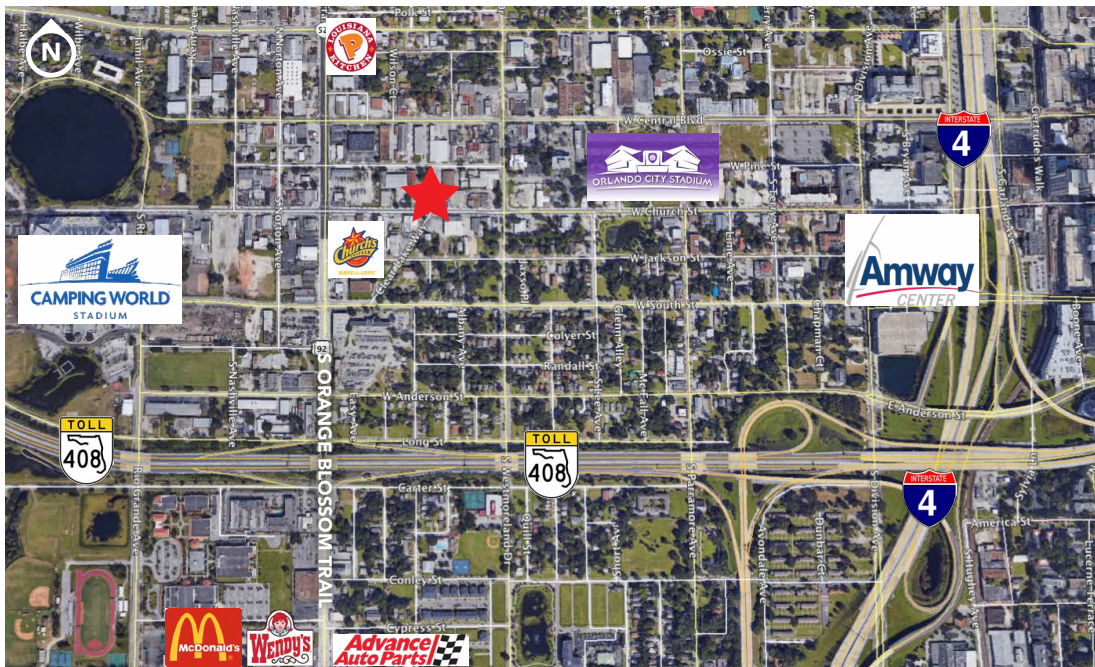


# FLEX/WAREHOUSE PROPERTY FOR LEASE

- 8895 RSF of Flex/Warehouse Space
- 80% A/C Flex Space
- 2 Dock High Doors
- Fenced in Yard
- One block from Church St and within blocks of the Orlando City Soccer Stadium
- Building Signage Available on Church Street
- Lease Rate: \$14.00/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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