



CAMBRIDGE OAKS PLAZA

3950 S US HWY 17-92, Casselberry, FL 32707

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I-4
10 ± Minutes

66,000
Cars/Day

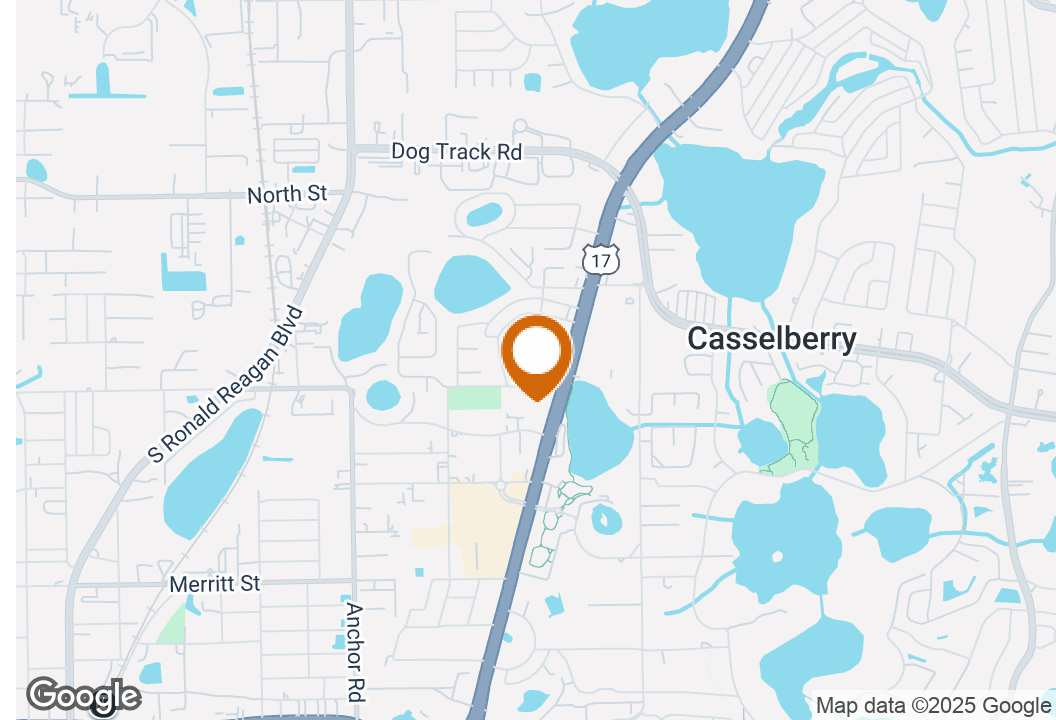
SUBJECT

S US Hwy 17-92

Culver's



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 or 25.00 p/RSF NNN
Available SF:	1,260 - 5,200 RSF
Available Suites:	1032-1040, 2024, 2064
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, 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



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:	60 months
Total Space:	1,259 - 5,200 SF	Lease Rate:	\$18.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1032-1040 - 2nd Generation Medical	Available	2,800 SF	NNN	\$25.00 SF/yr
2024 - 2nd Generation Gym	Available	1,260 - 5,200 SF	NNN	\$18.00 SF/yr
2064 - 2nd Generation Retail Office	Available	1,260 SF	NNN	\$18.00 SF/yr
2072-2080 - 2nd Generation Retail Office	Available	2,560 SF	NNN	\$20.00 SF/yr

TENANT MIX

66,000
Cars/Day

SUBJECT

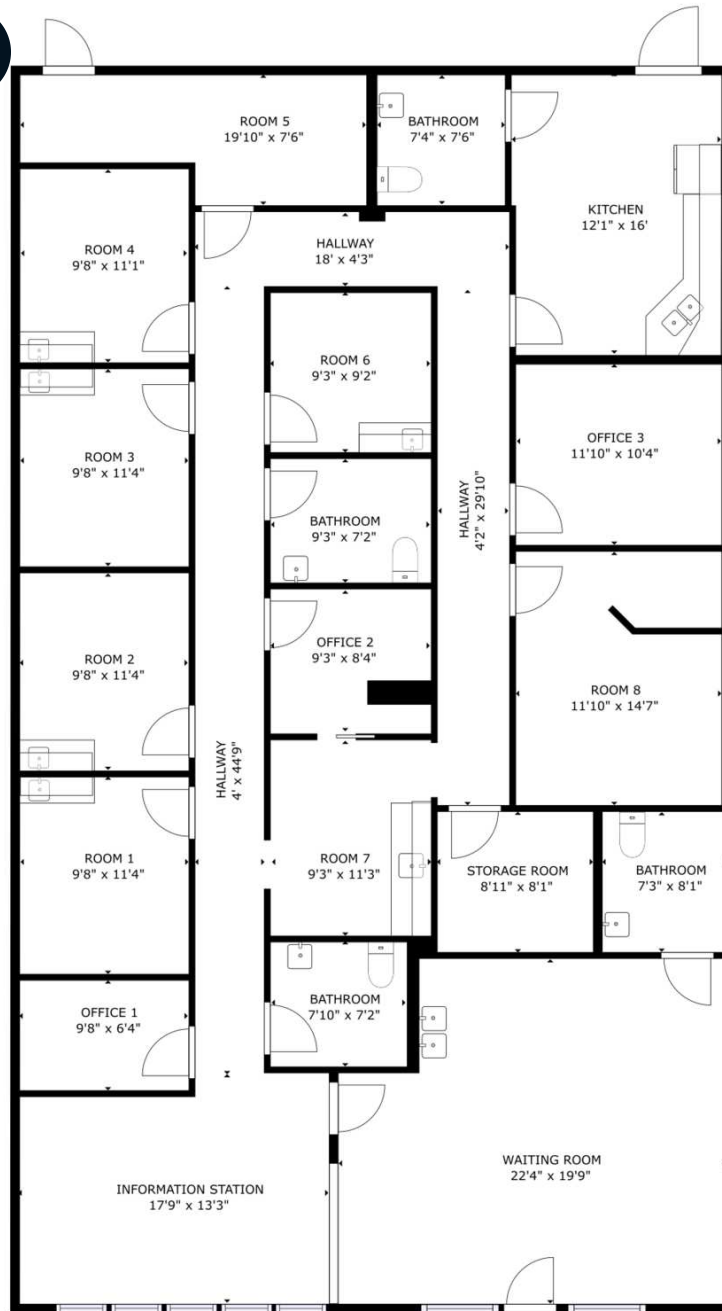
HWY 17-92

Culver's

TENANT MIX

SUITE NUMBER	TENANT
1000	Rivera Chiropractic
1008-1016:	Yunus Eye Associates
1024:	Zippo's Pizzeria
1032-1040:	Available (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:	Available (Gym Buildout)
2056:	All Inclusive 4U Vacations
2064:	Available (Professional Office)
2072-2080:	Available (Professional Office)
2088:	Joyceus Studio

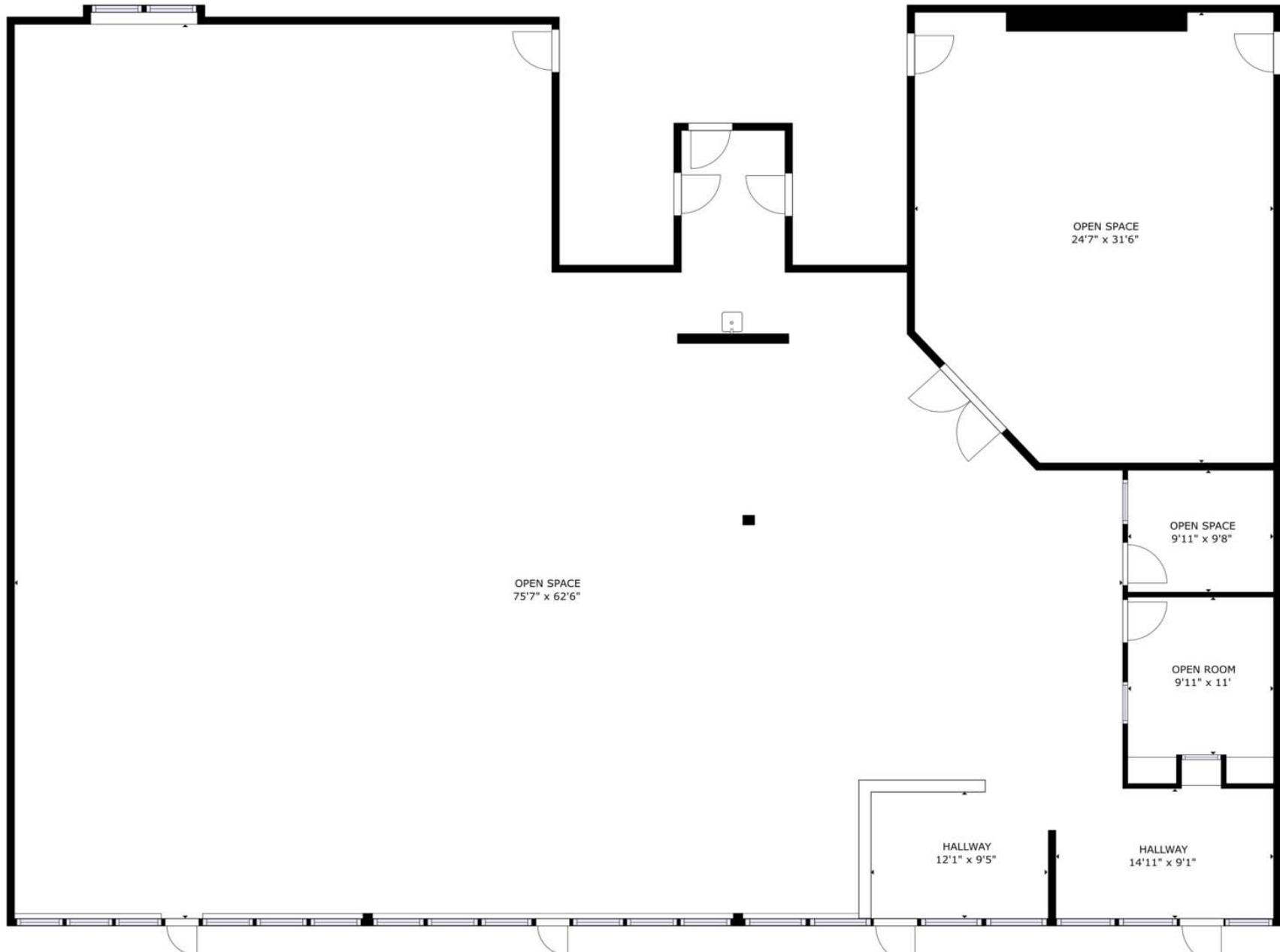
UNIT 1032-1040 FLOOR PLANS



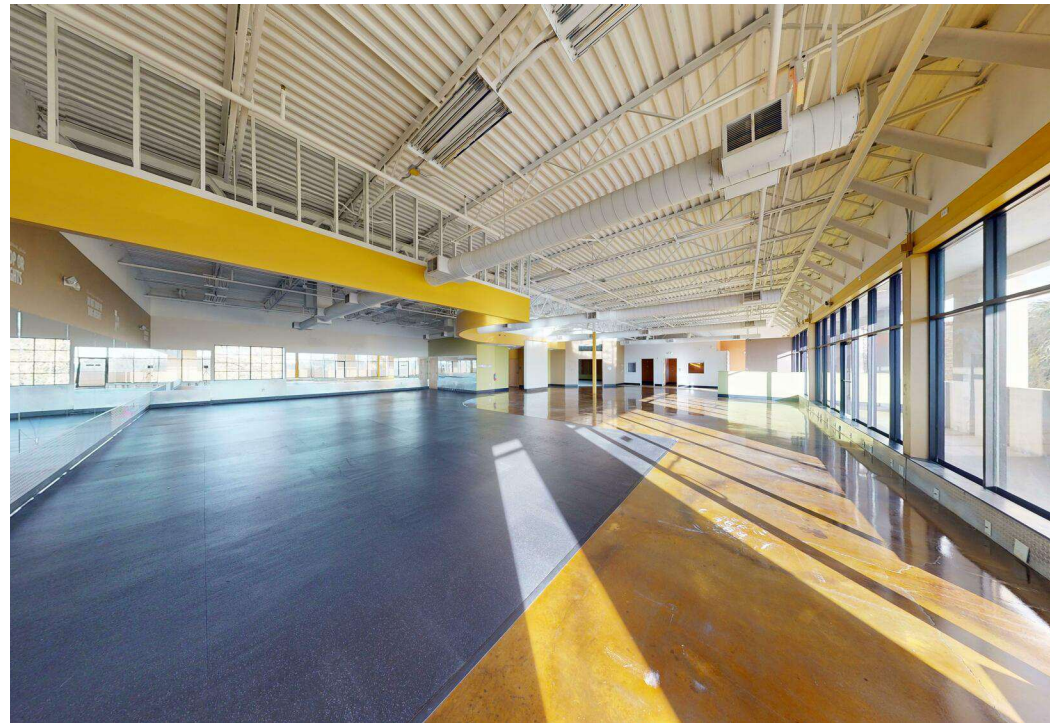
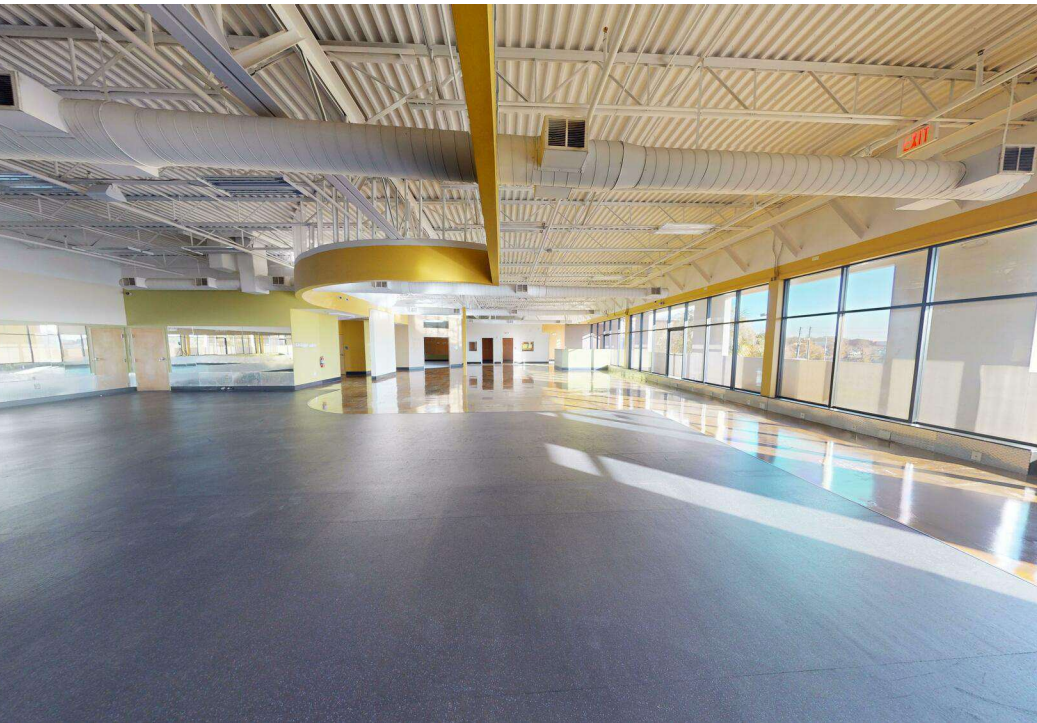
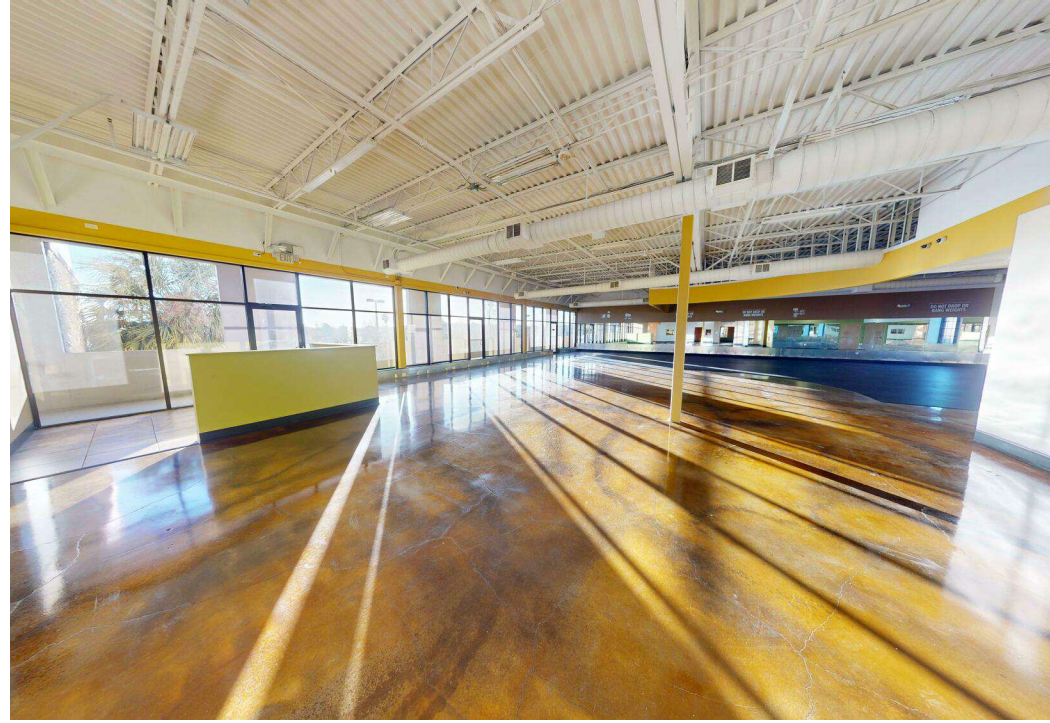
UNIT 1032-1040 PHOTOS | MEDICAL OFFICE SPACE



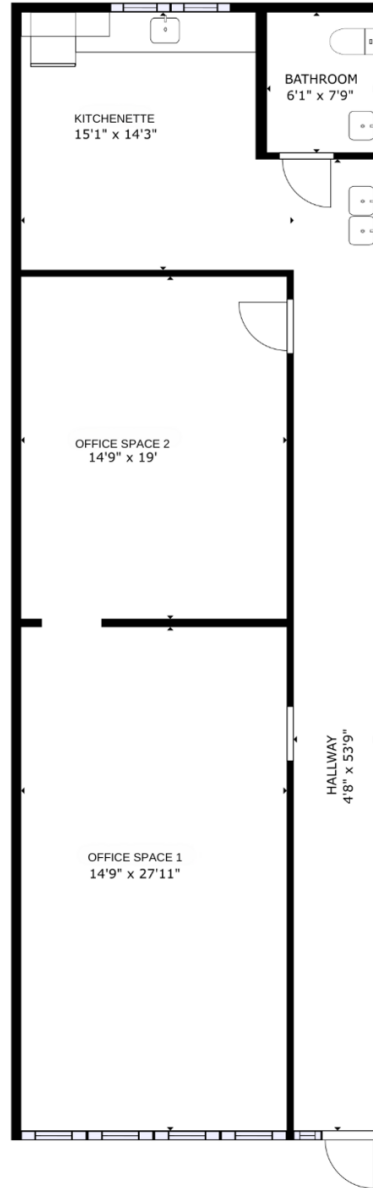
SUITE 2024 FLOOR PLAN



SUITE 2024 - GYM SPACE



UNIT 2064 FLOORPLAN



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

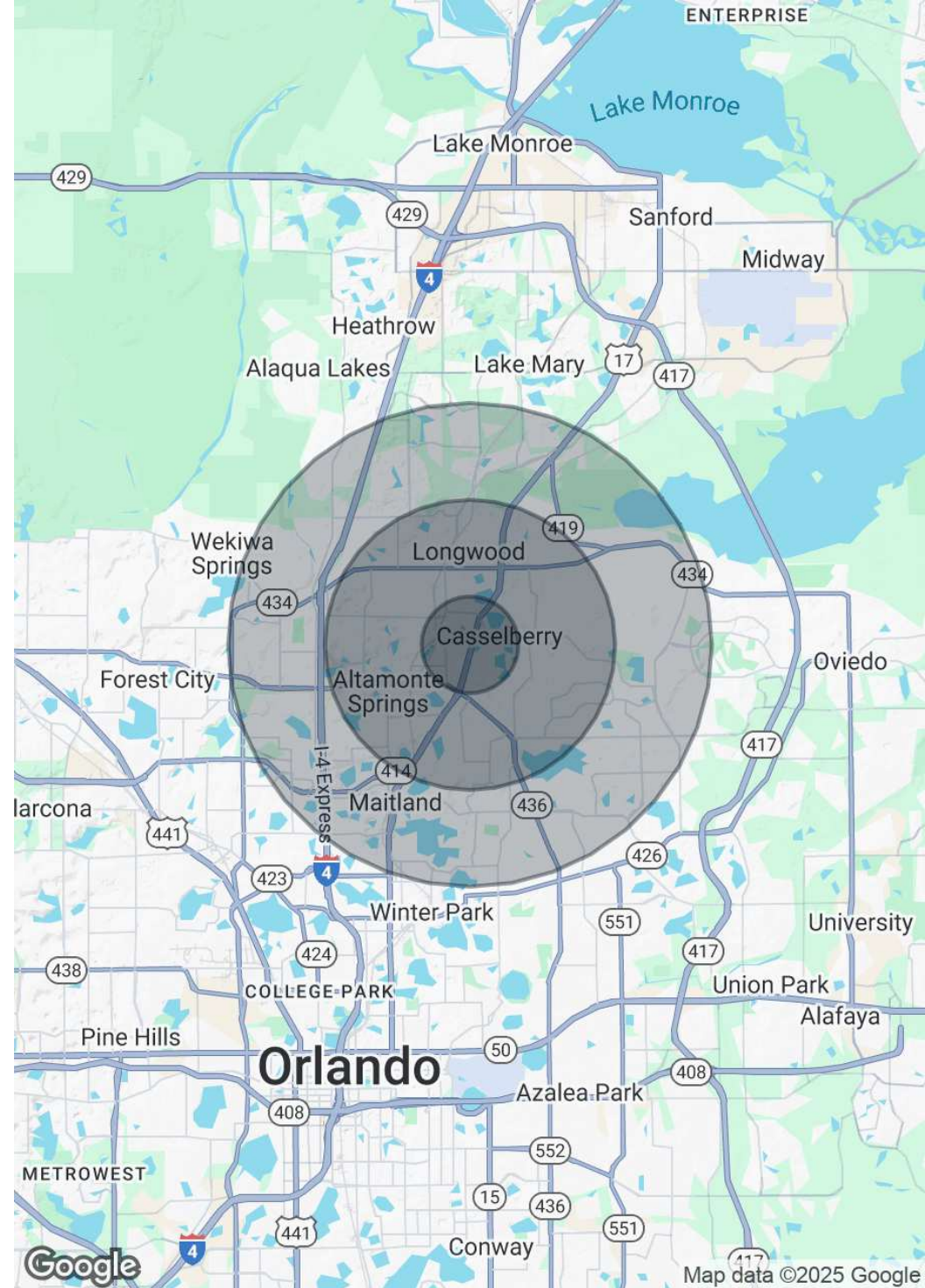
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,548	95,665	235,769
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

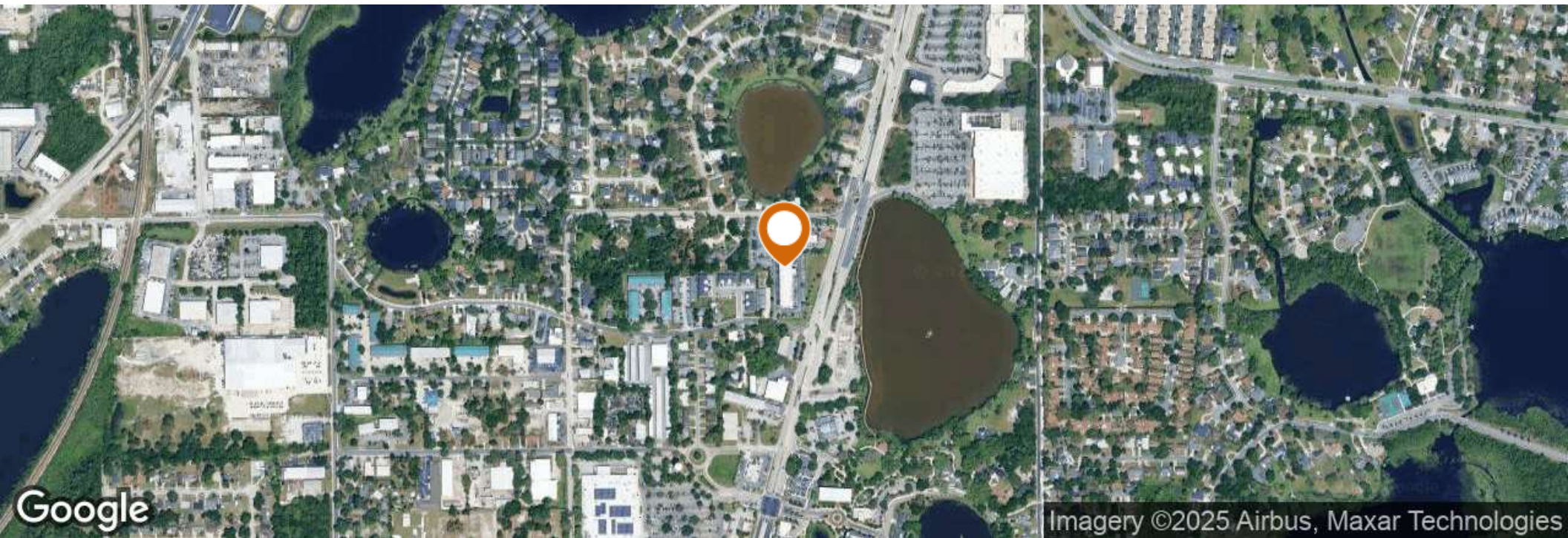
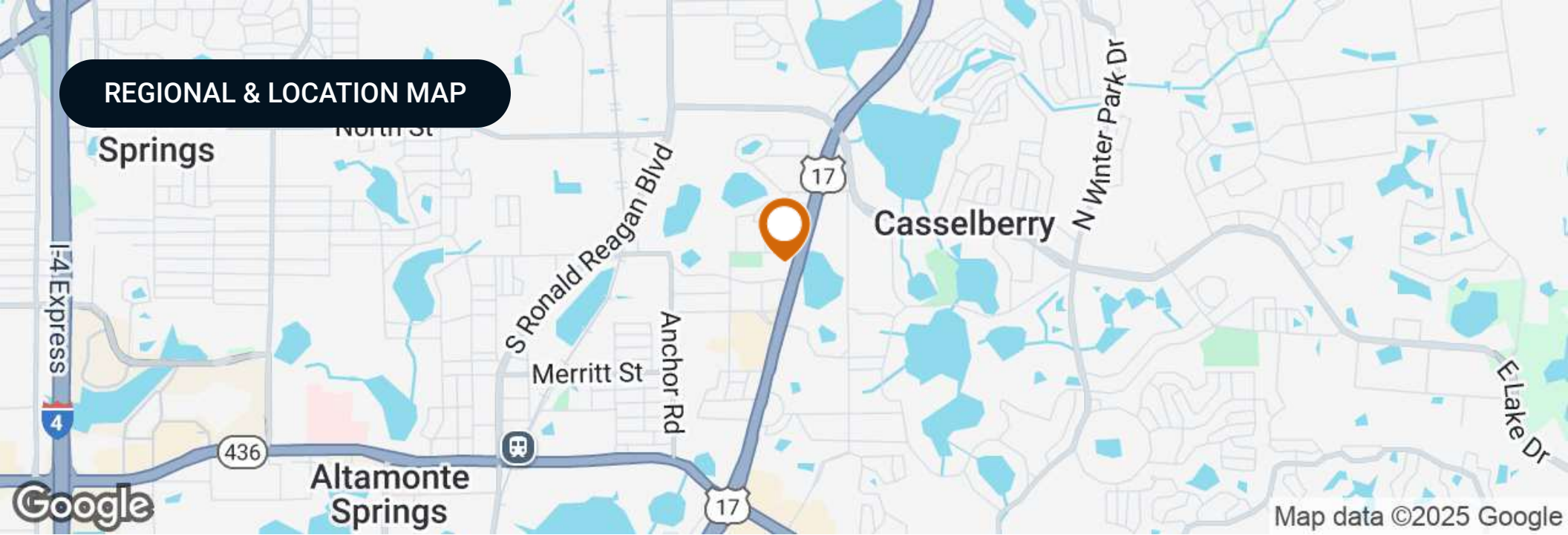
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,186	39,710	97,287
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,424	\$90,705	\$103,722
Average House Value	\$306,047	\$348,184	\$419,256

TRAFFIC COUNTS

Concord Dr./Plumosa Ave. & S HWY 17 92	66,000/day
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Demographics data derived from AlphaMap

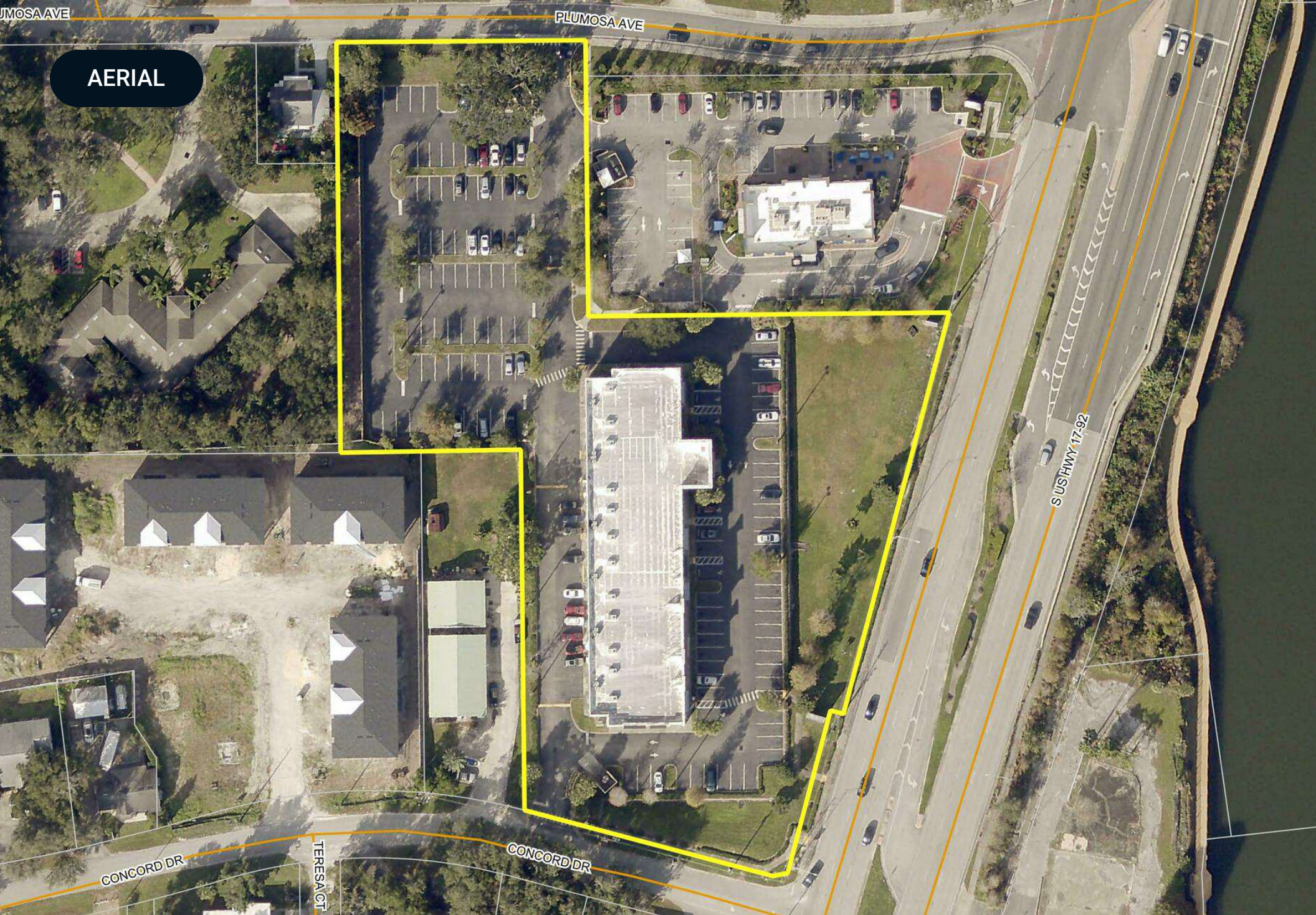




PLUMOSA AVE

PLUMOSA AVE

AERIAL



CONCORD DR

TERESA CT

CONCORD DR

S US HWY 17-92

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



RAFAEL MENDEZ, CCIM

Regional Managing Director

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PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders 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

ADVISOR BIOGRAPHY



BILL NGUYEN

Advisor

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PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, 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 Properties
- Office Properties
- Landlord & Tenant Representation

MEMBERSHIPS

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- International Council of Shopping Centers (ICSC)



For more information visit www.saundersrealestate.com

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