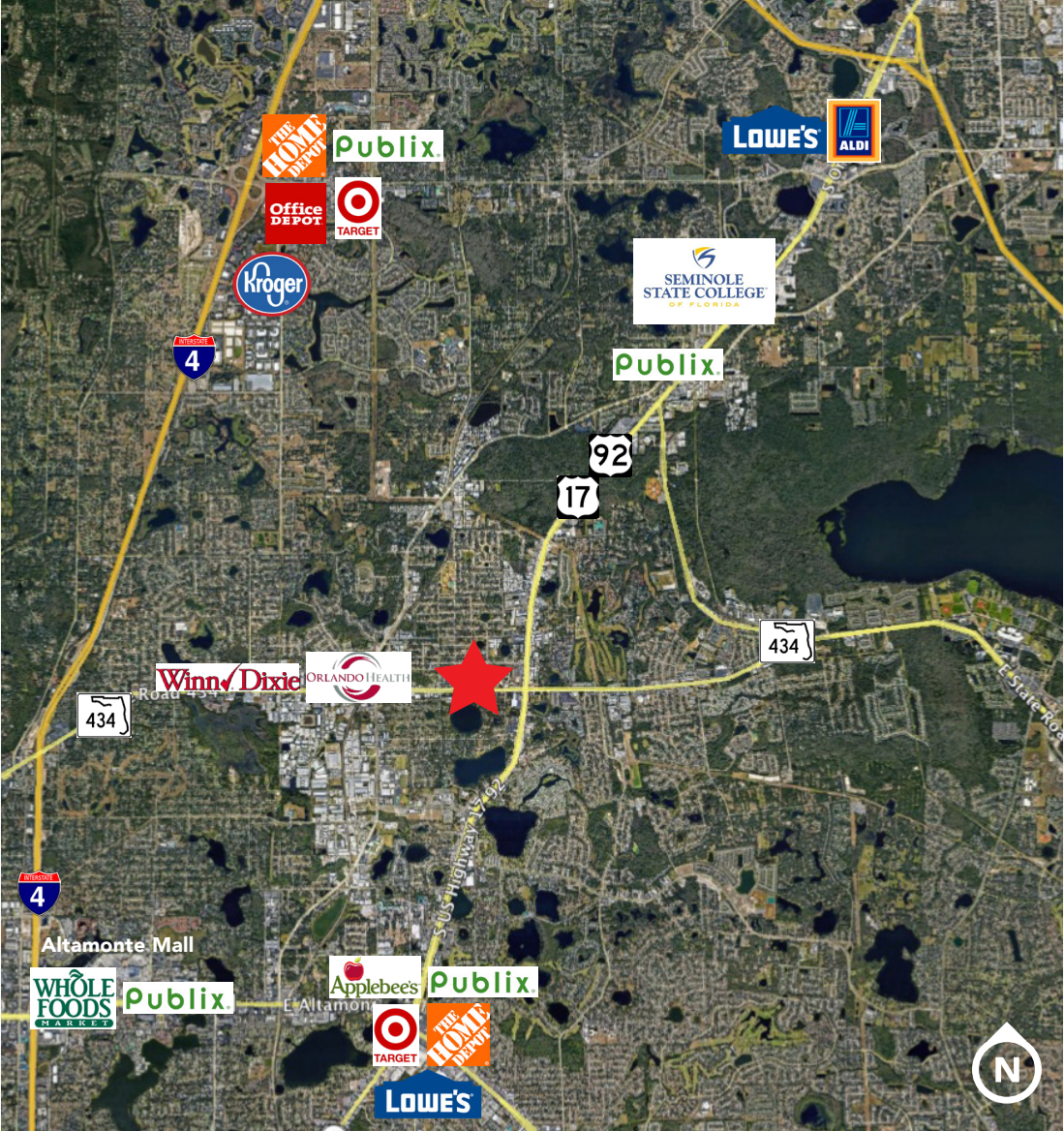


# OFFICE BUILDING FOR SALE/LEASE

- **Reduced Price: \$780,000**
- **7% cap rate on proforma**
- 6,040 SF Building - For Sale
- 1,500 SF Vacant - For Lease
- Ideal for Owner with income in place
- Value Add Opportunity
- Excellent frontage, access, and visibility on State Road 434



**DEMOGRAPHICS:**

**POPULATION**

1 miles	<b>8,885</b>
3 miles	<b>71,986</b>
5 miles	<b>204,288</b>

**DAYTIME BUSINESS POPULATION**

1 miles	<b>9,543</b>
3 miles	<b>33,307</b>
5 miles	<b>91,859</b>

**AVERAGE HH INCOME**

1 miles	<b>\$ 52,935</b>
3 miles	<b>\$ 69,727</b>
5 miles	<b>\$ 79,259</b>

**TRAFFIC COUNTS**

On E SR 434:  
± **27,500** vehicles/day



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.

**Justin Walker**  
jwalker@harbertrealty.com  
407.377.4042

**Josh Smith**  
jsmith@harbertrealty.com  
407.377.4050

2450 Maitland Center Pkwy  
Suite 200  
Maitland, FL 32751  
HarbertRealty.com  
407.377.4050