

OFFICE BUILDING FOR SALE

- Single story, free-standing office building for sale
- Approximately 4,200 SF owner/user opportunity
- Two contiguous suites; can be occupied in full by a single user
- Additional income from in-place tenant
- Two suites with 3-4 single offices, conference room, reception, break room, and restrooms.
- Located in heart of Oviedo in the upscale Executive Center office park
- Minutes from 417, Oviedo Medical Center, Oviedo Orthopedic Center, Oviedo Mall, and Oviedo High School
- Asking price: \$715,000



DEMOGRAPHICS:

POPULATION

1 mile	3,759
3 miles	56,645
5 miles	146,785

AVERAGE HOUSEHOLD INCOME

1 mile	\$99,467
3 miles	\$101,836
5 miles	\$93,665

DAYTIME BUSINESS POPULATION

1 mile	4,467
3 miles	16,481
5 miles	47,289

TRAFFIC COUNTS

+/- **43,000** vehicles/day on Hwy 417

+/- **21,000** vehicles/day on W Broadway St



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Josh Smith
 jsmith@harbertrealty.com
 407.377.4050

Justin Walker
 jwalker@harbertrealty.com
 407.377.4042

HarbertRealty.com
 1800 Pembroke Drive
 Suite 195
 Orlando, Florida 32810

