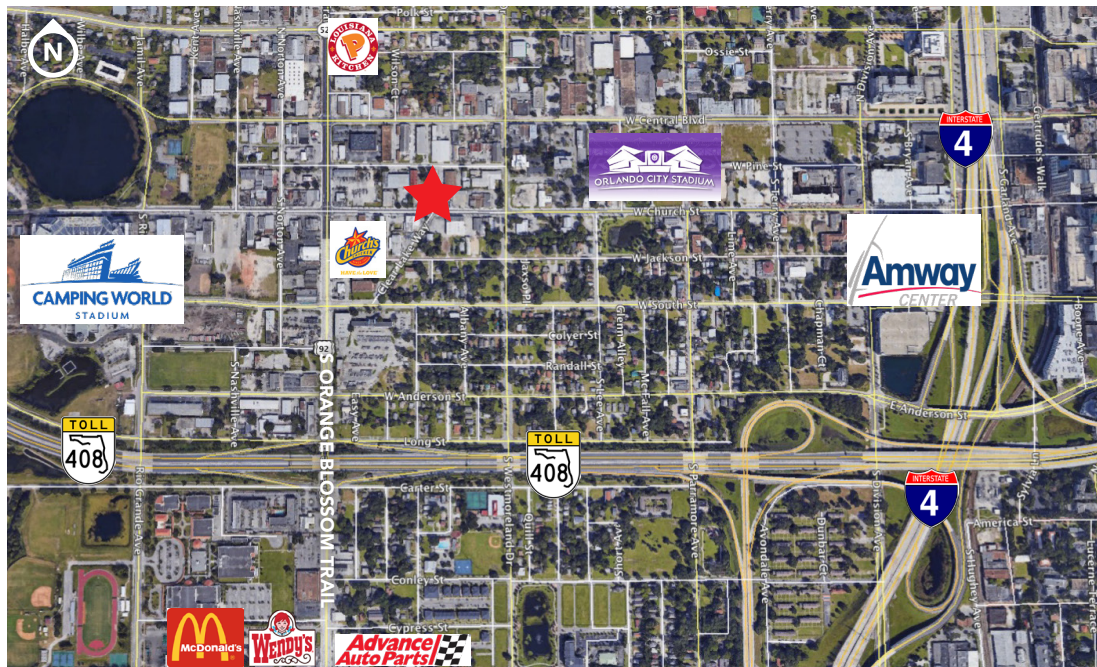


FLEX/WAREHOUSE PROPERTY FOR SALE OR LEASE

- 8,895 RSF of Flex/Warehouse Space
- 80% A/C Flex Space
- 2 Grade Level 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: \$11.00 NNN**
- **Sale Price: \$1,925,000**



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.

Buffy Gillette
bgillette@harbertrealty.com
407.377.4043

2450 Maitland Pkwy
Suite 200
Maitland, FL 32751

HarbertRealty.com
205.323.2020