



## Florida Mall Promenade

### INVESTMENT HIGHLIGHTS

- › Adjacent to one of the busiest malls in Florida
- › 1.85 million SF with more than 250 retail, dining and entertainment options
- › The Florida Mall exceeds sales of over \$1,000/SF annually
- › The mall welcomes over 20 million visitors annually
- › Value-add potential – 90% occupied with one available unit
- › Buyer can achieve 15% cash-on-cash return after lease-up
- › Restaurant and service tenants – Internet resilient
- › Recent capital improvements including new roof in 2016
- › Long-term, NNN leases
- › Proven location – many tenants have renewed leases



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### 1187 Florida Mall Ave Orlando, FL 32809

Sean Glickman, CCIM, and Mike Milano, CCIM, MAI with the Milano-Glickman Retail Team and Executive Managing Director at Colliers International are proud to offer for sale the Florida Mall Promenade, a 14,546 SF strip center located directly outside of the Florida Mall, a 1.85 million SF enclosed mall that welcomes more than 20 million visitors annually and exceeds sales of over \$1,000/SF. The property is 90% occupied with an ideal roster of tenants, many of which who have recently renewed to continue their long track record of success at this proven location. This offering presents an excellent opportunity to acquire a value-add asset that benefits from being adjacent to of one of the busiest malls in Florida.

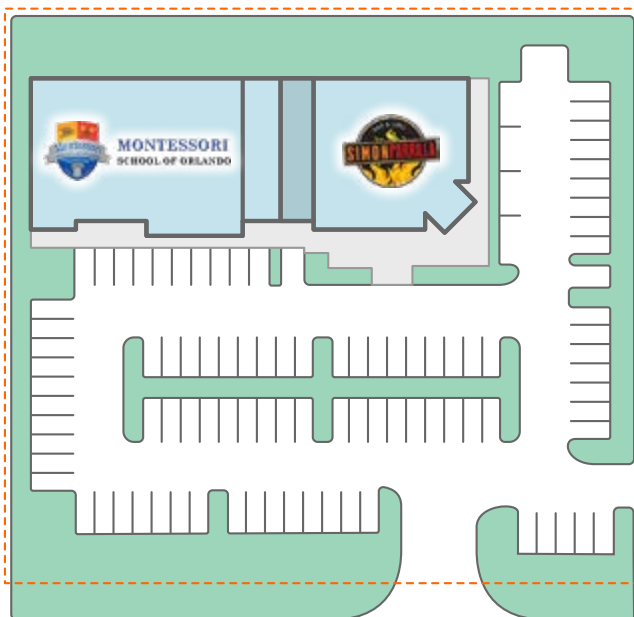
**NOI: \$155,410**  
**Cap Rate: 7.5%**  
**Asking Price: \$2,072,130**



## PROPERTY OVERVIEW

<b>Location</b>	1187 Florida Mall Ave Orlando, FL 32809		
<b>GLA</b>	14,546 SF		
<b>Occupancy</b>	90%		
<b>Year Built/Renovated</b>	2006		
<b>Units</b>	4		
<b>Lot Size</b>	1.88± Acres		
<b>Key Tenants</b>	Montessori School of Orlando:	7,216 SF	
	Simon Parrilla Bar & Grill:	4,538 SF	

## SITE PLAN



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