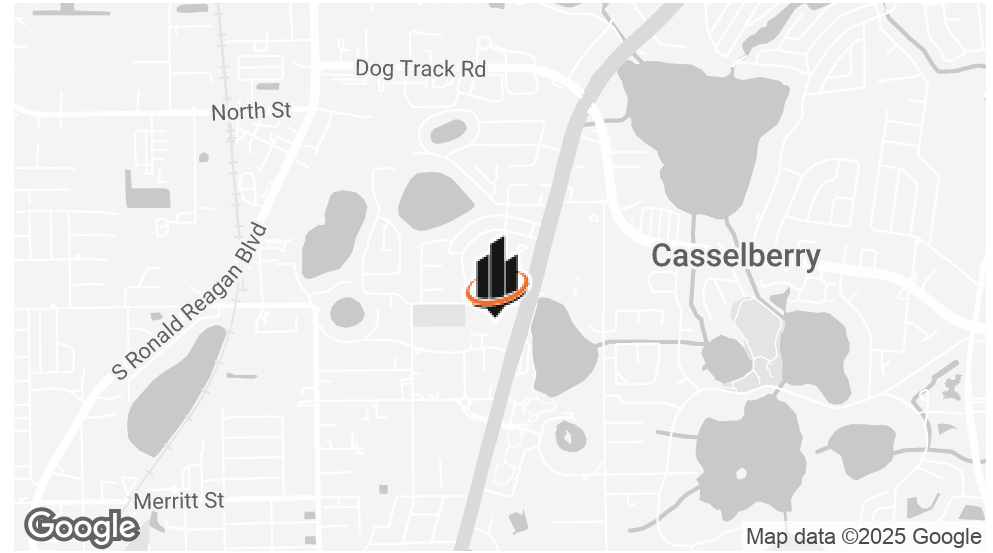


# PROPERTY SUMMARY - SUITE 1024



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	32,144 SF
<b>AVAILABLE SF:</b>	1,260 SF
<b>LOT SIZE:</b>	3.57 Acres
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	CG
<b>MARKET:</b>	Orlando-Kissimmee-Sanford, FL
<b>SUBMARKET:</b>	Altamonte/Douglas

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## PROPERTY OVERVIEW

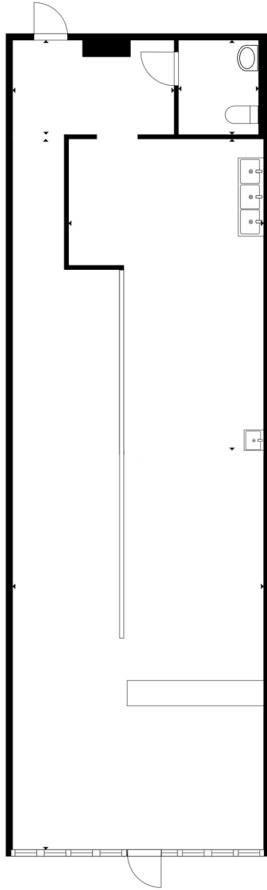
Ready to bring your culinary vision to life? This 1,260 RSF space in the heart of Casselberry's bustling Cambridge Oaks Plaza presents a fantastic leasing opportunity for a second-generation restaurant or pizzeria. Previously a successful pizza restaurant, this space is primed for a new culinary venture of virtually any kind.

Turnkey and ready for immediate occupancy, this space boasts essential infrastructure already in place, including a grease trap, hood, and three-compartment sink. This eliminates costly build-out expenses and allows you to focus on what matters most: serving up delicious food.

Benefit from high visibility with 66,000 daily passing vehicles, strong co-tenancy within the plaza, and the potential to capture significant walk-in traffic.

This is a rare chance to establish your restaurant or pizzeria in a prime location. Seize this leasing opportunity and start serving up success today!

## SUITE 1024 HIGHLIGHTS



FLOOR PLAN

## SUITE HIGHLIGHTS

- 2nd Generation Pizzeria
- Grease Trap in Place
- Hood and Ventilation in Place
- Three Compartment Sink in Place
- Turnkey
- Monument Signage and Building Facade Signage Rights
- Inline Space
- Great Co-Tenancy
- Ample Parking
- Immediate Occupancy
- Traffic Counts: 66,000 AADT
- Located within SBA Hubzone and Opportunity Zone
- Ideal for small business owners seeking a busy retail presence

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