

# OFFICE / WAREHOUSE SPACE FOR LEASE

5,400± SF INDUSTRIAL WAREHOUSE SPACE

- Building Size: 47,500 SF
- 4,840± SF of Warehouse Space
- 560± SF of Office Space
- 25' Clear Height
- One Grade Level Overhead Door
- Zoned: I-G/W
- Parcel # 16-22-29-9295-02-040
- Mezzanine storage available
- **Building is occupied; Do not disturb Tenant**
- **Asking Price: \$9.50 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



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