

OFFICE BUILDING FOR SALE OR LEASE

REDUCED SALE PRICE: \$825,000
LEASE RATE: \$16.00/SF Modified Gross

- Building Size: 5,931 SF
- Lot Size: 0.91 AC
- Year Built: 1985
- Parking Spaces: 40 (6.74 Ratio)
- Currently Vacant and ideal for Owner/User buyer
- Possible use as medical office with close proximity to South Seminole Hospital
- Ideal uses as Professional/Medical Offices, Creative Services, Call center.
- Excellent access and visibility directly on Ronald Reagan Blvd.



DEMOGRAPHICS:

POPULATION

1 miles **6,217**
 3 miles **76,163**
 5 miles **200,677**

TRAFFIC COUNTS

±24,000 vehicles/day
 at the site
±42,000 vehicles/day
 on SR 434

DAYTIME BUSINESS POPULATION

1 miles **11,654**
 3 miles **42,161**
 5 miles **103,579**

AVERAGE HH INCOME

1 miles **\$50,918**
 3 miles **\$66,531**
 5 miles **\$80,026**



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