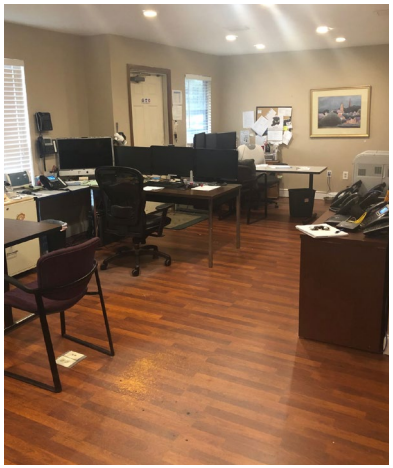
OFFICE CONDO FOR SALE

- **4TH PRICE REDUCTION FOR QUICK SALE**
- **SALE PRICE: ~~$190,000~~ $180,000**
- Office Condo totaling ±1,456 RSF
- Ideal for most professional office uses
- Two (2) entry points
- 7 offices and work room
- Reception, kitchen and IT room
- Video/Audio Security System throughout
- Free Surface Parking at 5/1000
- Just north of State Road 436 within Minutes of I-4
- Close proximity to the Altamonte Mall, Florida Hospital and an abundance of restaurants, retail and banking.



DEMOGRAPHICS:

POPULATION

1 mile	**15,403**
3 miles	**100,226**
5 miles	**221,187**

TRAFFIC COUNTS

*+/-**24,000** vehicles/day Montgomery Rd*

*+/-**53,000** vehicles/day SR 436*

DAYTIME BUSINESS POPULATION

1 mile	**9,965**
3 miles	**61,891**
5 miles	**127,029**

AVERAGE HH INCOME

1 mile	**$70,583**
3 miles	**$79,737**
5 miles	**$81,577**

HARBERT
REALTY SERVICES

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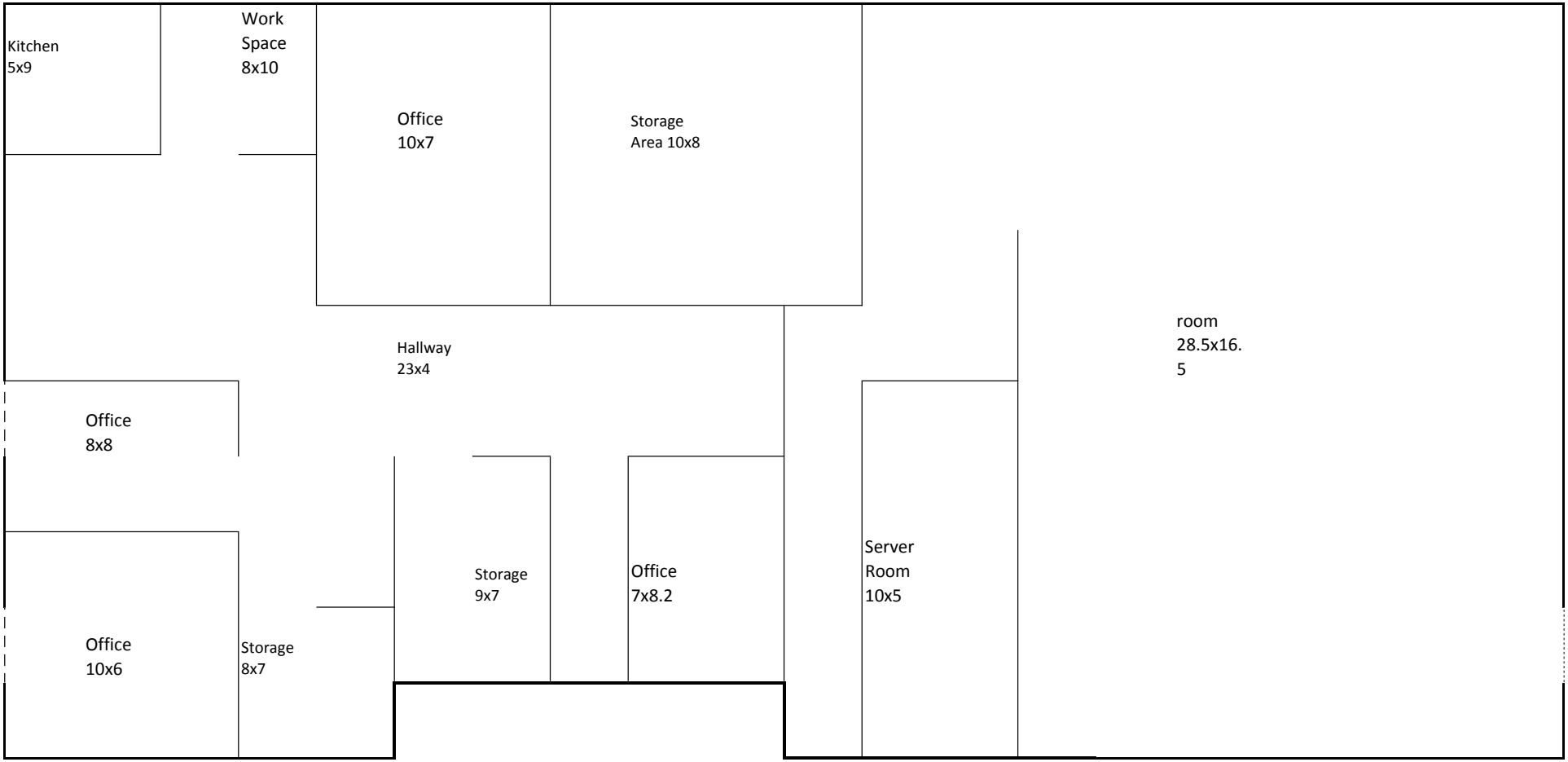

±1,456 RSF

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