

OFFICE BUILDING FOR SALE OR LEASE

REDUCED SALE PRICE: \$825,000
LEASE RATE: NEGOTIABLE

- 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

\pm 24,000 vehicles/day
at the site
\pm 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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