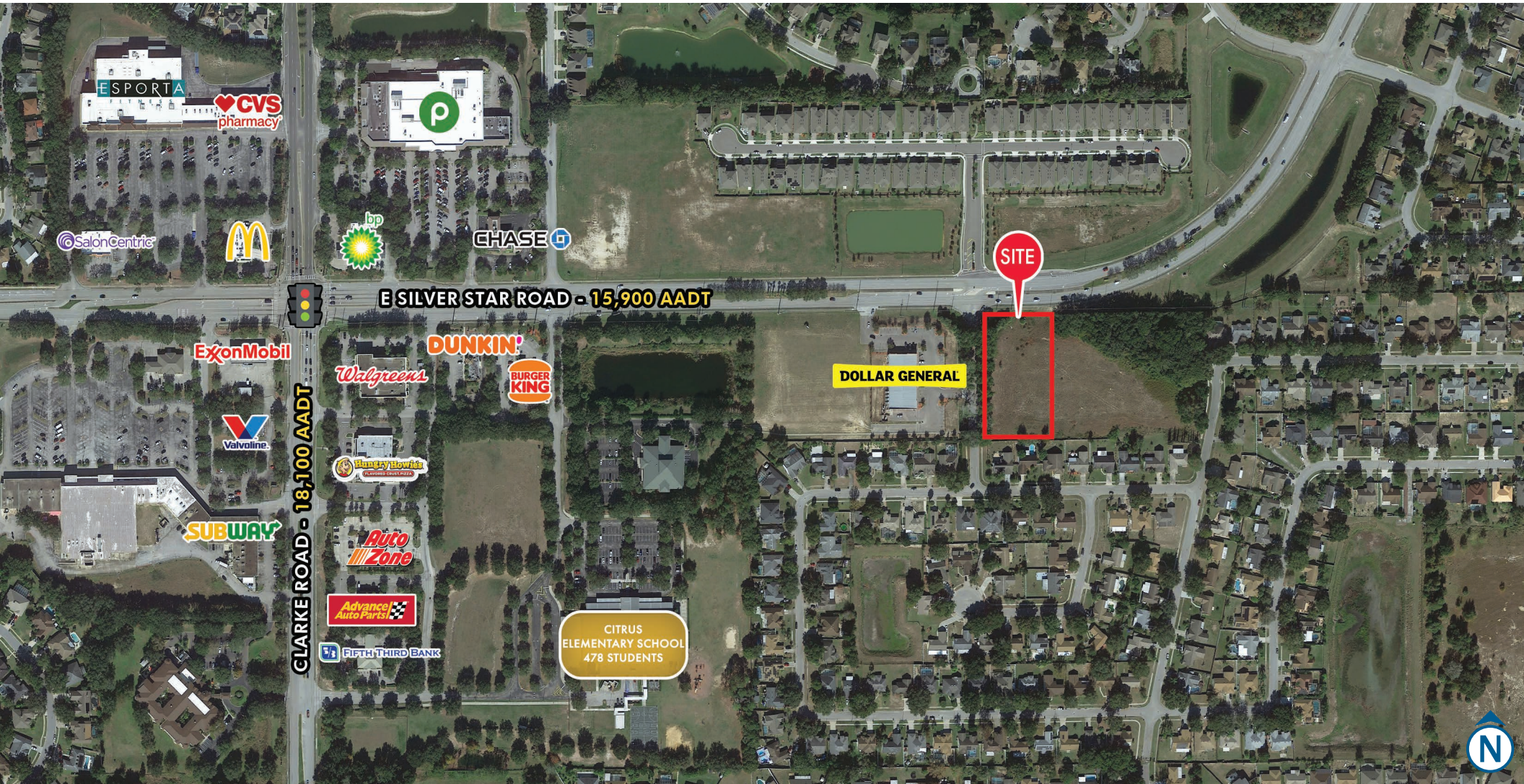


FOR SALE | FOR LEASE

LAND ON ±1.5 ACRES

SEC OF E SILVER STAR ROAD & SILVER BEND BOULEVARD, OCOEE, FL



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

VANESA RODRIGUEZ

SENIOR DIRECTOR

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PROPERTY OVERVIEW

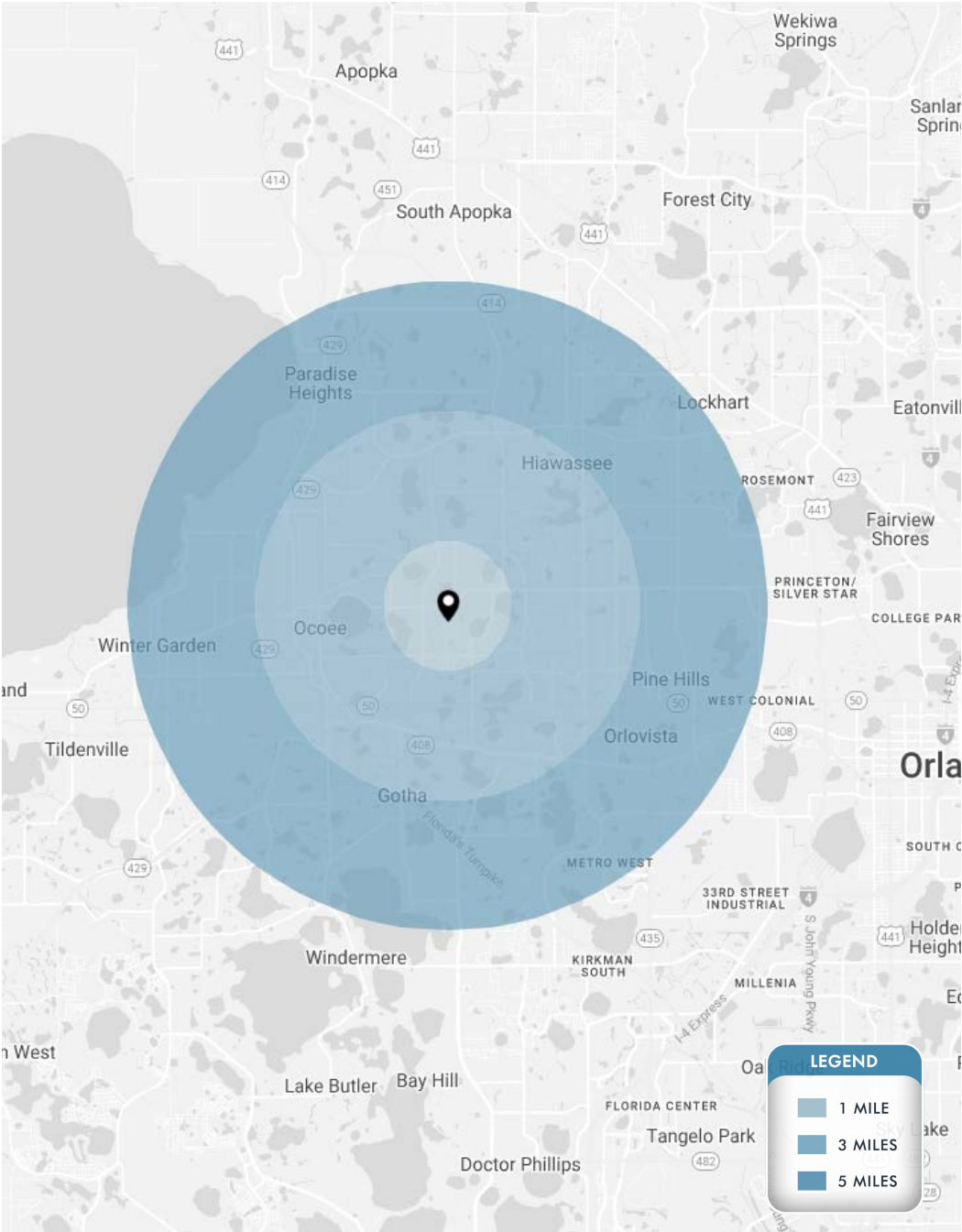
HIGHLIGHTS

- ±1.5 acres available for sale or lease
- Located at the SEC of E Silver Star Road and Silver Bend Boulevard
- ±162 feet of frontage on E Silver Star Road
- Easy access and close proximity to 408, 429 and the Turnpike
- Traffic counts: 15,900 AADT on E Silver Star Road
- Other nearby retailers include:

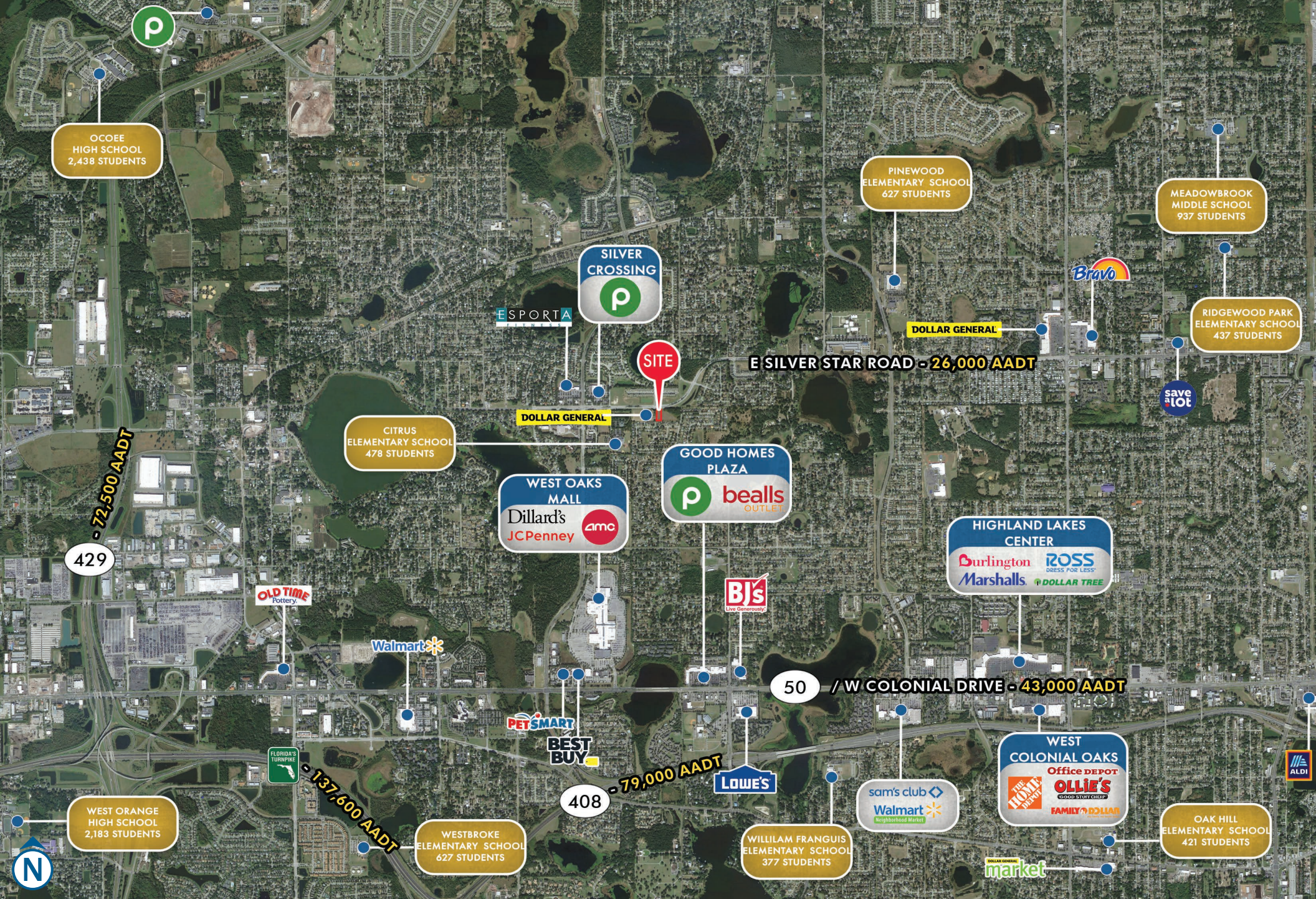


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	10,478	92,628	233,635
HOUSEHOLDS	3,486	31,241	79,898
DAYTIME EMPLOYEES	8,504	73,626	184,749
AVERAGE HH INCOME	\$89,583	\$78,365	\$82,341
	5 Minutes	10 Minutes	15 Minutes
POPULATION	26,212	126,284	264,740
HOUSEHOLDS	8,663	42,311	91,310
DAYTIME EMPLOYEES	21,091	100,570	209,270
AVERAGE HH INCOME	\$79,735	\$79,256	\$83,889



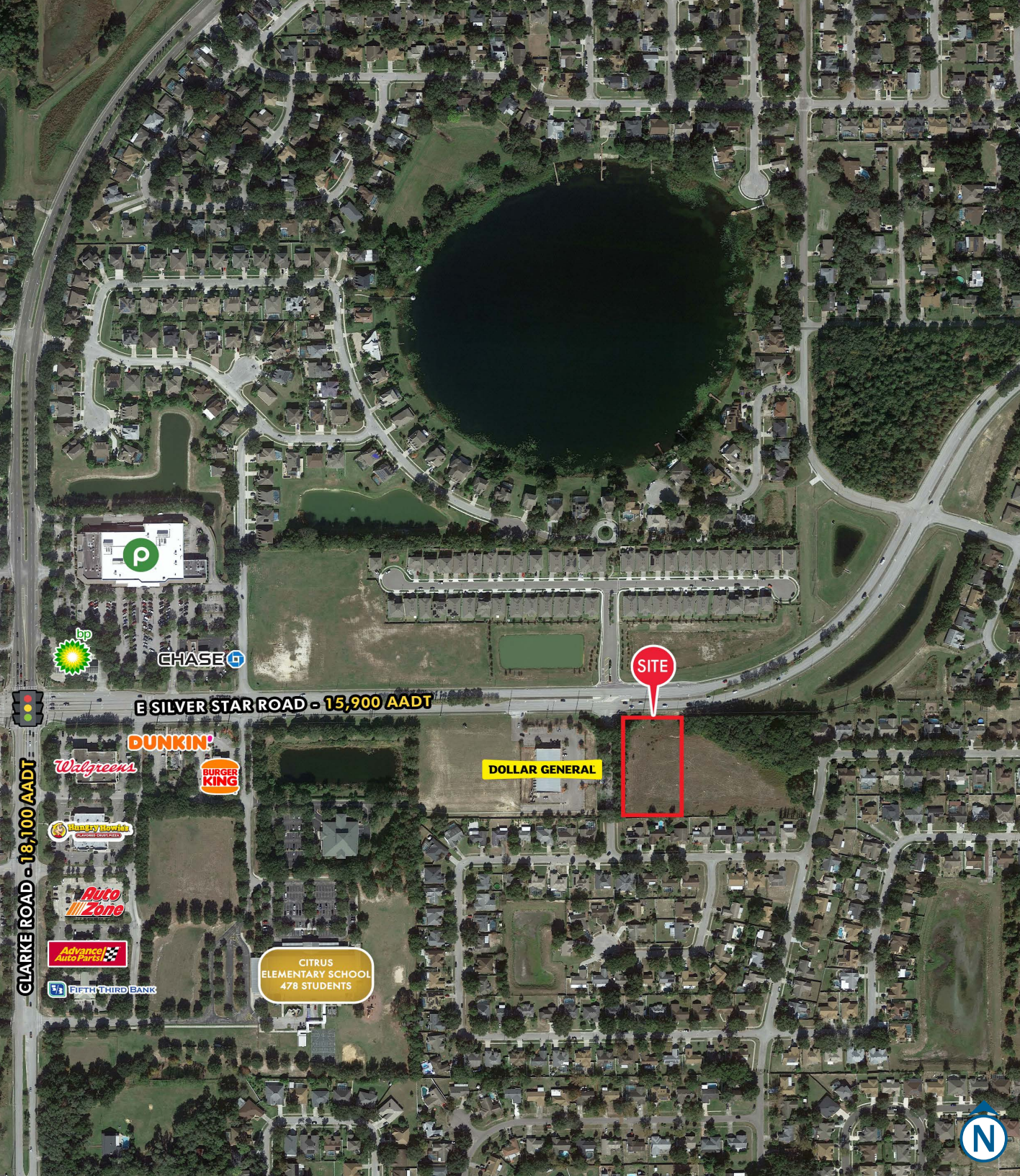
OCOEE LAND SITE | EXECUTIVE SUMMARY



OCOE LAND SITE | MARKET AERIAL

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.17.23