

# OFFICE SPACE FOR LEASE

±1,021 SF OFFICE ON THE CORNER OF SILVER STAR RD AND INDUSTRIAL BLVD

- 1,021± of Ground Floor Office Space
- Ample Parking Directly in Front of Building
- Excellent Exposure with Signage Available
- Convenient Access to John Young Parkway, Orange Blossom Trail and Colonial Drive
- Asking Price: \$10.50 PSF Modified Gross



### DEMOGRAPHICS:

#### POPULATION

|         |         |
|---------|---------|
| 1 miles | 2,467   |
| 3 miles | 92,981  |
| 5 miles | 291,687 |

#### DAYTIME BUSINESS POPULATION

|         |         |
|---------|---------|
| 1 miles | 8,406   |
| 3 miles | 96,175  |
| 5 miles | 282,853 |

### TRAFFIC COUNTS

±31,498 vehicles/day on W Orange Blossom Trl  
 ±32,001 vehicles/day on N John Young Pkwy  
 ±9,104 vehicles/day on Silver Star Rd

### AVERAGE HH INCOME

|         |          |
|---------|----------|
| 1 miles | \$86,853 |
| 3 miles | \$68,663 |
| 5 miles | \$73,354 |

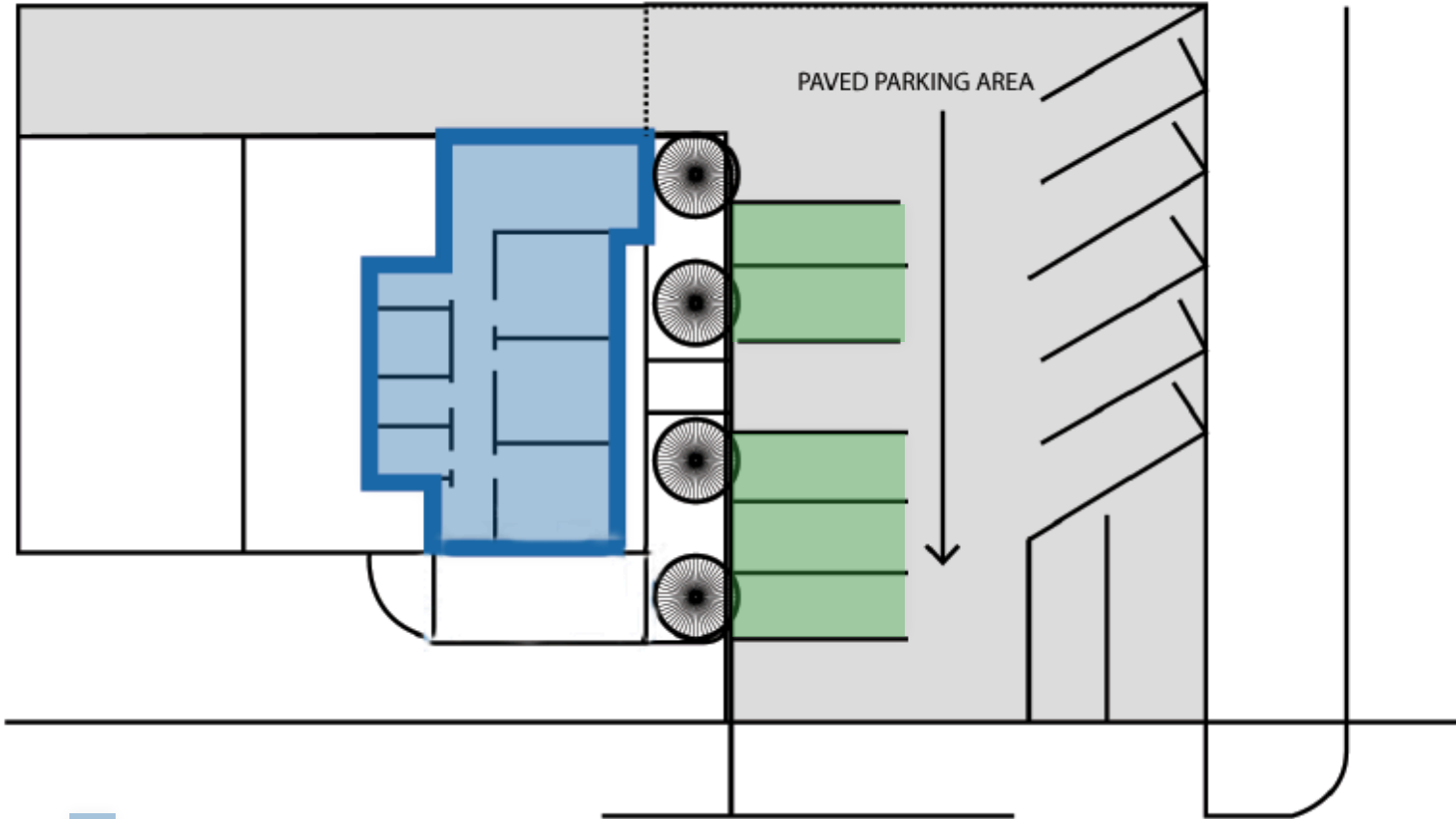


The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior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

Monika Chappell  
 mchappell@harbertrealty.com  
 407.217.3022

2450 Maitland Center Pkwy  
 Suite 200  
 Maitland, FL 32751

HarbertRealty.com  
 407.377.4050



AVAILABLE

PARKING