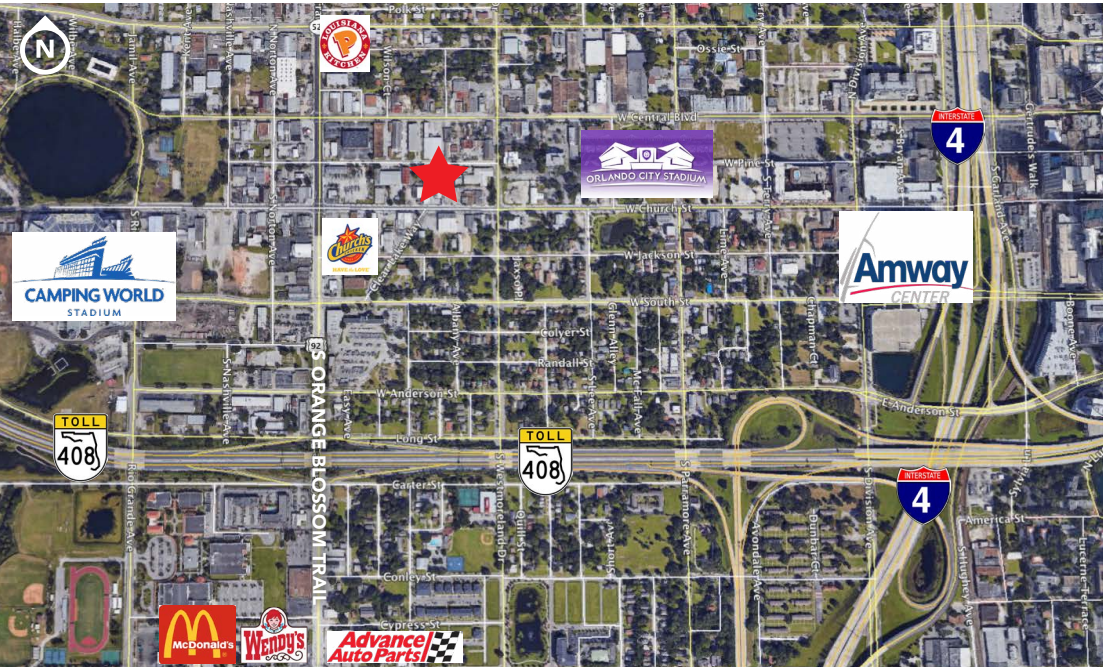


INDUSTRIAL PROPERTY FOR LEASE

- 9,600 RSF of Industrial Space
- 14' Ceiling Heights
- 3 Dock High Doors
- Fenced in Yard
- A/C Office & RR available
- One block from Church St and within blocks of the Orlando City Soccer Stadium
- Building Signage Available
- **Lease Rate: \$12.00/SF NNN**



DEMOGRAPHICS:

POPULATION

| | |
|---------|---------|
| 1 mile | 11,199 |
| 3 miles | 101,786 |
| 5 miles | 316,981 |

TRAFFIC COUNTS

| |
|------------------------|
| +/-41,000 vehicles/day |
| S Orange Blossom Trail |
| +/-65,000 vehicles/day |
| HWY 408 |

DAYTIME BUSINESS POPULATION

| | |
|---------|---------|
| 1 mile | 49,085 |
| 3 miles | 171,002 |
| 5 miles | 271,189 |

AVERAGE HH INCOME

| | |
|---------|-----------|
| 1 mile | \$ 40,094 |
| 3 miles | \$ 70,686 |
| 5 miles | \$ 65,366 |



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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