

AUTO DEALER PROPERTY WITH OFFICES AND SERVICE CENTER FOR SALE

6555 S Orange Ave, Orlando, FL 32809



Abe Mroue

TMG TERRA MIA GLOBAL REALTY
Broker License # CQ1069939

407.408.2999

www.terramiaglobal.com



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AERIAL PICTURE

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EXECUTIVE SUMMARY

6555 S Orange Ave, Orlando, FL 32809



6555 S. Orange Avenue represents a rare opportunity to acquire a highly visible, income-producing commercial asset strategically positioned in the heart of Orlando's urban core. Spanning 1.71 acres and zoned C-3 (Heavy Commercial), the property currently operates as an auto dealership with an integrated service garage and office infrastructure. The site's flexible zoning and prime location make it ideal for a wide range of future uses, from continued automotive operations to comprehensive redevelopment. The property is currently leased under a 3-year term, offering immediate income potential with owner-user or repositioning options.

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DEVELOPMENT VISION

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The property's C-3 zoning allows for a broad spectrum of commercial and mixed-use development opportunities. Whether expanding on its current use or repositioning for a new concept, the site offers compelling long-term upside.



AUTOMOTIVE HUB EXPANSION

Establish a full-service flagship dealership with integrated auto sales, leasing, repairs, and impound facilities



FLEX INDUSTRIAL OR LOGISTICS CENTER

Leverage proximity to Orlando International Airport and major logistics corridors to create a vehicle distribution or last-mile fulfillment center.



RETAIL PAD + SELF-STORAGE/INDUSTRIAL HYBRID

Develop a high-visibility quick-service restaurant or gas station fronting Orange Ave, with the rear parcel utilized for self-storage or service-oriented bays.



MIXED-USE RETAIL/COMMERCIAL

With excellent street exposure and ample land area, explore medical, office, or creative co-working solutions through rezoning or redevelopment.



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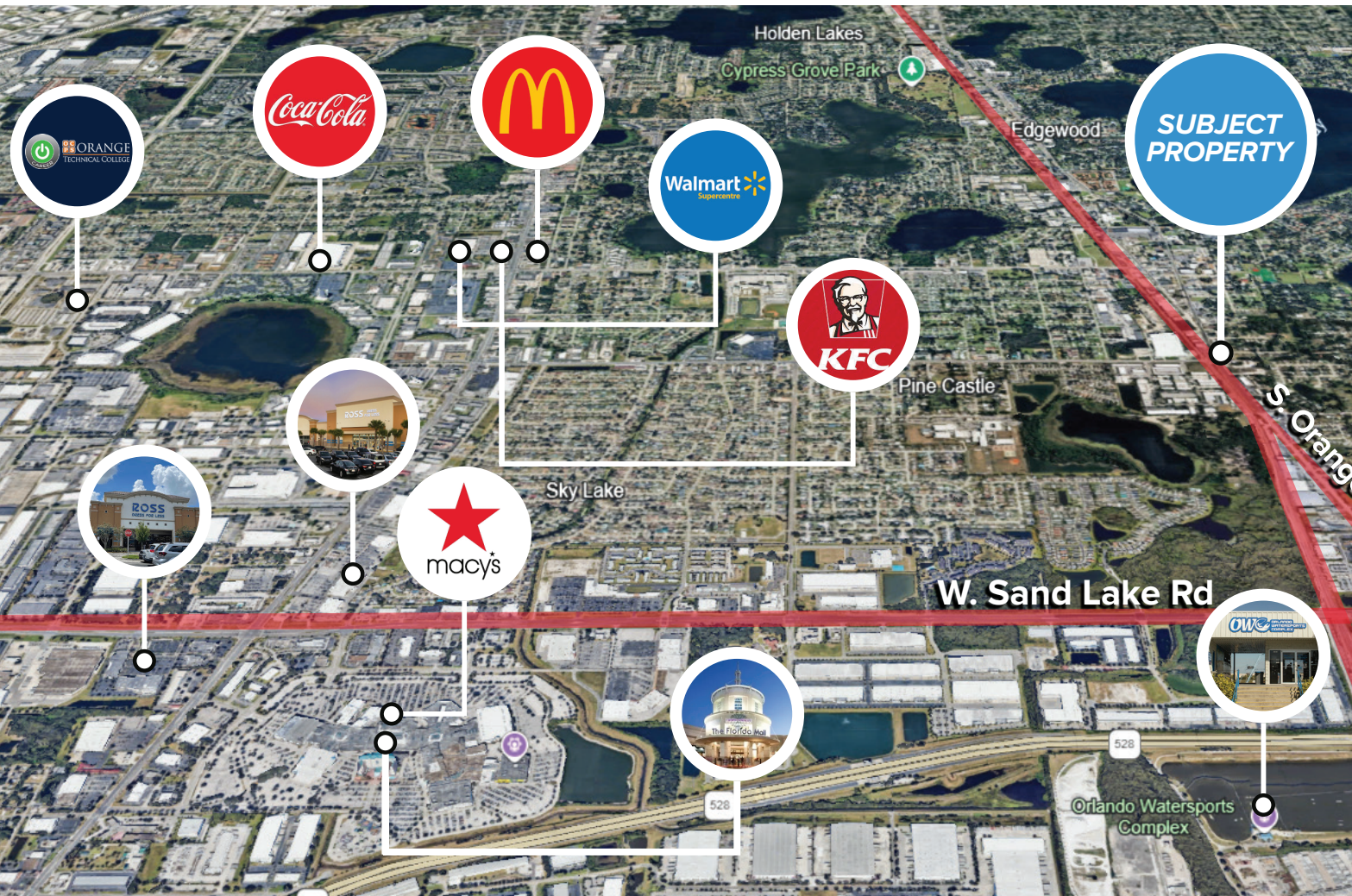
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LOCATION HIGHLIGHTS

6555 S Orange Ave, Orlando, FL 32809



Located along the **South Orange Avenue** corridor, a major north-south arterial route

Convenient access to **Sand Lake Road, SR-528**, and Orlando International Airport (MCO)

Surrounded by dense residential neighborhoods and active **industrial zones**

Emerging infill and **redevelopment** activity in the surrounding submarket

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PRO FORMA SUMMARY – NEW SERVICE CENTER

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Total Building Size: **30,000 SF**

12,000 SF Showroom + **18,000 SF** Service Area

Income Summary

NNN Rent (Annual)
\$22.00 / SF

Total Annual Rent
\$660,000

Monthly Rent
\$55,000

Expense & Returns

Pro Forma Cap Rate
6.27%

Annual Net Operating Income
\$660,000

Loan Amount (65% LTV)
\$4,030,000

Interest Rate
6.25%

Construction Cost Estimate

Showroom
12,000 SF @ \$250/SF = \$3,000,000

Service Area
18,000 SF @ \$160/SF = \$2,880,000

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3-YEAR EXIT STRATEGY – VALUE PROJECTION

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Current Annual NOI (Year 1)	:	\$660,000
Assumed Rent Growth	:	3% per year
Projected NOI (Year 3)	:	\$700,194
Exit Cap Rate	:	6.5%
Projected Exit Value (Year 3)	:	\$10,772,215

This projection assumes stable occupancy and market cap rates. Actual returns may vary depending on market conditions and operating performance.



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PROPERTY DESCRIPTION

6555 S Orange Ave, Orlando, FL 32809



Address	Land Size	Building Size	Features
6555 Orange Ave	0.50 acres (21,780 sqft)	N/A	Land use for dealership
820 Locust Ave	0.58 acres (25,265 sqft)	2,240 sqft	5 Private offices, 2 Share Executive offices, reception, full kitchen
6601 S Orange Ave	0.63 acres (27,443 sqft)	1,920 sqft	5-bay garage, 2 lifts, office

Potential Future Uses

- ✓ Automotive Showroom & Service Center Expansion: With its prime location, the property is ideal for expanding both sales and repairs.
- ✓ Logistics/Storage/Distribution Facility: The fully fenced lot, offices and large garage provide an excellent foundation for a distribution or vehicle storage facility.

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DEMOGRAPHICS

6555 S Orange Ave, Orlando, FL 32809



Population	1 Mile	2 Mile	3 Mile
2023	19,017	96,350	301,386
2022	18,739	93,635	298,479
2021	20,107	96,467	304,825
2020	21,086	96,893	299,893
2019	23,919	119,690	344,181



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