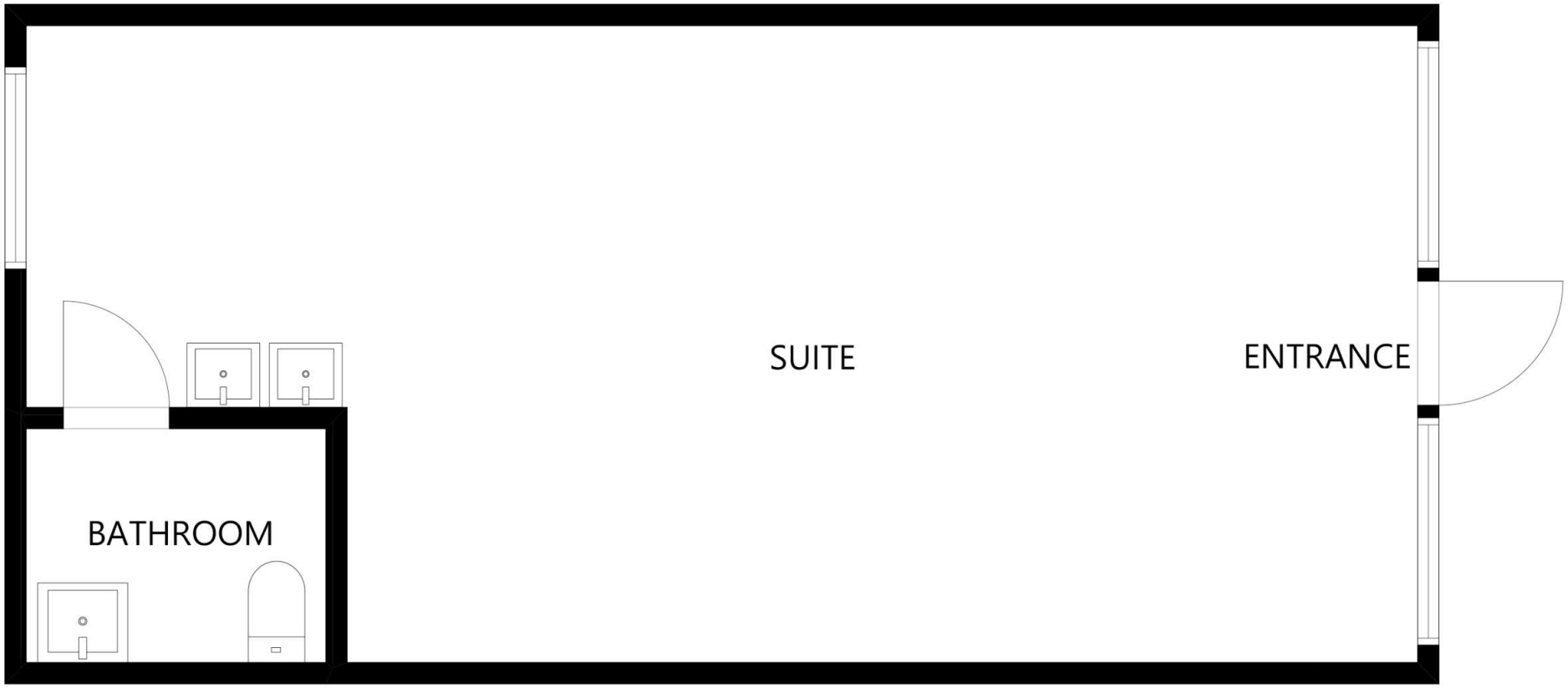
UNIT 2064 PHOTOS



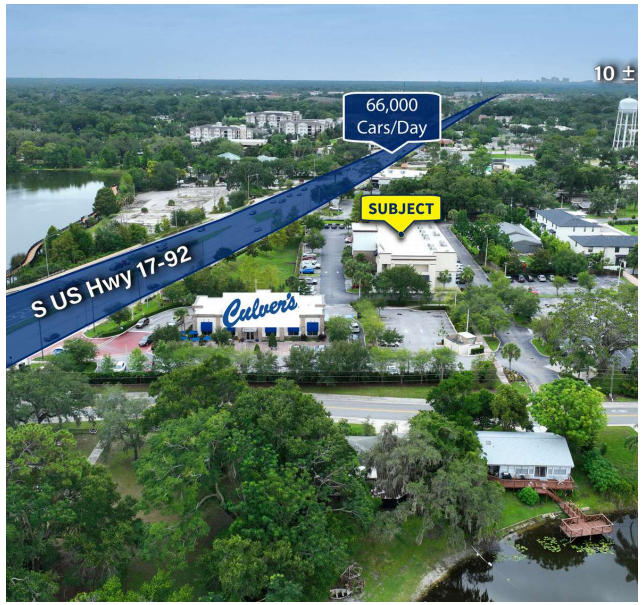




UNIT 2088 FLOORPLAN



FLOOR 1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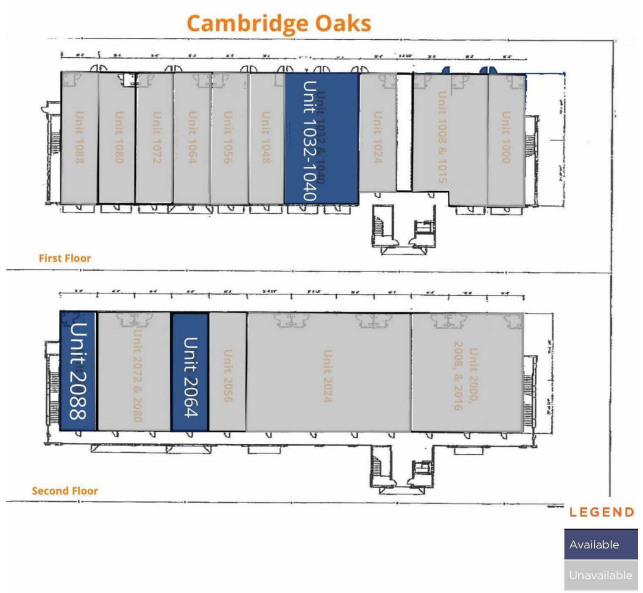
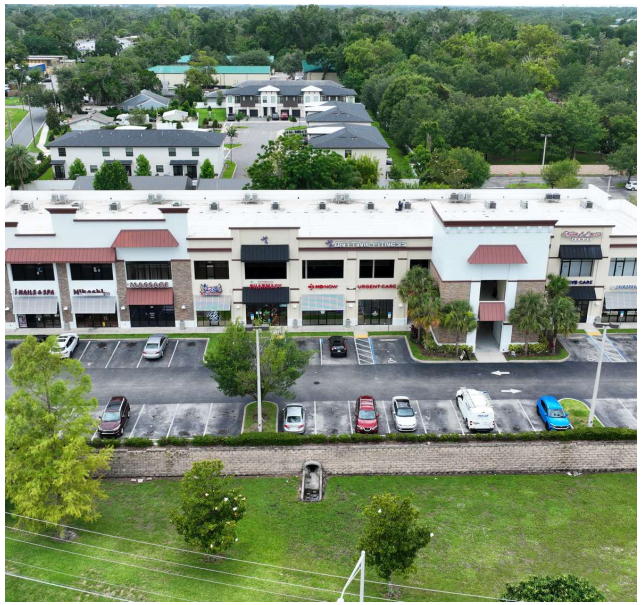
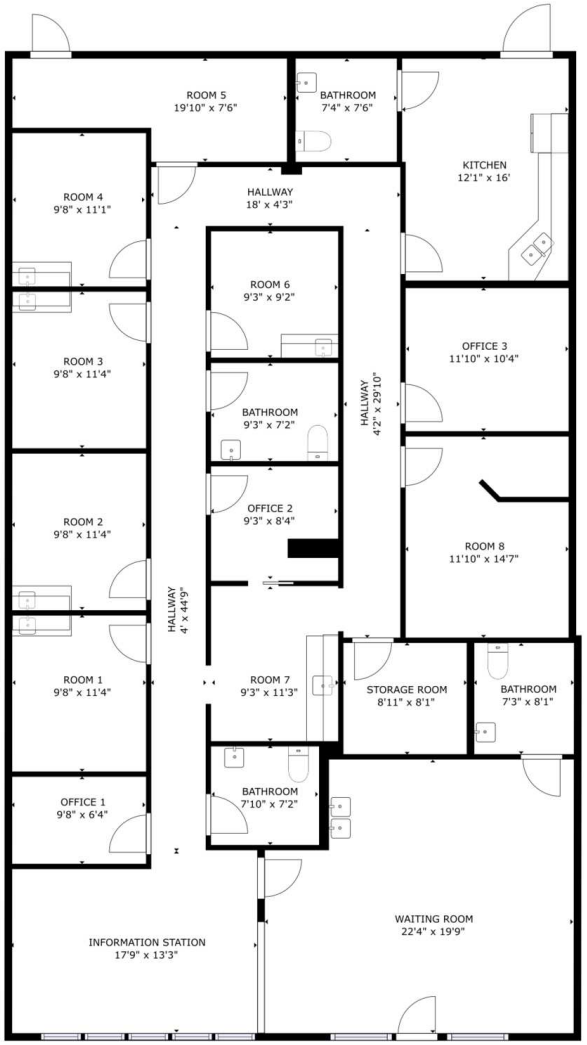

Cambridge Oaks
Unit 1088
Unit 1080
Unit 1072
Unit 1064
Unit 1056
Unit 1048
Unit 1032-1040
Unit 1024
Unit 1008 & 1015
Unit 1000
First Floor
Unit 2088
Unit 2072 & 2080
Unit 2064
Unit 2056
Unit 2024
Unit 2000, 2008, & 2016
Second Floor
LEGEND
Available
Unavailable

S US Hwy 17-92



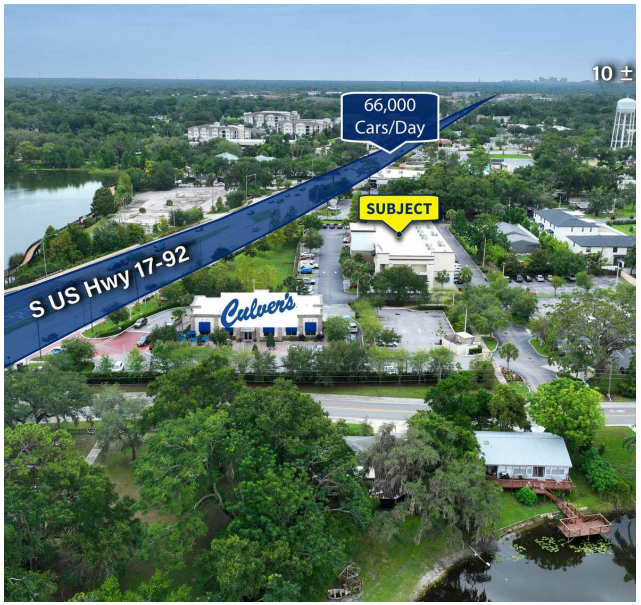
S US Hwy 17-92
Concord Dr

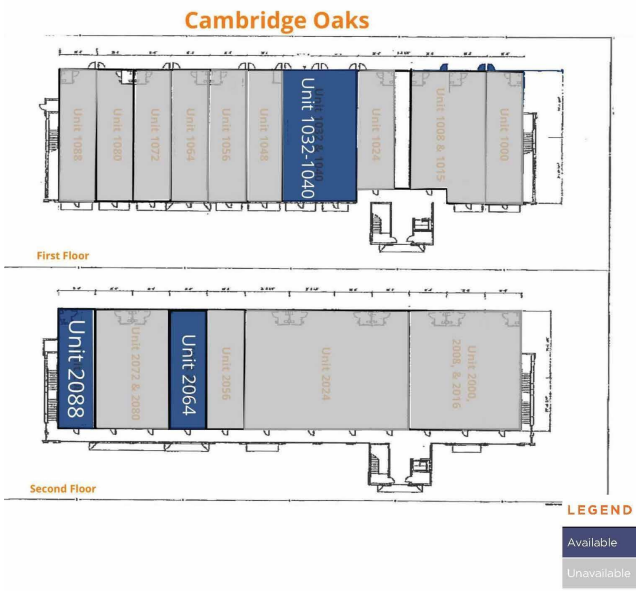
UNIT 1032-1040 FLOOR PLANS

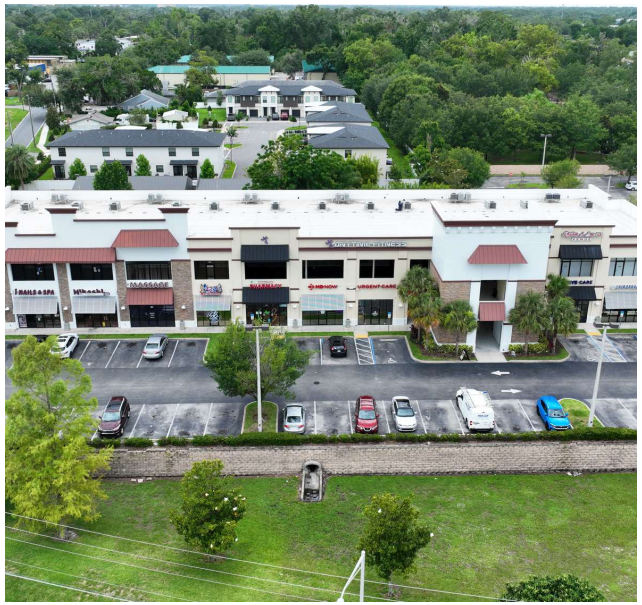


GROSS INTERNAL AREA
FLOOR 1: 2835 sq ft
TOTAL: 2835 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

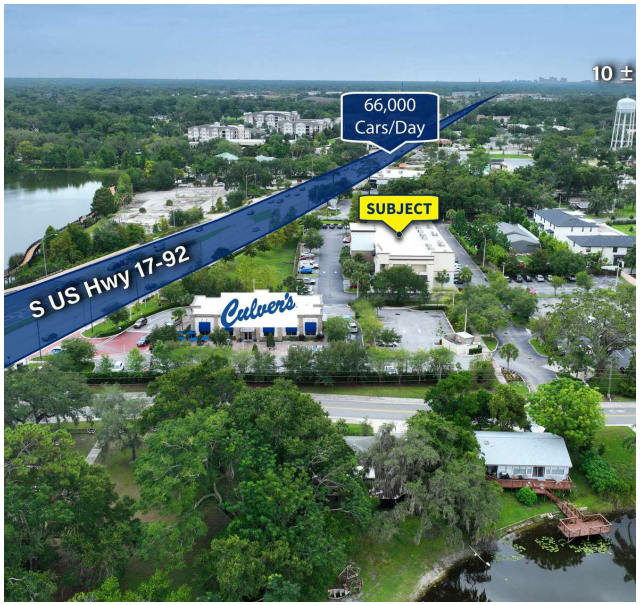
UNIT 1032-1040 PHOTOS

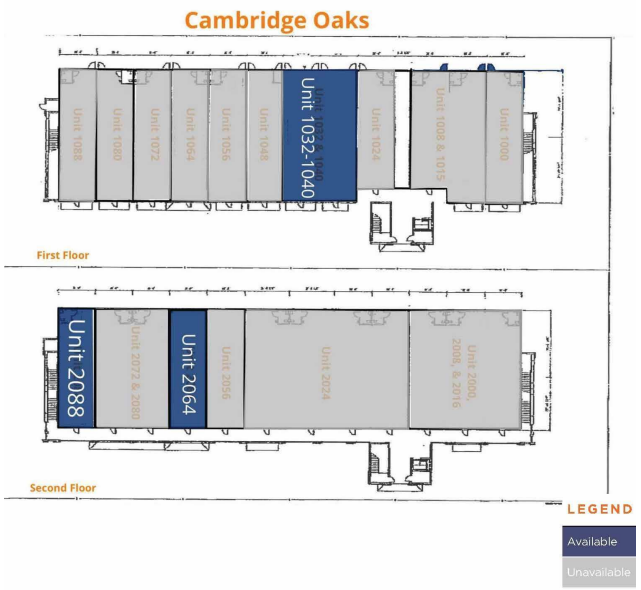


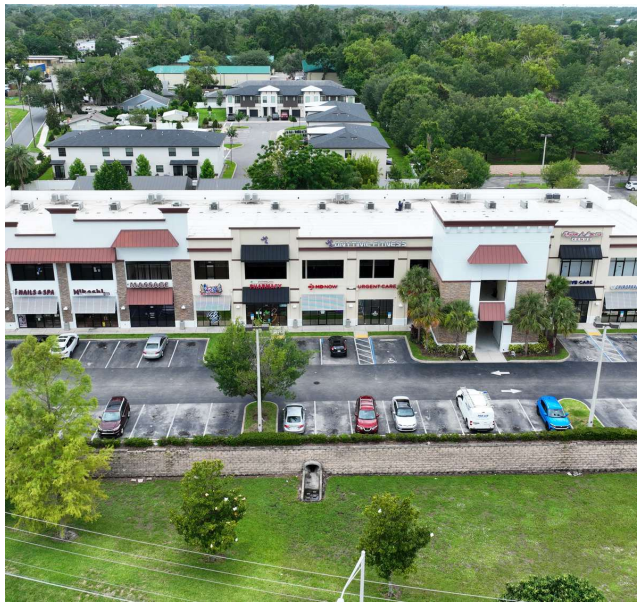




UNIT 1032-1040 PHOTOS







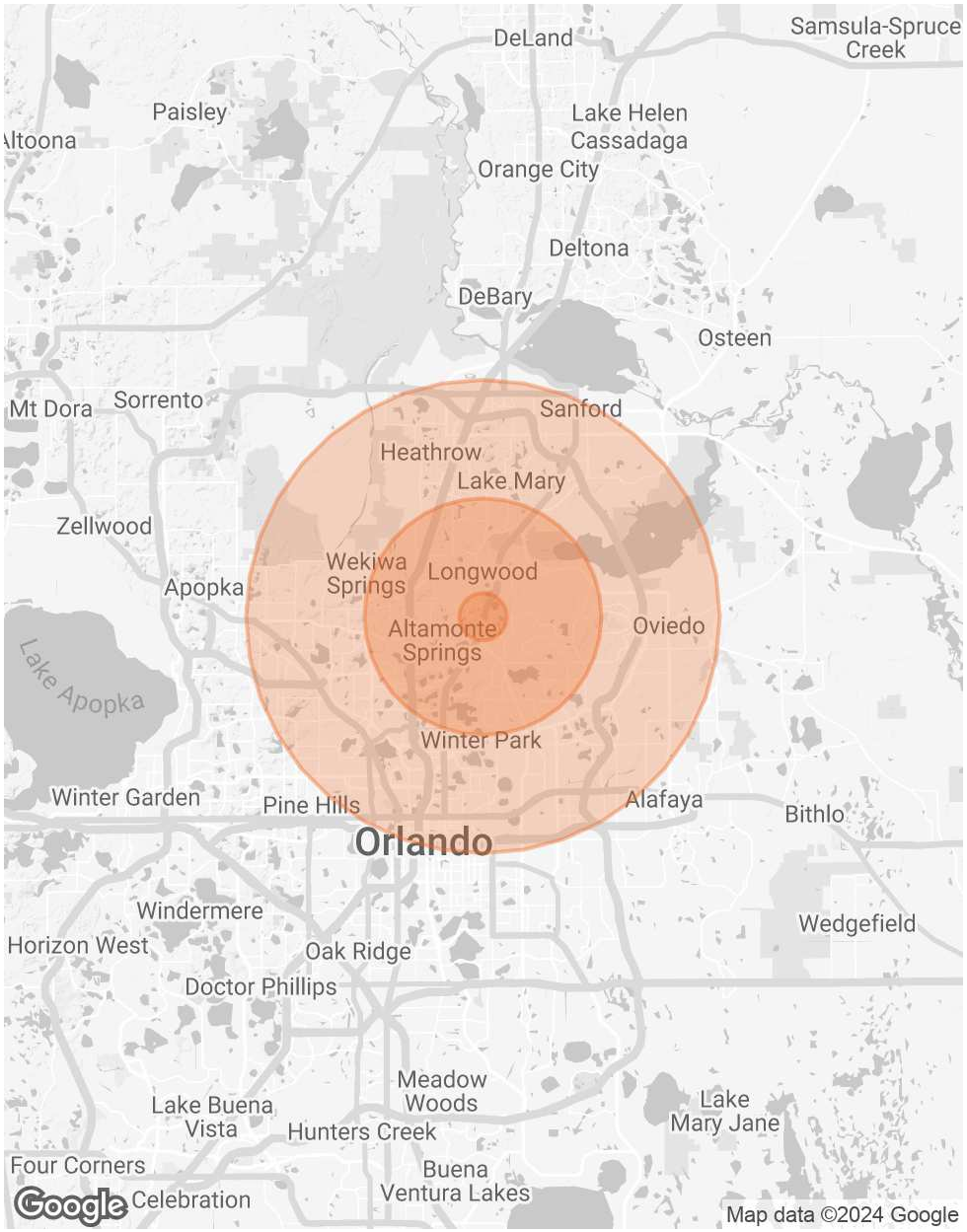
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,341	221,352	757,770
AVERAGE AGE	41.3	41.6	38.4
AVERAGE AGE (MALE)	39.8	40.1	37.2
AVERAGE AGE (FEMALE)	42.1	43.4	40.1

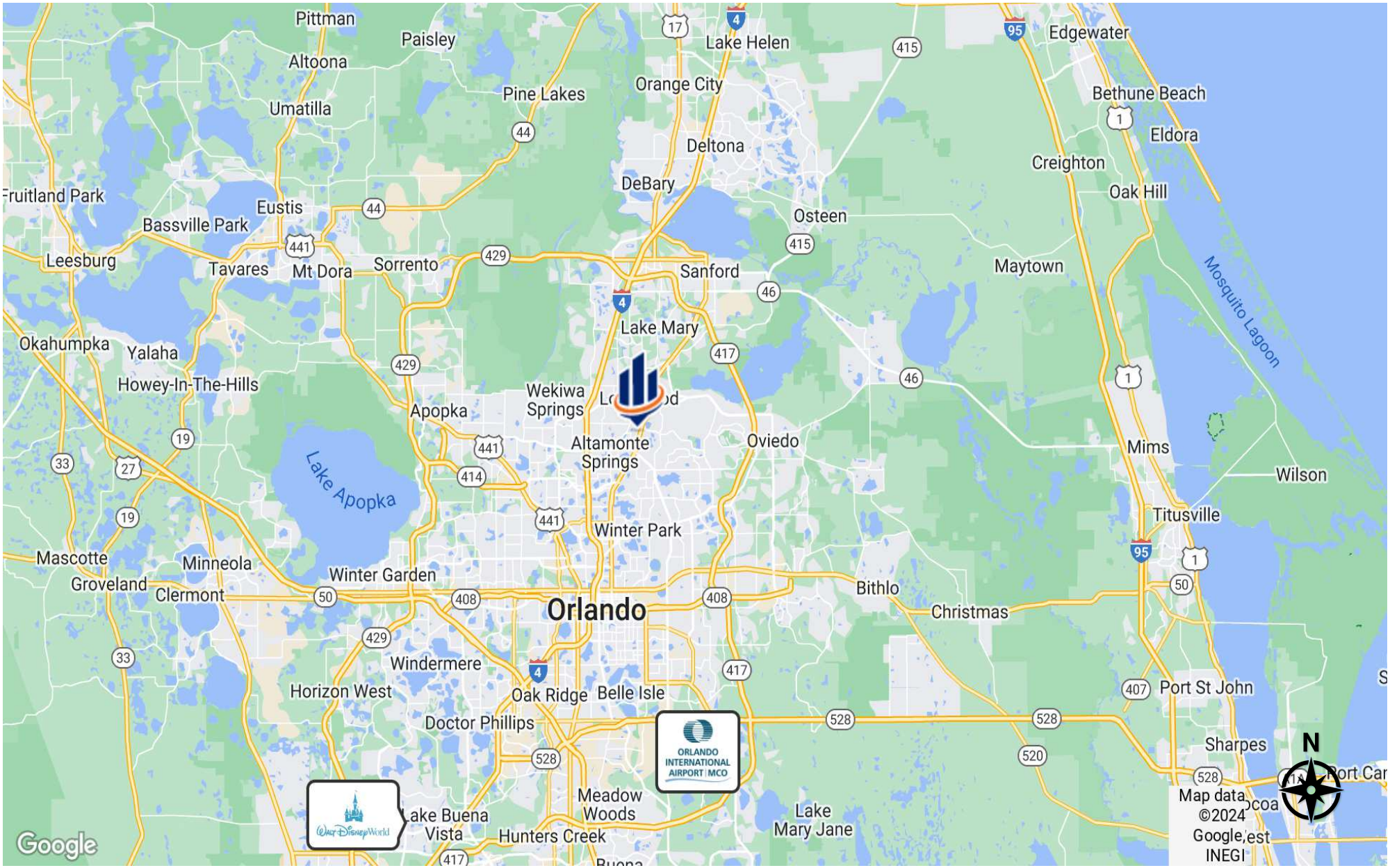
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,994	98,758	318,684
# OF PERSONS PER HH	2.5	2.2	2.4
AVERAGE HH INCOME	$62,594	$81,385	$81,037
AVERAGE HOUSE VALUE	$188,616	$257,243	$256,776

TRAFFIC COUNTS	
CONCORD DR./PLUMOSA AVE. & S HWY 17 92	66,000/day

2020 American Community Survey (ACS)

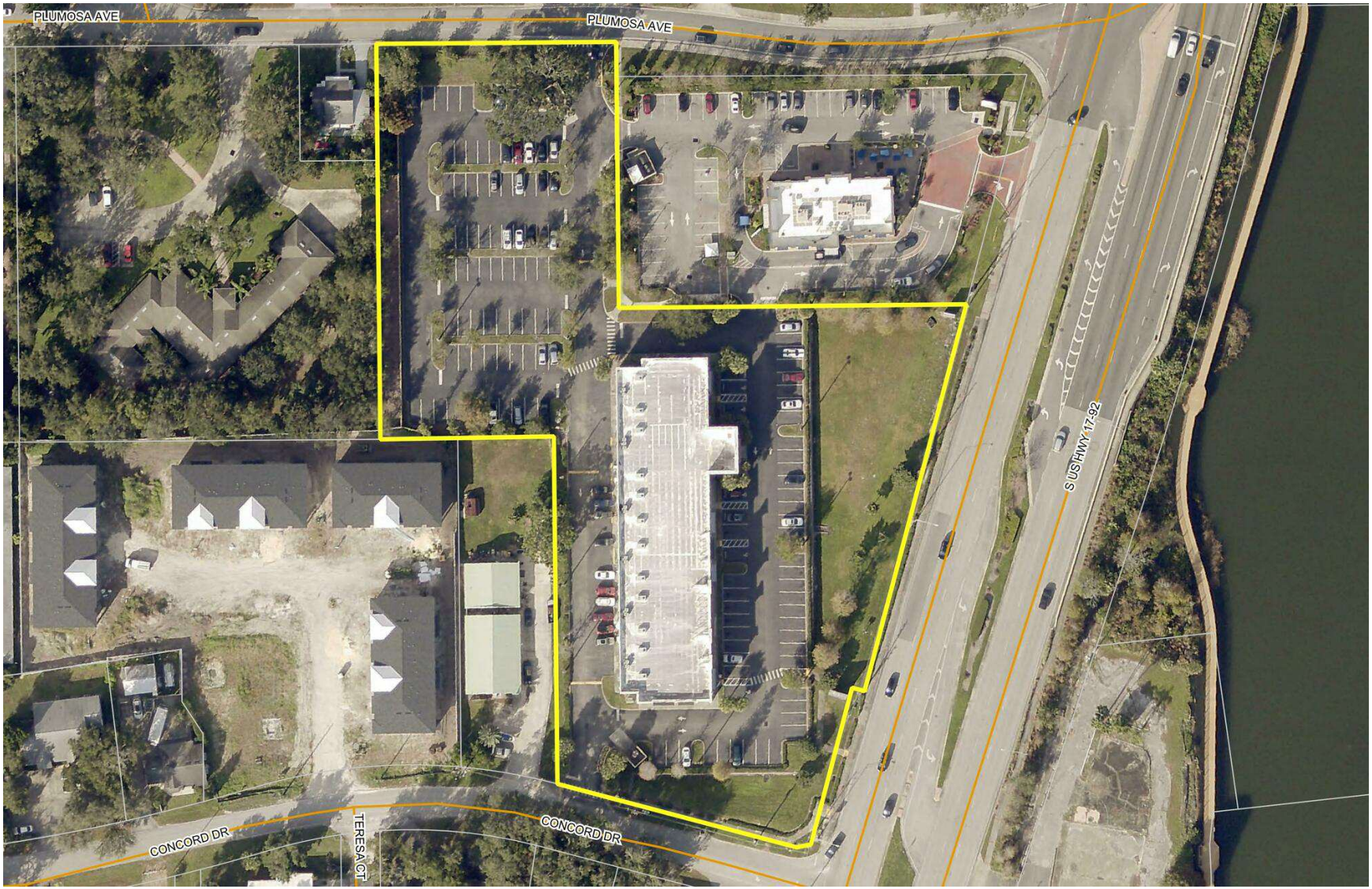


REGIONAL MAP



RETAILER MAP

AERIAL


PLUMOSA AVE
PLUMOSA AVE
S US HWY 17-92
CONCORD DR
TERESA CT
CONCORD DR

ADDITIONAL PHOTOS

MEET RAFAEL MENDEZ

RAFAEL MENDEZ, CCIM

Regional Managing Director

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FL #SL3317523

PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking "client-centric" mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client's success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:
- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

- Keiser University, AS Health Science, 4.0 GPA

MEET ULISES TAMAYO

BILL NGUYEN

Associate Advisor

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PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Before joining SVN SRD, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:
- Retail
- Investment Sales
- Site Selection

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Most Influential Business Leaders Dean Saunders, ALC, CCIM

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