



The Vision of Lee Vista | Vacant Land Site

5500 Lee Vista Blvd, Orlando, Florida 32812

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19,700 ±
Cars/Day

TABLE OF CONTENTS



Table of Contents

Property Information	3
The Vision Of Lee Vista	7
Location Information	14
Maps And Photos	25
Agent And Company Info	39



SECTION 1

Property Information

PROPERTY OVERVIEW



Sale Price

\$3,000,000

Offering Summary

Acreage:	2.09 Acres
Price / Acre:	\$1,435,407
Zoning:	ORL-AC-3/AN
City:	Orlando
County:	Orange
Market:	Orlando-Kissimmee-Sanford, FL
Sub-Market:	Southeast Orange County
Traffic Count:	19700 VPD (Lee Vista Blvd.) & 55,768 VPD (Semoran Blvd.)

Lee Vistas Vision - Premier 2.09-Acre High-Intensity Development Site

5500 Lee Vista Boulevard represents a rare opportunity to command one of Lee Vista Center's most prominent development sites. This fully buildable 2.09-acre parcel—unencumbered by wetlands—is positioned just 2.5 miles north of Orlando International Airport at the signalized intersection of Lee Vista Boulevard and Semoran Boulevard. With expansive frontage and immediate access to SR 528 (Beachline Expressway), SR 417 (Greeneway), Narcoossee Road and Goldenrod Avenue, the property offers unparalleled connectivity for both regional and global markets.

Annexed into the City of Orlando and zoned ORL-AC-3/AN, 5500 Lee Vista Boulevard delivers a turnkey entitlement package for high-intensity uses. Whether envisioned as a Class-A corporate campus, a boutique hospitality landmark, a dynamic mixed-use enclave or an innovation/flex office hub, the site's flexible zoning supports a broad spectrum of programming. Full municipal utilities are already in place, and the configuration allows for seamless vertical and horizontal development to maximize both density and design excellence.

For developers seeking additional scale, two contiguous parcels are also available—offering the chance to expand overall acreage and create a signature master-planned destination. From live-work-play environments to executive headquarters, this strategic corner of North Orlando is poised to deliver enduring value. At 5500 Lee Vista Boulevard, your next landmark project begins with a foundation of prestige, performance and potential.

PROPERTY DESCRIPTION



Location Description

5500 Lee Vista Boulevard is strategically located immediately west of the signalized intersection of Lee Vista Boulevard and Semoran Boulevard within the Lee Vista Center district of Southeast Orlando. This fully buildable 2.09-acre parcel—free of wetlands—is annexed into the City of Orlando and zoned ORL-AC-3/AN, delivering a turnkey entitlement package for high-intensity office, hospitality, retail, light industrial, residential or mixed-use development. With direct frontage on Lee Vista Boulevard and immediate access to SR 528 (Beachline Expressway), SR 417 (Greeneway), Narcoossee Road and Goldenrod Avenue—and just 2.5 miles north of Orlando International Airport—the site commands unparalleled regional and global connectivity.

As of 2024, the property is located within a 3-mile radius boasting an average household income of \$95,076, with projections indicating an increase to \$111,754 by 2029, reflecting a 3.29% annual growth rate. The population within the same 3-mile radius stands at 70,194 in 2024, with an expected annual growth rate of .98%, reaching 73,699 by 2029. The median age is 39.1 years, with an average household size of 2.57 within a 3-mile radius. Renter-occupied housing units total 12,925, with projections showing growth to 13,604 by 2029.

The City of Orlando is committed to enhancing Lee Vista's vibrancy through continued infrastructure and placemaking initiatives, including roadway improvements, business incentive programs, streetscape beautification, and the introduction of new parks and pedestrian pathways to foster connectivity and live-work-play environments throughout the district.

PROPERTY DETAILS

Sale Price

\$3,000,000

Location Information

Building Name	The Vision of Lee Vista Vacant Land Site
Street Address	5500 Lee Vista Blvd
City, State, Zip	Orlando, FL 32812
County	Orange
Market	Orlando-Kissimmee-Sanford, FL
Sub-market	Southeast Orange County
Cross-Streets	Semoran Blvd. / SR436
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	528
Nearest Airport	Orlando International Airport

Building Information

Number of Lots	1
Best Use	Commercial or Mixed Use Development

Property Information

Property Type	Land
Property Subtype	Other
Zoning	AC-3/AN
Lot Size	2.09 Acres
APN #	30-23-21-5060-00-030
Lot Frontage	269 ft
Lot Depth	376 ft
Corner Property	No
Traffic Count	19600
Traffic Count Street	Lee Vista Blvd
Traffic Count Frontage	269
Waterfront	Yes
Rail Access	No

Parking & Transportation

Street Parking	No
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Utilities & Amenities

Restrooms	0
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SECTION 2

The Vision Of Lee Vista

A LOOK BACK AT LEE VISTA

Lee Vista - A Century of Transformation

Nestled just west of Semoran Boulevard, the Lee Vista area traces its roots to the verdant pastures of the T.G. Lee Dairy, whose pioneering spirit laid the groundwork for Orlando's modern growth. In the early 20th century, sprawling fields and pastoral vistas defined this corridor—where creamery wagons once rolled beneath oak-canopied lanes. With the advent of Orlando International Airport and the construction of the Beachline and Greenway expressways, Lee Vista emerged from its agrarian origins into a dynamic nexus of commerce and connectivity.

Today, the district's rich tapestry of uses—ranging from corporate headquarters and light industrial parks to hospitality and retail destinations—reflects decades of strategic planning and visionary investment. Meticulously annexed into the City of Orlando, Lee Vista now benefits from progressive zoning (ORL-AC-3/AN) and the City's forward-looking Semoran Boulevard Vision Plan, which champions pedestrian-focused streetscapes, mixed-use infill, and complete-street enhancements.

As Orlando's skyline continues to ascend, Lee Vista stands poised to welcome its next chapter: a canvas ripe for transformative projects that honor its storied past while embracing the opportunities of tomorrow. For discerning developers and investors, this storied enclave offers both the legacy of a century-old dairy estate and the promise of unparalleled growth—an invitation to craft the future narrative of one of Central Florida's most pivotal crossroads.



A VISION FORWARD



Envision the Future - 5500 Lee Vista Blvd

Positioned at the crossroads of Orlando's most dynamic transportation arteries, 5500 Lee Vista Blvd is more than a parcel—it's a catalyst for the next wave of Central Florida's growth. With ORL-AC-3/AN zoning and full City of Orlando annexation in place, this 2.09-acre site invites bold visions that seamlessly blend functionality with distinction.

Imagine:

A Signature Corporate Campus

A state-of-the-art Class-A office complex fronting Lee Vista Blvd, complete with landscaped courtyards, executive amenities, and branded wayfinding that embodies your organization's prestige.

A Boutique Hospitality Landmark

An intimate, design-forward hotel featuring a rooftop sky-lounge, wellness spa, and curated retail, serving business travelers and tourists drawn to proximity with Orlando International Airport.

Vibrant Mixed-Use Destination

Retail and restaurant outparcels animated by pedestrian-friendly paseos, with luxury apartments or condominiums above—creating a live-work-play enclave that enriches the Lee Vista brand.

Innovation & Flex Office Hub

Flexible floor plates and coworking lounges designed to attract R&D, tech startups, and creative professionals, leveraging near-airport connectivity for seamless global collaboration.

Amenity-Rich Residential Community

Upscale townhomes or apartment residences, complete with resort-style pool, fitness pavilion, and private courtyards—catering to executives seeking urban convenience with suburban ease.

Every concept is underpinned by the Semoran Boulevard Vision Plan's emphasis on walkability, activation of the public realm, and a cohesive streetscape identity. Whether your vision is hospitality, corporate headquarters, mixed-use living, or a hybrid of all three, 5500 Lee Vista Blvd stands ready to transform today's ambition into tomorrow's landmark.

HOTEL RENDERING



Conceptual rendering generated using AI for illustrative purposes only. This image is a visual representation and should not be relied upon for precise architectural or developmental plans. All designs are subject to change based on actual site conditions and planning approvals from local municipality.

APARTMENT RENDERING



Conceptual rendering generated using AI for illustrative purposes only. This image is a visual representation and should not be relied upon for precise architectural or developmental plans. All designs are subject to change based on actual site conditions and planning approvals from local municipality.

MIXED-USE DEVELOPMENT



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INDUSTRIAL DEVELOPMENT



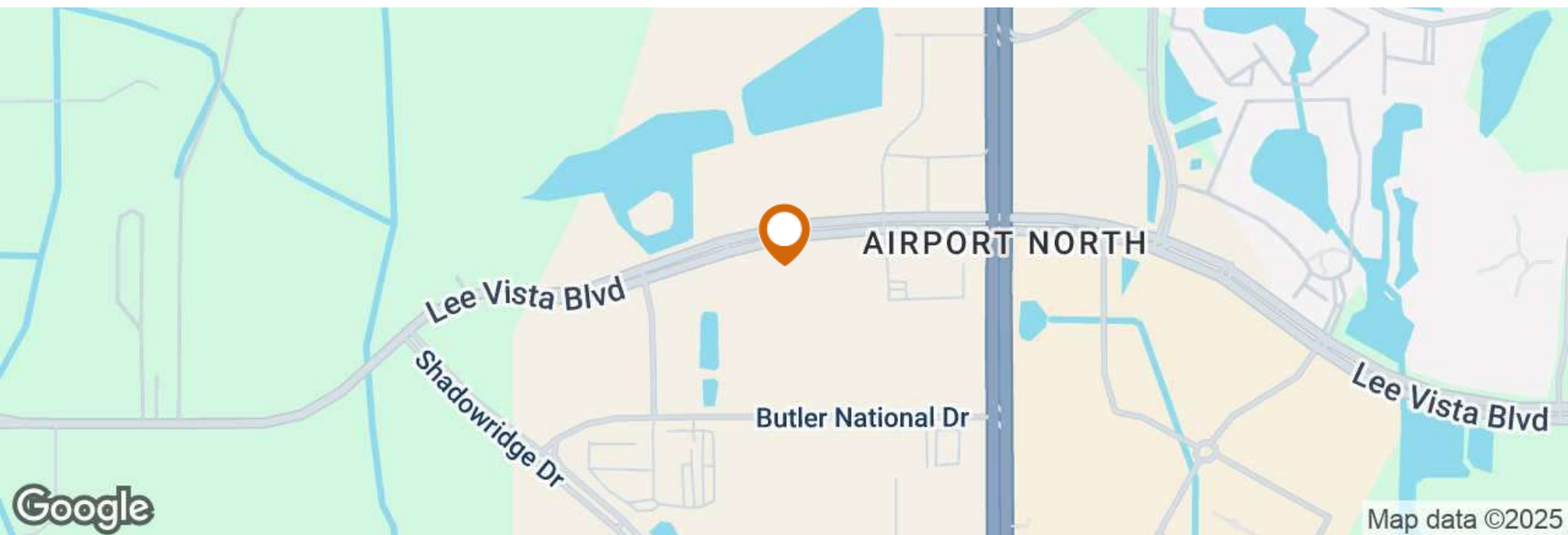
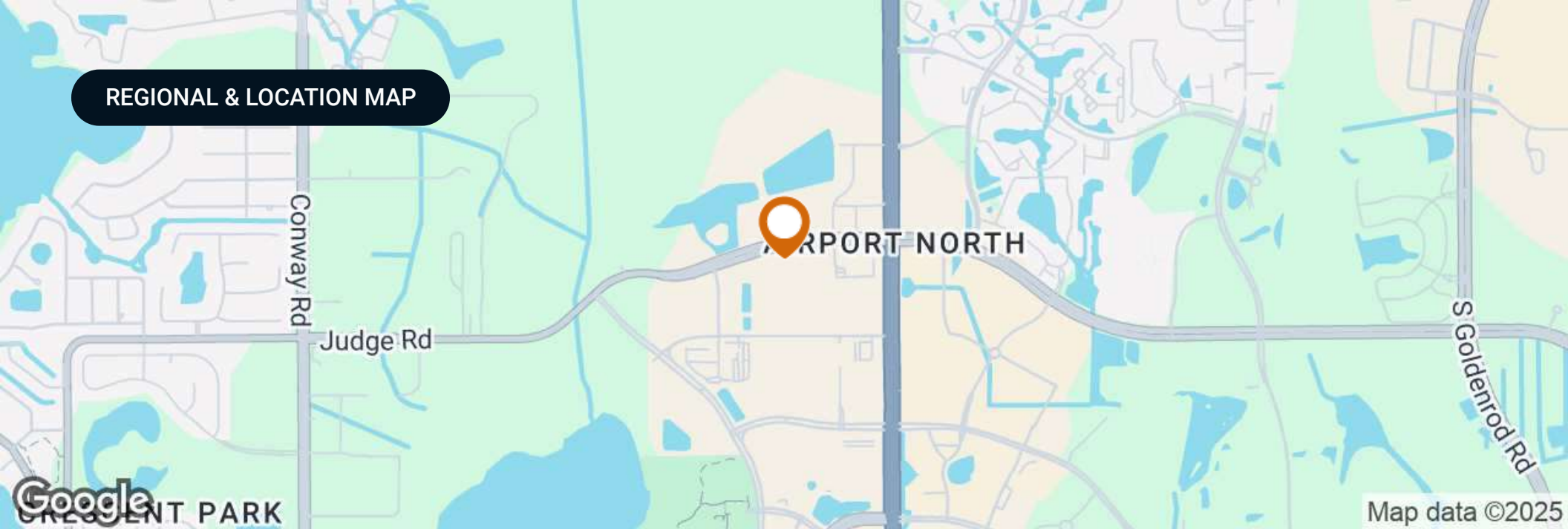
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SECTION 3

Location Information

REGIONAL & LOCATION MAP



DEMOGRAPHICS MAP & REPORT

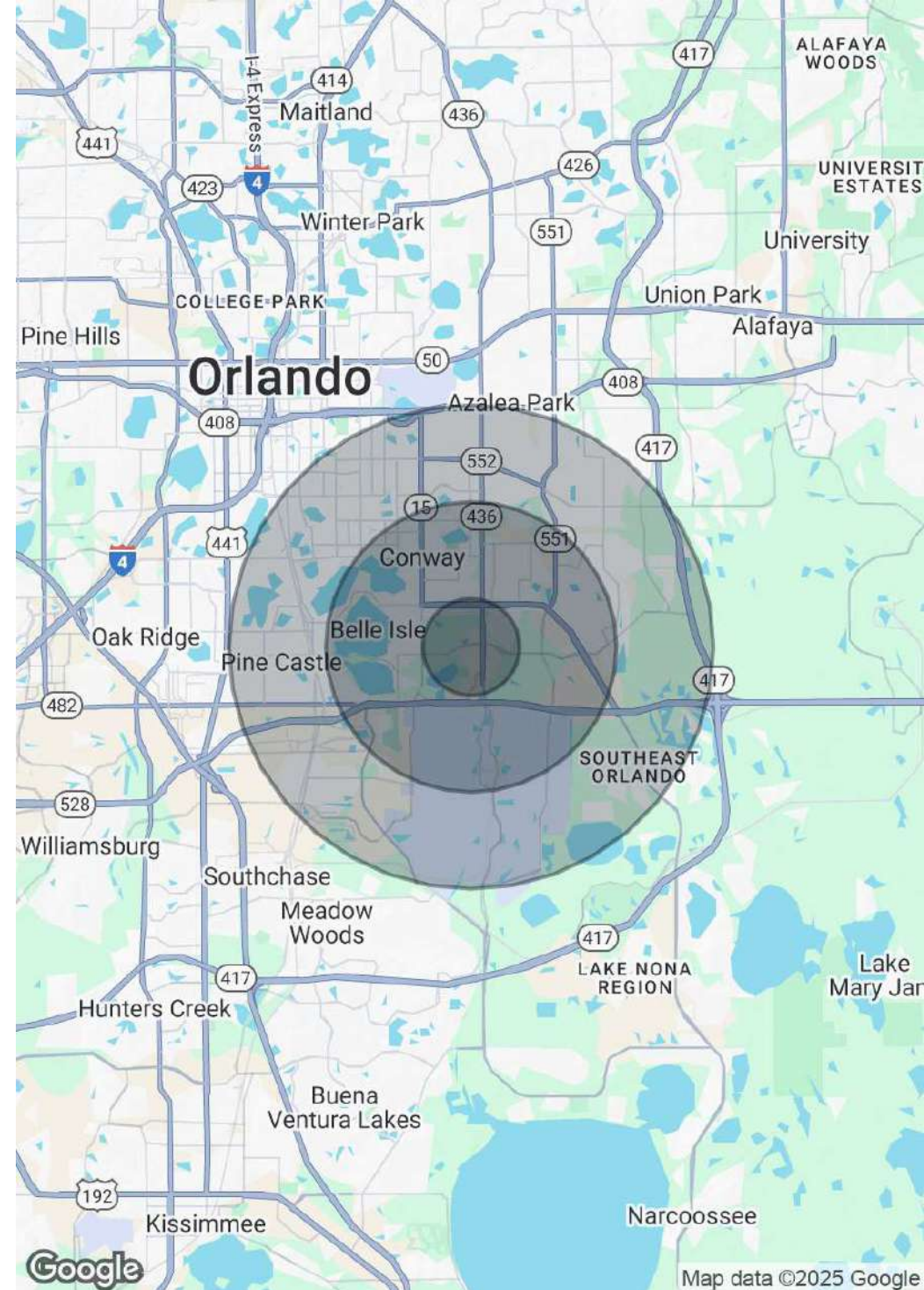
Population

	1 Mile	3 Miles	5 Miles
Total Population	8,402	67,137	204,475
Average Age	35	40	40
Average Age (Male)	34	39	39
Average Age (Female)	36	42	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,293	25,901	77,820
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$57,955	\$86,759	\$92,740
Average House Value	\$130,672	\$297,818	\$343,406

Demographics data derived from AlphaMap



AREA ANALYTICS

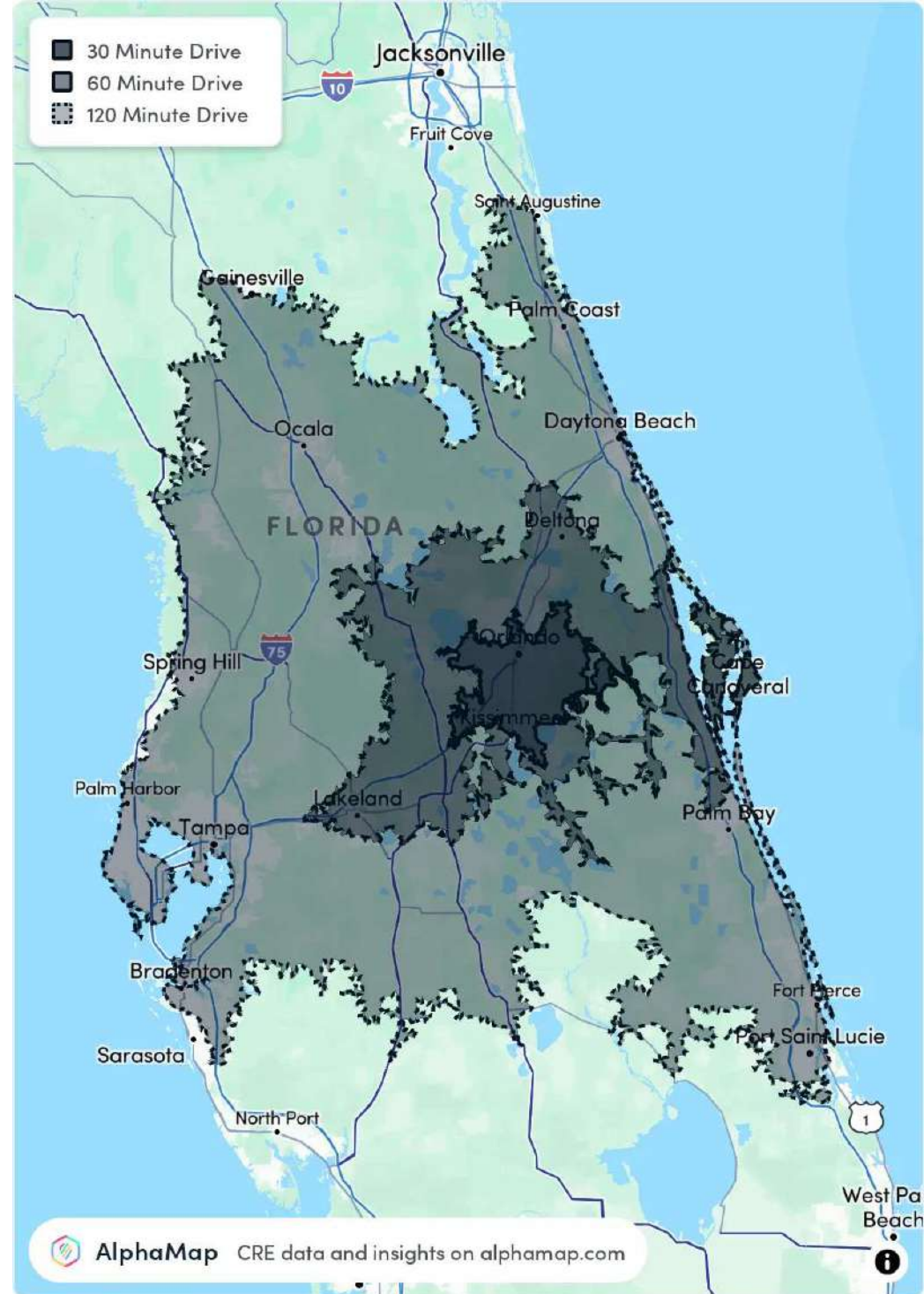
Population

	30 Minutes	60 Minutes	120 Minutes
Total Population	1,373,081	3,465,406	9,487,098
Average Age	38	41	43
Average Age (Male)	37	40	42
Average Age (Female)	39	42	44

Household & Income

	30 Minutes	60 Minutes	120 Minutes
Total Households	492,582	1,284,638	3,766,872
Persons per HH	2.8	2.7	2.5
Average HH Income	\$94,963	\$99,196	\$97,276
Average House Value	\$384,471	\$383,338	\$373,990
Per Capita Income	\$33,915	\$36,739	\$38,910

Map and demographics data derived from AlphaMap



Why Orlando?

Source: www.orlando.org



Largest Growing Market →

6th FASTEST GROWING
Large Economy in the U.S.
(U.S. Dept. of Commerce, 2023)

FASTEST-GROWING Population
Among Major Metros in the U.S.
(U.S. Census Bureau, Population Estimates, 2023-2024)

1,000+ New Residents Added Per
Week
(U.S. Census Bureau, 2024)

Talent to Power Your Business →

59% of Orlando's Population is
MILLENNIAL OR YOUNGER with a
MEDIAN AGE OF 38.9
(U.S. Census Bureau, 2023)

500,000+ STUDENTS ENROLLED
Within 100 Miles of Orlando
(IPEDS via Lightcast, 2023)

UCF, 3rd LARGEST UNIVERSITY
by Student Enrollment in the U.S.
(NCES via BestColleges.com, May 2024)

Competitive Operating Cost →

No. 4
Best Tax Climate in the U.S.
(Tax Foundation, 2025)

5.5% Corporate Income Tax.
S-Corporations and LLCs are
Exempt
(FL Dept. of Revenue)

Construction Costs **11.7**
Percentage Points Lower than
the National Average
(R.S. Means Construction Cost Index, 2024)

Infrastructure to Move Your People & Goods →

At the Crossroads of the
3rd LARGEST STATE
in the U.S.

9 INTERNATIONAL
AIRPORTS
Within a 2-Hour Drive

Orlando International Airport--**NO. 1**
in the State for Passenger
Traffic with **150+ NONSTOP**
DESTINATIONS
(Greater Orlando Aviation Authority, 2024)

Urban Thrills & Community Comforts →

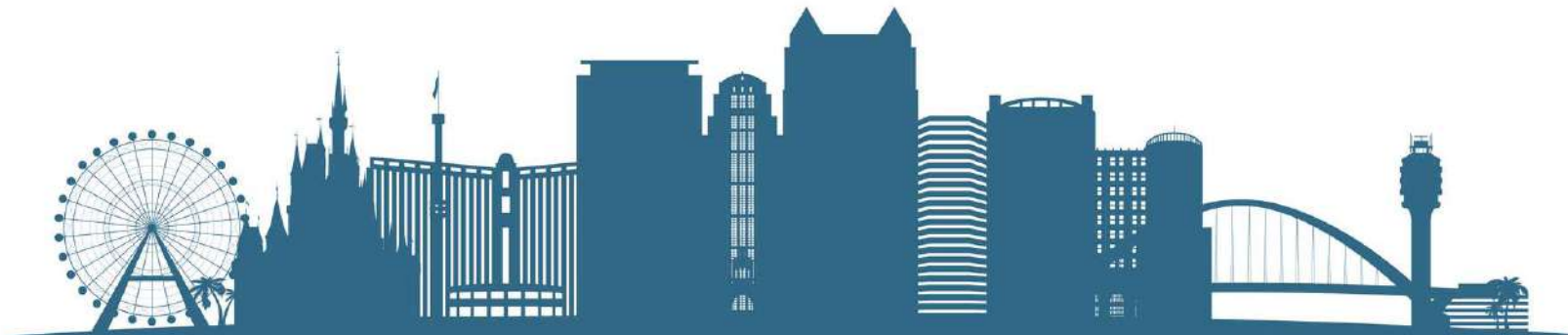
Lower Cost of Living
than the National Average
*(Council for Community & Economic
Research, 2024)*

No. 1 Best Foodie Destination in
the U.S.
(WalletHub, 2023)

No. 2 Most Fun City in the U.S.
(WalletHub, 2024)



Five Professional
Sports Franchises





Orange County

FLORIDA



Founded	1824	Density	1,534.6 (2019)
County Seat	Orlando	Population	1,497,941 (2023)
Area	908 sq. mi.	Website	orangecountyfl.net

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.



Orlando

ORANGE COUNTY

Founded 1875

Population 323,217 (2023)

Area 100.6 sq mi

Website orlando.gov

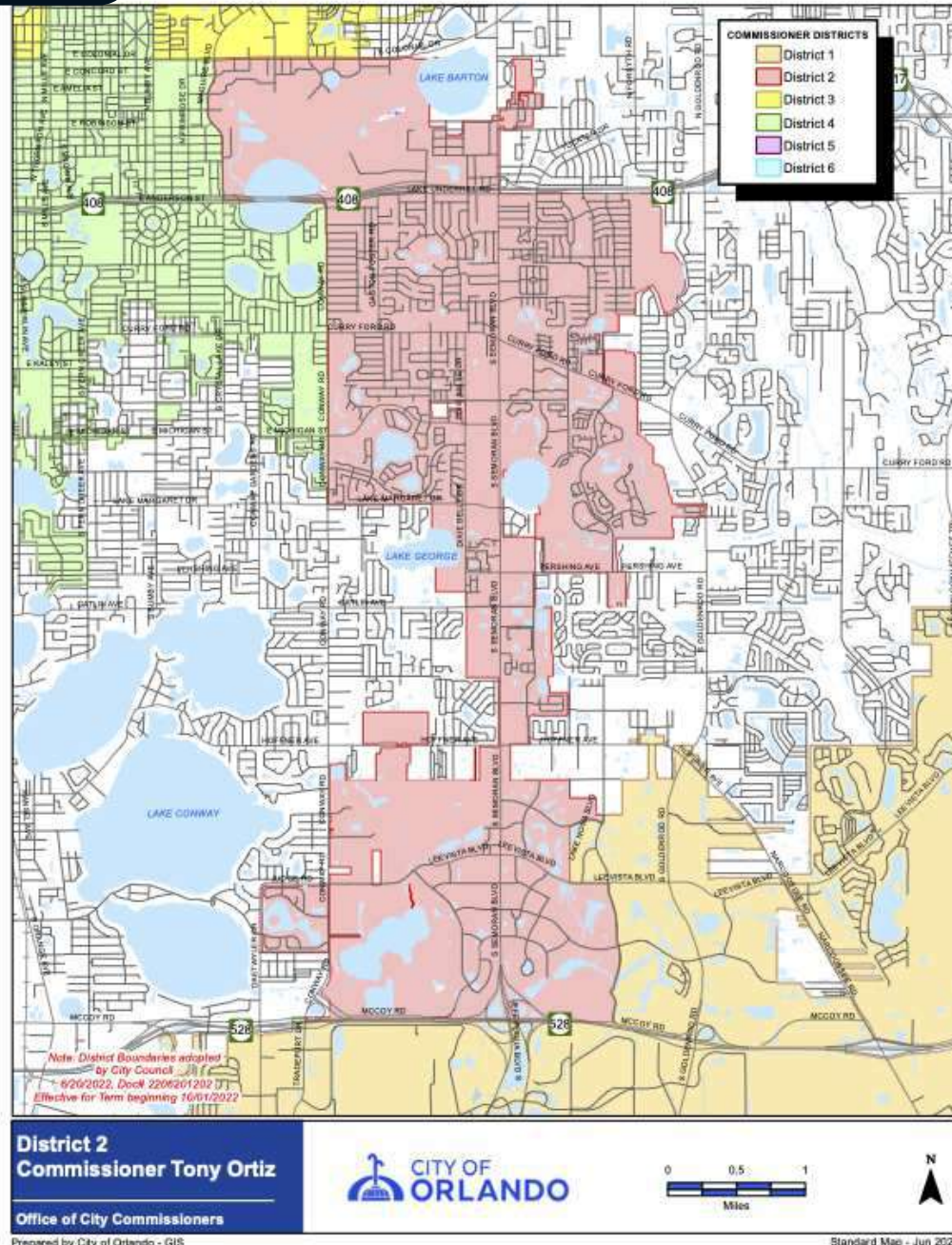
Major Employers

- Walt Disney World Resort
- Advent Health
- Universal Orlando Resort
- Orange County Public Schools
- University of Central Florida

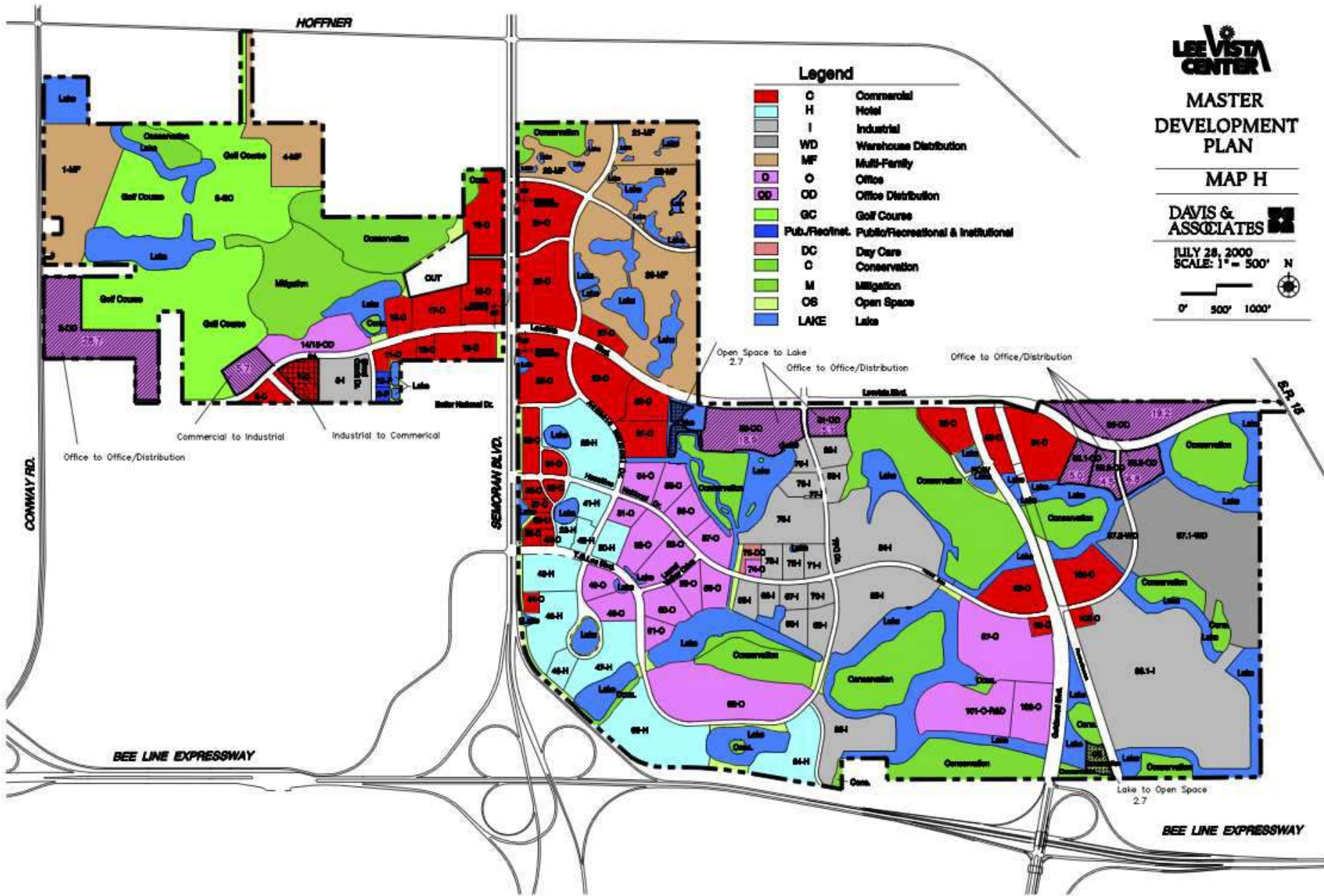
Primarily driven by tourism, notable events, and convention traffic, Orlando is one of the most-visited cities around the world. In 2021 alone, the city drew more than 59 million visitors. The two largest and most internationally renowned tourist attractions in Orlando are the Walt Disney World Resort and the Universal Orlando Resort. Opened by the Walt Disney Company in 1971, the Walt Disney World Resort is located about 21 miles (34 km) southwest of downtown Orlando in Bay Lake. The Universal Orlando Resort opened in 1990 as a significant expansion of Universal Studios Florida, the only theme park inside Orlando city limits.

Downtown Orlando is home to most of the city's major cultural sites like the Orlando Museum of Art and Dr. Phillips Center for the Performing Arts. Bustling nightlife, bars, and clubs are also located in downtown Orlando, while most attractions are along International Drive, like the Wheel at ICON Park Orlando. Additionally, Orlando is one of the busiest American cities for conferences and conventions, with the Orange County Convention Center recognized as the second-largest convention facility in the United States.

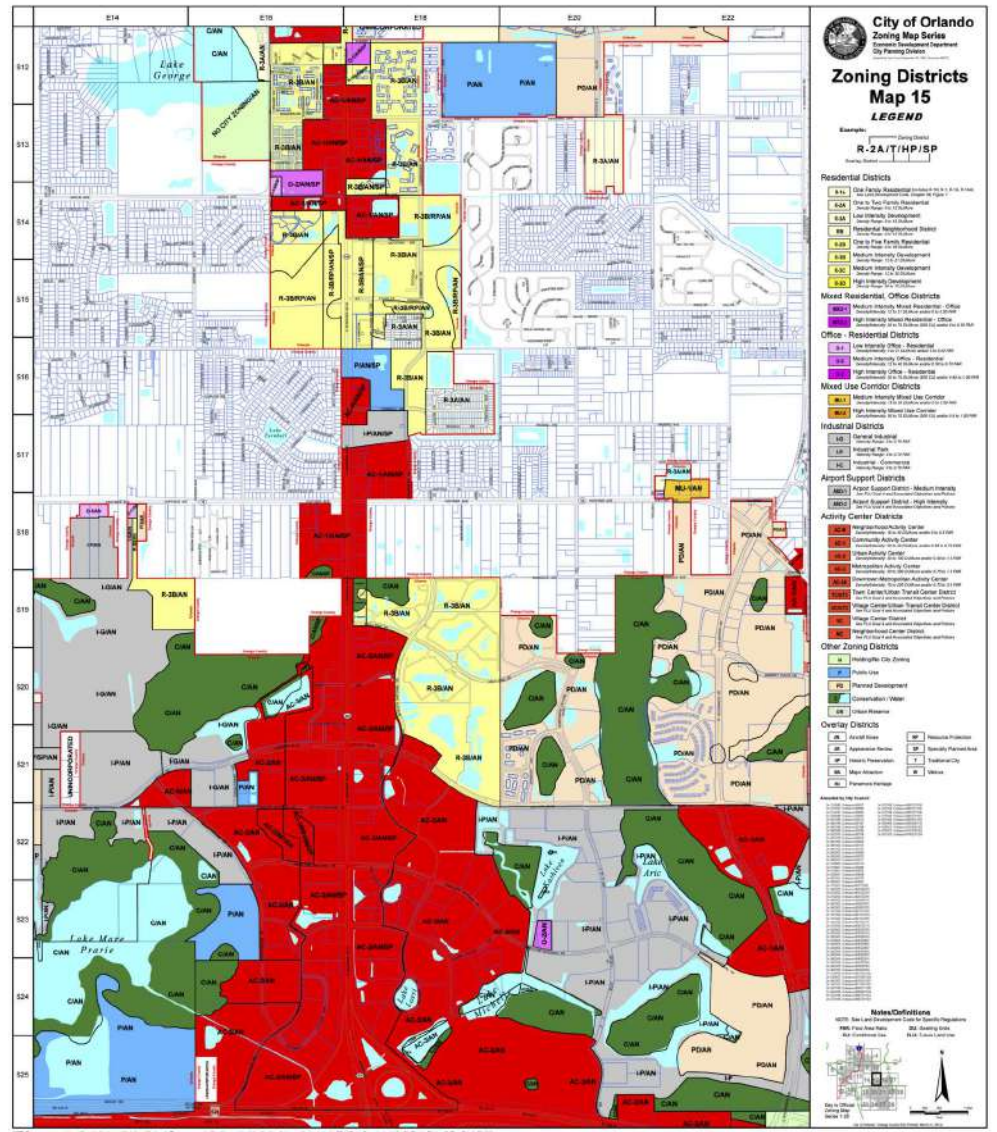
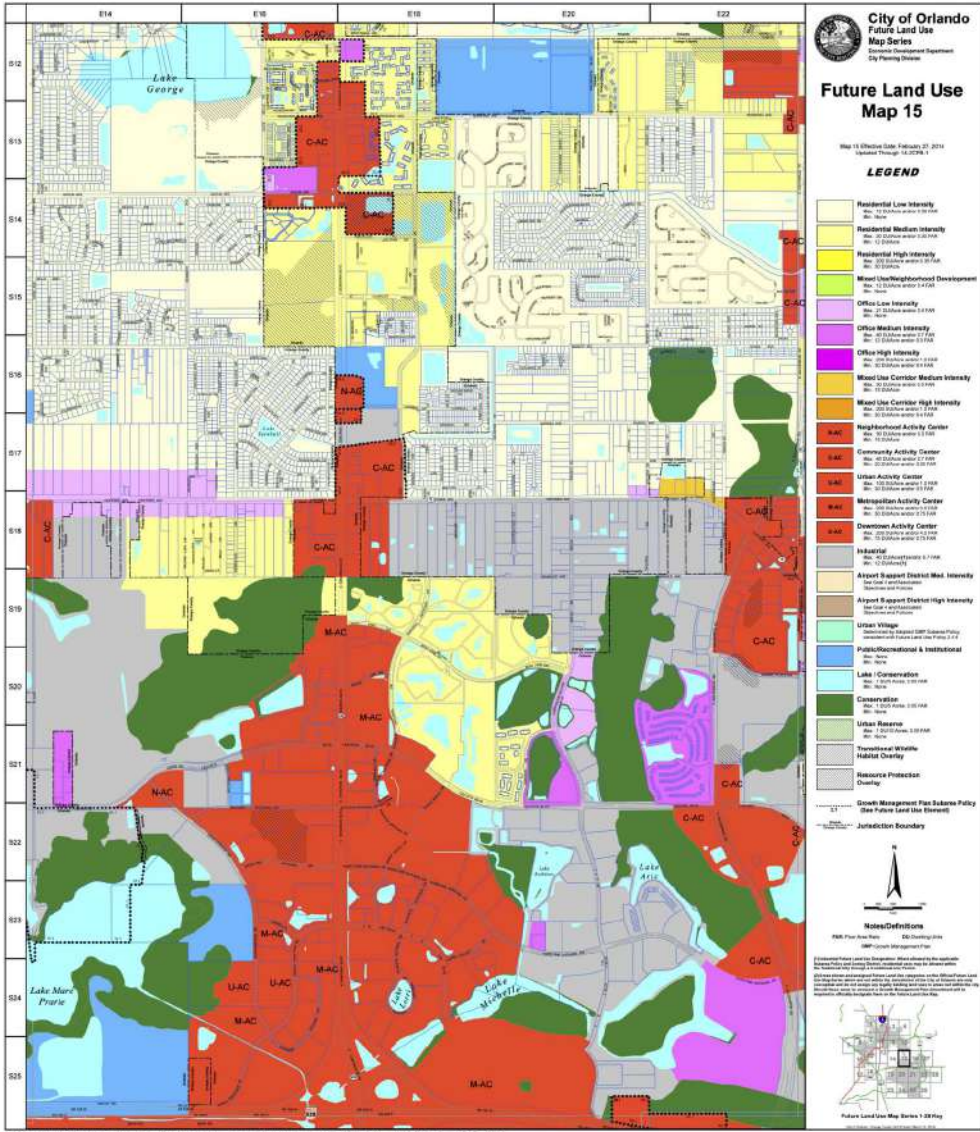
CITY OF ORLANDO DISTRICT 2 MAP



LEE VISTA CENTER MASTER PLAN



FUTURE LAND USE & ZONING MAP





SECTION 4

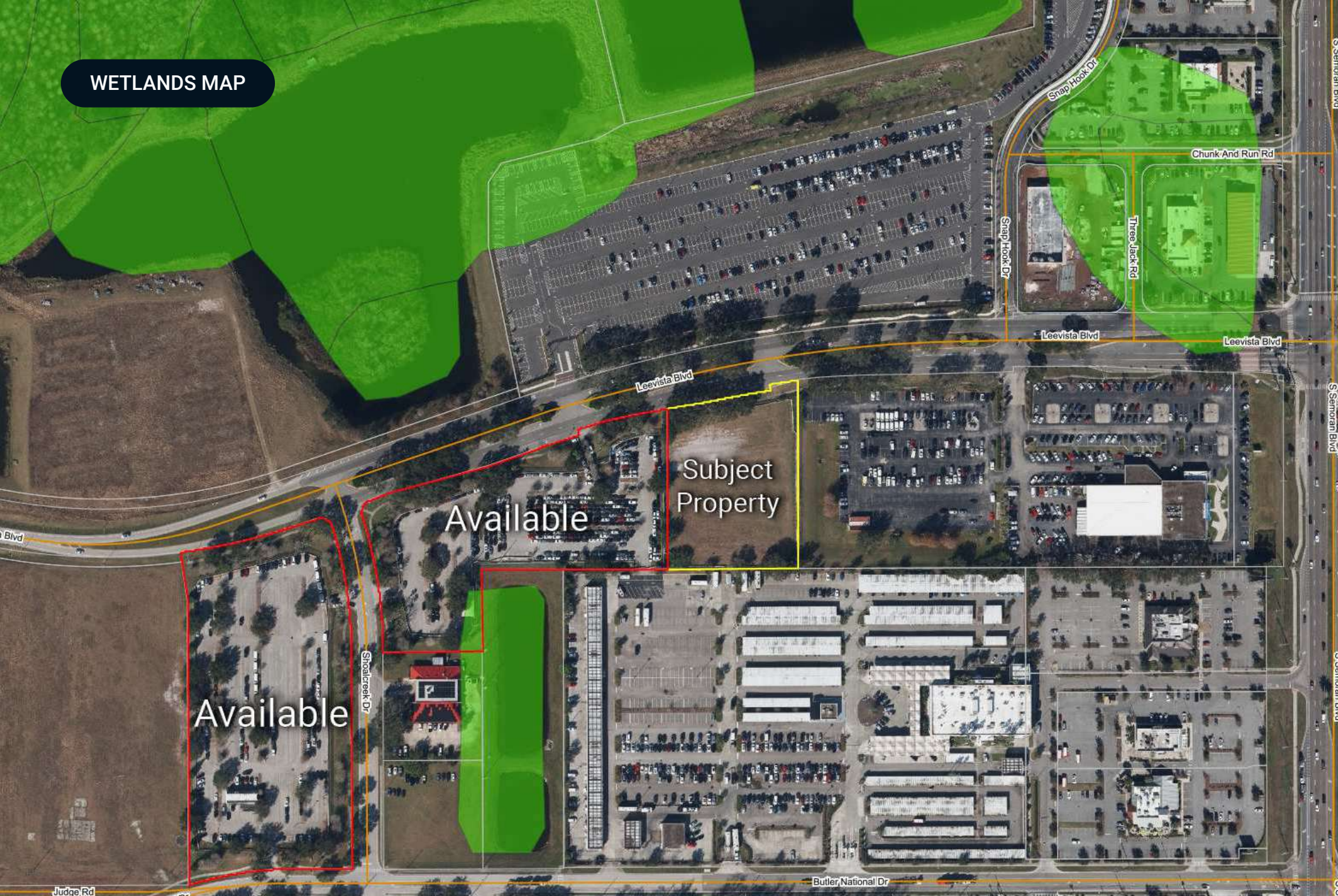
Maps And Photos

SITE MAP



Parcels highlighted in red are also available.

WETLANDS MAP



Parcels highlighted in red are also available.



LEE VISTA MARKET AREA | HOTELS & MULTIFAMILY

Lee Vista Market Area

Subject Property:

1. 5500 Lee Vista Blvd.

Hotel & Multifamily Projects Nearby

2. Orlando Gateway Apartments | 800 Units
3. Oasis at Lake Conway | 216 Units
4. Clarion Hotel Redevelopment | 206 Rooms
5. The Village at Crescent Park | 52 Units
6. Preserve | 450 Units
7. Hoffner Apartments III | 344 Units
8. St. Charles Crossings | 50 Units
9. Shenandoah Reserve | 90 Units
10. Selene | 307 Units
11. Encore Narcoossee | 249 Units
12. Sand Lake Rd SunRail Station Mixed-Use | 2000 Units
13. Southport TownHomes | 360 Units
14. JetBlue Trainee Tower | 204 Units
15. Onicx at Lake Nona Apartments | 230 Units
16. McCoy Tract Mixed Use Development | 351 Units
17. Twelve Oaks Townhomes | 166 Units
18. Avention Lake Conway | 346 Units

Completed Hotels & Multifamily

19. Addison at Gateway Apartments | 323 Units
20. The Sarah at Crescent Park | 252 Units
21. BellaNova - Jubilee Park Phase II | 312 Units
22. Encore Narcoossee Apartments | 252 Units
23. Orlando Corporate Centre Apartments | 260 Units
24. Narcoossee Apartments | 240 Units
25. Goldenrod Reserve | 156 Units
26. Pinewood Reserve | 230 Units
27. Avention Isabelle | 348 Units
28. Judge Meadow Apartments | 444 Units
29. ECCO on Orange | 300 Units
30. Fountains at Lingo Cove | 110 Units
31. Mallory Square at Lake Nona | 280 Units
32. The Addison at Lake Nona | 300 Units
33. Landstar Village Apartments | 234 Units
34. Ariel Apartments | 348 Units
35. Gatherings at Lake Nona | 216 Units



Disclaimer: The property data depicted in our maps is sourced from third party providers and government sources. Saunders Real Estate LLC does not directly collect or track this information. Due to the nature of external data collection, some properties may be omitted, which is beyond our control. Furthermore, the pipeline dataset was assembled on 5/14/2025, and changes in project statuses or new additions to the pipeline may not be reflected by the time of publication. While we strive to provide actionable and useful data, we do not guarantee its completeness. Clients are advised to verify all property details independently.



LEE VISTA MARKET AREA | INDUSTRIAL

Lee Vista Market Area

Subject Property:

1. 5500 Lee Vista Blvd.

Industrial Parks & Nearby Businesses

2. Orlando International Airport
3. Lee Vista Park
4. Airport Industrial Park at Orlando
5. Crossroads Business Park
6. Regional Airport Center
7. Horizon Commerce Park
8. Regal Marine
9. Prologis | Airport Distribution Center
10. Duke Energy
11. HGreg.com | Orlando
12. Sunbelt Rentals
13. Orange County Public School District Food & Nutrition Services
14. Publix Warehousing & Distribution Orlando
15. Prologis | Airport Distribution Center North
16. Link Logistics | Mahogany Pointe Logistics Park
17. Skypoint Park
18. Semoran Commerce Center
19. Hertz
20. The Parking Spot
21. Lee Vista Promenade
22. McDonald LeeVista Business Center
23. Narcoossee Logistics Center
24. McCoy Commerce Center
25. Carmax
26. Lee Vista Business Commons
27. Airport Acres
28. Tradeport Industrial Area
29. Air Commerce Park
30. Prologis | Airport Distribution Center West
31. Spruce Ave. Industrial Area
32. SunRail Station | Sand Lake Rd Station
33. Taft Vineland Industrial Area
34. Liberty Park at AIPO
35. Landstar Logistics Center
36. Conway Logistics Center
37. Hoffner Office Center
38. Airport Business Center
39. Global Business Center
40. Hoffner Industrial Park

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MARKET HIGHLIGHTS | NORTH EXPOSURE



1

Wally Park
Rent A Car 4 Less
Hertz
Cheddar's Scratch Kitchen
Chuy's TexMex
Wawa
HCA Florida Airport
Panera Bread
Chick-Fil-A
AutoNation Chevrolet
Park 'N' Go Orlando
Texas Roadhouse
Another Broken Egg
AT&T
Mission BBQ
Hertz Car Sales

2

Renaissance Orlando
Hyatt Place
The Parking Spot
Home2Suite
Town Place Suites
The Flight Deck

3

TGI Fridays
Courtyard
Hampton Inn
La Quinta
Suites by Wyndham
Bonefish Grill
Carrabba's Italian Grill
Agave Azul
Longhorn
Steakhouse
Homewood Suites
The Addison
Gateway (800 unit M/F)

4

Semoran Commerce Center
Zimmer Biomet
Vanderlande
Fire Master
Tyco Simplex
Grinnell
ADT Security Services
LeafFilter Gutter
Magellan Rx Management

5

Carmax
Airport Chrysler Dodge
Jeep Ram
Miller's Ale House
Five Guys
Rico Chino
Aloha Hawaiian Kitchen
Panaderia El Cafetal
Multifamily;
Lee Vista Club Apt.
Arbors at Lee Vista
Courtney Landing
Condos
Camden Lee Vista
Camden Lago Vista
Fountains Lee Vista
The Grand Reserve at Lee Vista
The Morgan Apartments

6

Walgreens
Starbucks
Jersey Mikes
Chipotle
Panda Express
Trulieve
FedEx Office
Cracker Barrel
Academy Sports
Bealls
First Watch
Meson Sandwiches
Ulta Beauty
Famous Footwear
Five Below
Ross
Michaels
HomeGoods
PetCo
Epic Theatres
Moes Southwest Grill
Marlows Tavern

7

Chili's Grill & Bar
Bar Louie
Sonny's BBQ
Denny's
Hotels;
SpringHill Suites
Residence Inn
Fairfield Inn
Hampton Inn
Wingate by Wyndham

8

Florida Realtors
Hotelbeds USA
Federal Aviation Administration
National Airlines
Mass Virtual
Grant Thornton
ABEA Headquarters
Embassy Suites

9

Oracle
Marriott Orlando
Citadel I at Lee Vista
Florida-District
Premiere Show Group
DHI Title
Consulate of Columbia
Top Car Rent A Car

10

Holiday Inn
Hooters
Hilton Garden Inn
Staybridge Suites
Ramada by Wyndham
Sheraton Suites

12

Great Florida Insurance
FedEx
Fasnap Corp
KPM Franklin
Essential Medical Supply
SEMA Construction
Florida Dept. of Corrections
First Response Training Corp.

11

NV5
Kindred Pharmacy
Express Scripts
USCIS Orlando Field Office
Attorney's Title Fund
Florida State Energy
FreeCast, Inc
Schindler Elevators & Escalators
Belfor Property Restoration
FedEx Drop Box
USPS
Southern Wine & Spirits
Tompkins Robotics
Interstate All Battery Center
Del Living
JDL Orlando



=Subject Property

MARKET HIGHLIGHTS | SOUTHERN EXPOSURE



1

Orlando International Airport
JetBlue
Delta
American Airlines
Southwest
Iberia
Emirates
Hertz
Enterprise
Alamo
National
McDonalds
Chick-fil-A
Starbucks
Hyatt Regency
La Madeleine
Vino Volo
ZaZa

2

DHL Express
Atlantic Aviation
Amazon
Sprouts Farmers Market
Distribution
Delta Cargo
Navy Exchange
FedEx Ship Center
Atlas Commerce Park
AIPO
McLane Orlando
Imperial Dade
Discount Truck
Parking
US Army Reserve

3

USPS
Regal Marine
Orlando Floor
Depot
United Rentals
Southern
Freight Lines
BJ's Wholesale Club
Distribution
Staples
Warehouse
Spice World
Sunbelt Rentals
CoPart Orlando
South
DHL
AmeriGas
Propane
Fresenius
Medical Care

4

Prologis / Airport Distribution Center
DHL
Zenith Lighting
Classic Floors
Warehouse
Absolute Exhibits
SEKO Logistics
World Pac
Stone Warehouse
USA
Pilot Freight Services
Saab Foods
Sunshine State
Distributing
The Sarah Orlando (Multifamily)

5

Mahogany Pointe Logistics Park
Dalkin Comfort
Walmart
SkyPoint
GSA
USPack
UniUni
RaceTrac
Palm Gardens Nursery School

6

Conway Logistics Center
Adirondack Studios
Green Light
Distribution
Orlando Drum & Container Corp
CubeSmart
BRTC INC Trucking

7

Hoffner Office Center
Enterprise Fleet
Management
Airport Business Center
AdventHealth
CareerSource
Flight Attendant
Jumpstart
GreenMile
ProForce Pest Control
Mobil
USCIS Application
Support Center

8

US Army Medical Recruiting
Complete
Immigration Solution
Florida Graphics
Alliance
7-Eleven
Innova Restoration
Fox Rent-A-Car
RJ Car Rental
Bridgestone Retail Operations
Junk Removal
Rangers

9

Cru Warehouse
Adacel
SEMA Construction
Essential Medical Supply
Tompkins Robotics
LGCY Power
Florida State Energy
FreeCast Inc
Belfor Property
Restoration
Express Scripts
USPS
First Response
Training Group
New Source Corp.
Prestige Portraits
Catapult Printing
FedEx

10

Oracle
Marriott Orlando Airport
Mass Virtual Inc
Carmax
EPIC Theatres
Academy Sports
Cracker Barrel
Rock & Brews
Moes Southwest Grill
Pho Neo Asian Kitchen
First Watch
5Below
Outback Steakhouse
Marlows Tavern
Red Robin
Springhill Suites
Fairfield Inn Orlando
Hampton Inn
Bar Louie
Sonny's BBQ
Denny's
Cuban on Wheels

11

Hertz
Chevrolet Dealership
WaWa
Chick-fil-A
Cheddar's
Chuy's TexMex
Rent A Car
WallyPark
Orlando Fire Station
DoubleTree
Hyatt Place
La Quinta Inn
Renaissance Orlando
Courtyard Orlando
AgaveAzul
Panera Bread

12

Zimmer Biomet
ADT Security
LeafFilter Gutter Protection
Magellan Rx Management



Subject Property

AERIAL



Hertz

Semoran Commerce Center

Prologis | Airport Distribution Center North

Available

Available

19,700 ±
Cars/Day

Lee Vista Blvd



Hertz

AERIAL

Prologis | Airport Distribution Center North

Skypoint Park

Link Logistics
Mahogany Pointe Logistics Park

Semoran Commerce Center

Shadow Ridge Dr Extension

Available

Available

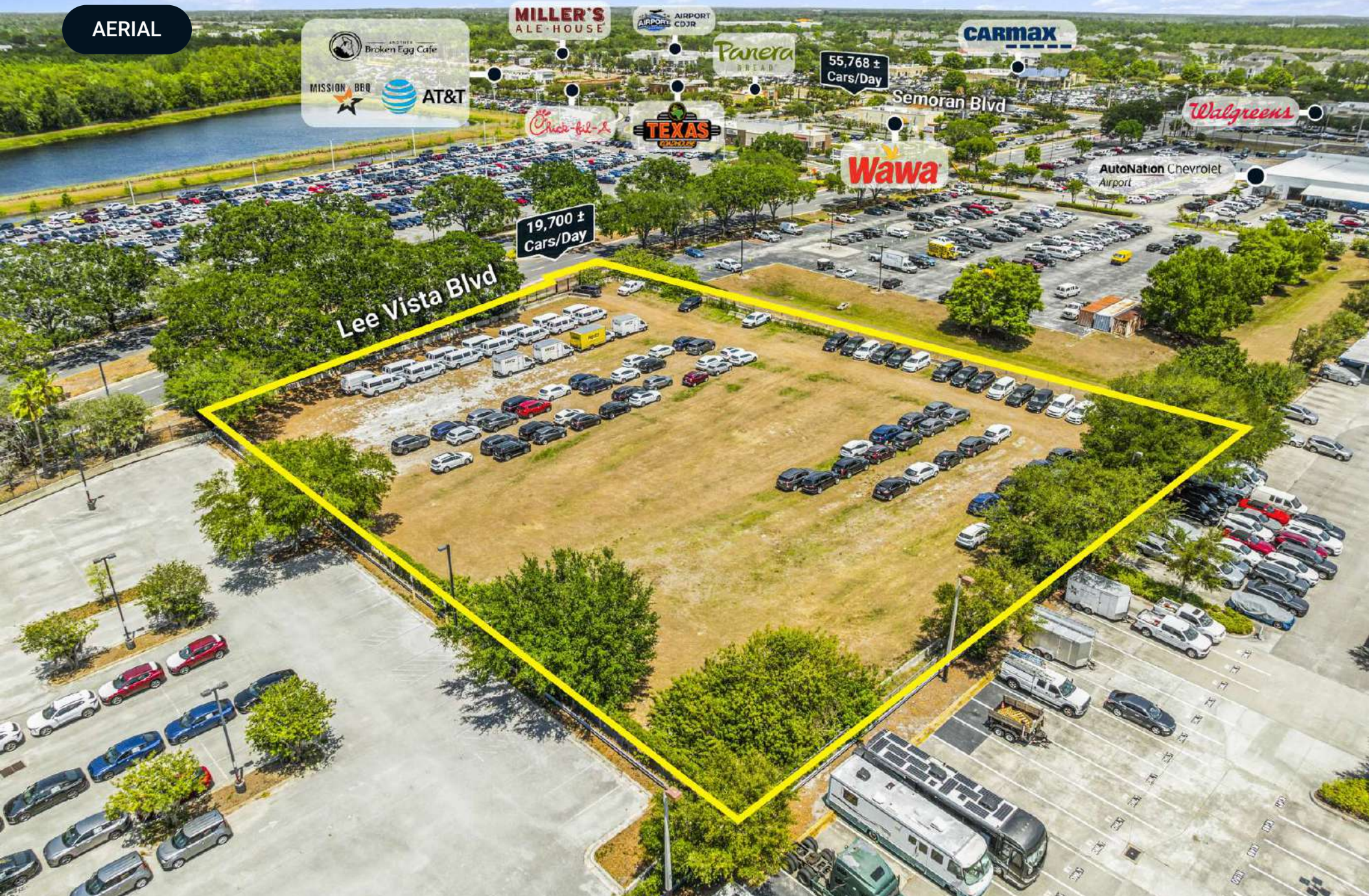
AERIAL

Link Logistics
Mahogany Pointe Logistics Park

Shadow Ridge Dr Extension



AERIAL





AERIAL

CARMAX

FIRST WATCH
THE DAYTIME CAFE

five
BELOW

BOCKER
BORRER
Old Country Store

EPIC

Wawa

HCA Florida
Healthcare

Walgreens

AutoNation Chevrolet
Airport

Academy
SPORTS+OUTDOORS



AERIAL

DOUBLE TREE
by Hilton

RENAISSANCE
HOTELS

TOWNEPLACE
SUITES
MARRIOTT

HOME 2
SUITES BY HILTON

Orlando
International Airport

Advantage.

AERIAL





SECTION 5

Agent And Company Info

ADVISOR BIO



Rafael Mendez, CCIM

Regional Managing Director

rafael@saunderscommercial.com

Direct: **407-813-1984** | Cell: **407-748-8970**

FL #SL3317523

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

Education

- Keiser University, AS Health Science, 4.0 GPA
- CCIM Graduate
- CCIM CI 101-104 - Commercial Investment + Financial Analysis

Memberships

- CCIM Designee
- CFCAR Immediate Past President 2025
- CFCAR President 2024
- CFCAR Board of Directors - Secretary 2023
- CFCAR President-Elect & Secretary 2023
- Florida CCIM Chapter Membership Chair, 2023
- Florida CCIM Chapter Central District Board Member, 2022, 2023, 2024
- Florida CCIM Chapter Central District Mentorship Chair, 2022, 2023, 2024
- Florida CCIM Chapter State Level Young Professional Network, 2022
- Urban Land Institute (ULI) Member
- NAIOP Member
- Central Florida Commercial Association of Realtors® (CFCAR)
- National Association of REALTORS®
- Florida Association of REALTORS®

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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