

## Former Pep Boys SuperCenter: Multi-Use Building &amp; Land

**OFFERING SUMMARY**

Sale Price:	\$3,300,000
Lease Rate:	\$13 NNN
Building Size:	22,344 SF
Land Size:	1.95ac
Clear height:	16 - 18'
Power:	3ph 277/480
Vacancy Date:	7.31.23

**EASILY DEMISABLE TO  
CREATE ADD'L INCOME**

**PROPERTY OVERVIEW**

Free-Standing, Multi-Use Building & Land. Former Pep Boys SuperCenter. Positioned for new tenancy, owner-user or redevelopment. Situated just north of Sand Lake Rd in a strong retail corridor. Only ¼ mi to one of the largest malls in the US - ± 1.7M SF Florida Mall. Surrounding tenants include: Target, Home Depot, Chick-Fil-A, Best Buy, Chipotle & more. Dense population of ± 200,000 within a 5 mi radius.

**PROPERTY HIGHLIGHTS**

- ± 23,000 SF on 1.95 acres
- C-1 Zoning (Uninc Orange County) allows a wide variety of uses - reference pg 3
- Block construction. YB 1990.
- Showroom, Service & Storage Areas
- 10 auto bays with individual roll-up doors
- Large pole signage directly on SOBT
- Beyond ample parking due to a favorable cross-parking agreement
- Over 56K VPD traffic count on HWY 441

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**FOR SALE OR LEASE**

**7750 S. ORANGE BLOSSOM TRAIL | ORLANDO, FL 32809**



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**C-1 Zoning possible uses include:**

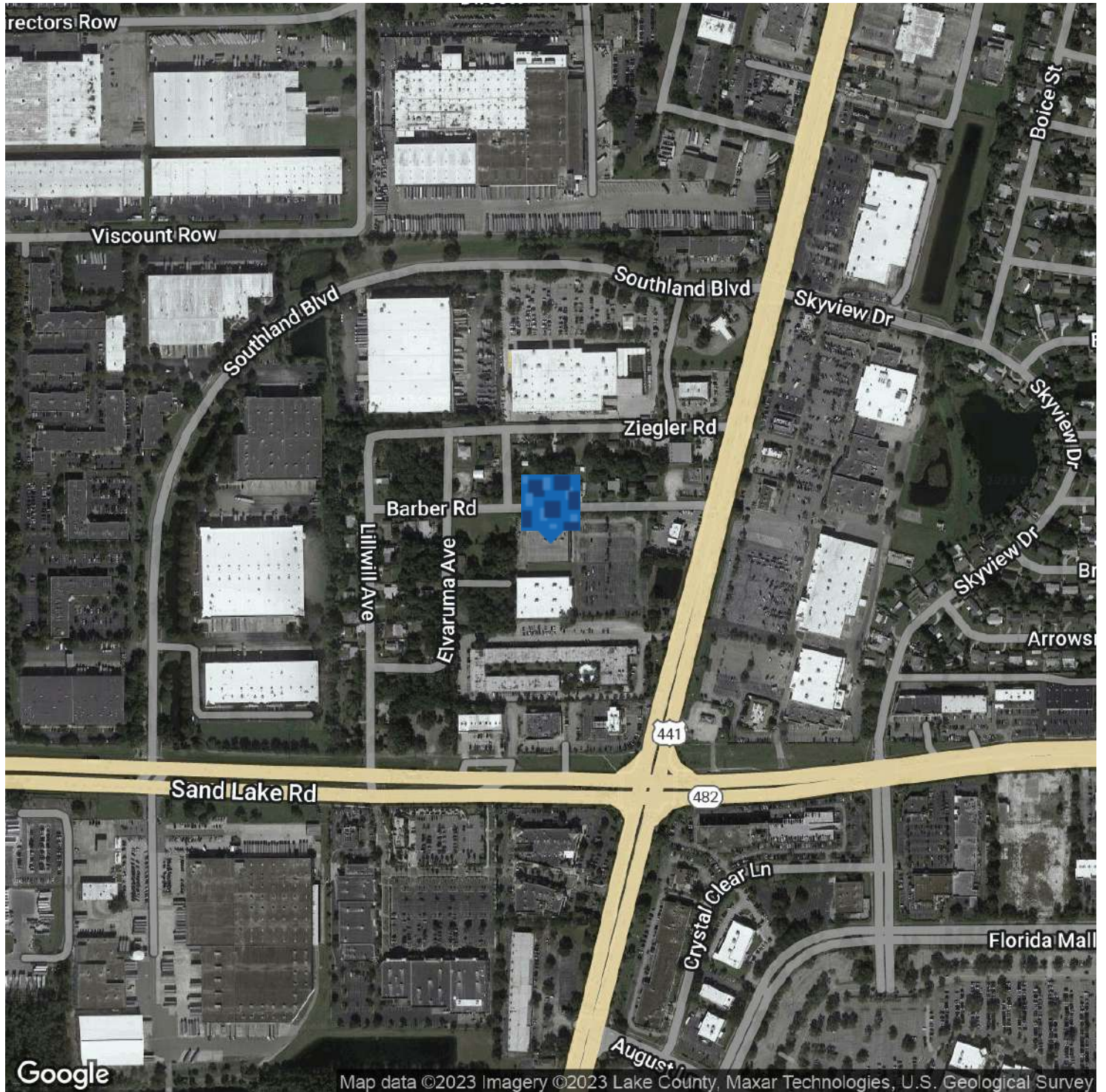
Appliance & household goods showroom  
Assembly – religious  
Auto repair, painting and body shop  
Bakery  
Big Box development  
Bulk inventory users  
Call center  
Car wash  
Clothing & apparel  
Contractor yard with outdoor storage  
Day care  
Dealer uses including: new & used car, boat, motorcycle & RV  
Equipment rental & leasing  
Equipment Showroom & Warehouse  
Event center  
Flea Market  
Fleet vehicles  
Floor cover  
Fruit & Vegetable market  
Furniture Showroom  
Grocery & Food stores  
Gym  
Hardware  
Landscaping business  
Liquidators  
Lumber  
Medical Clinic  
Outdoor storage & display  
Pawn shop  
Professional Office  
Residential redevelopment  
Restaurant  
Retail nursery  
School  
Self-Storage  
Social Services  
Temporary portable storage containers  
Tire repair

Subject to errors, omissions and verification with the appropriate zoning authority

Retailer Map



Aerial Map

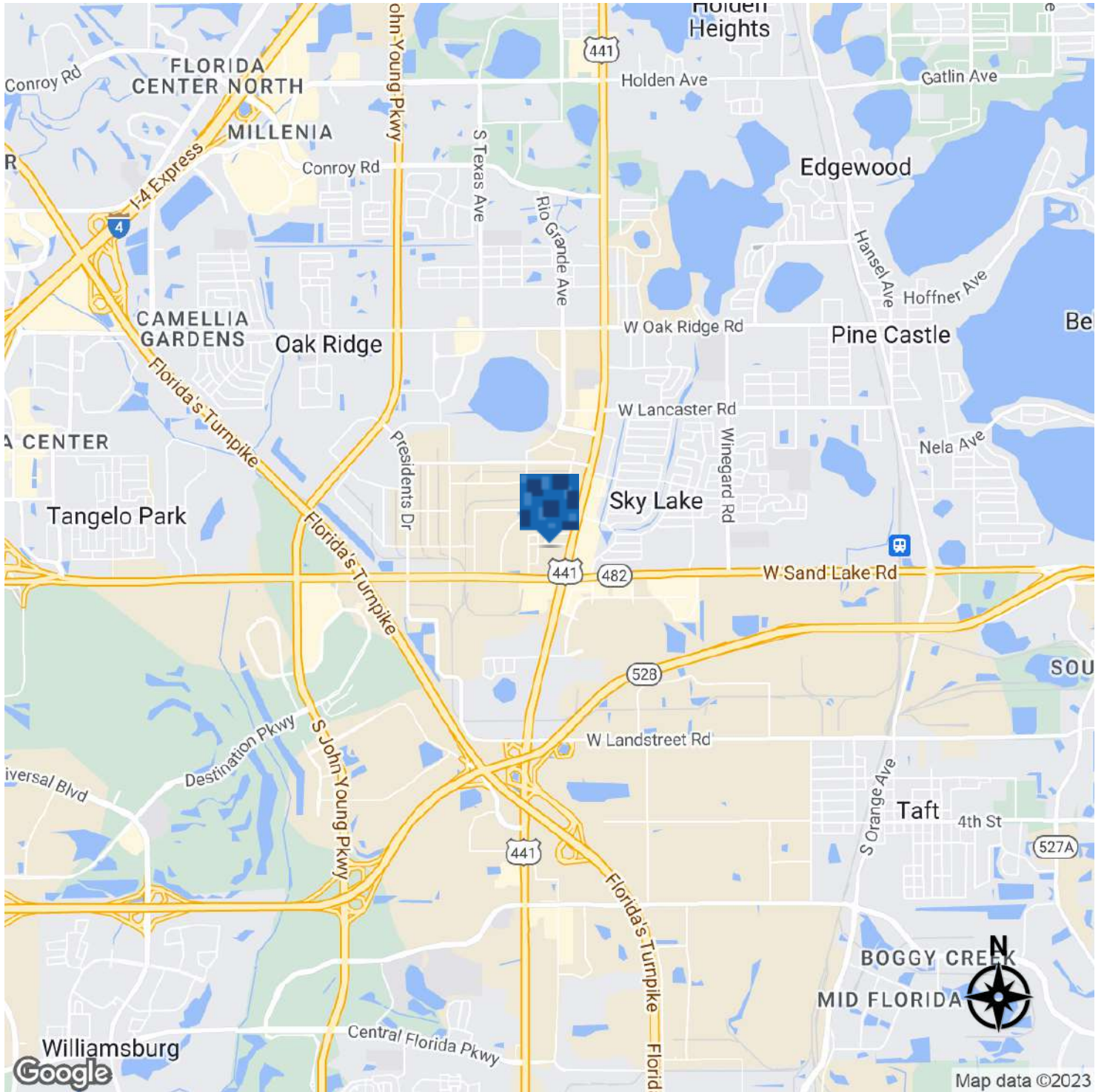


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Location Map



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