

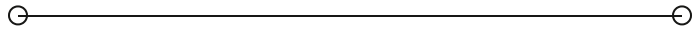


SALE

417 Magnolia

417 MAGNOLIA ST

Altamonte Springs, FL 32701



PRESENTED BY:

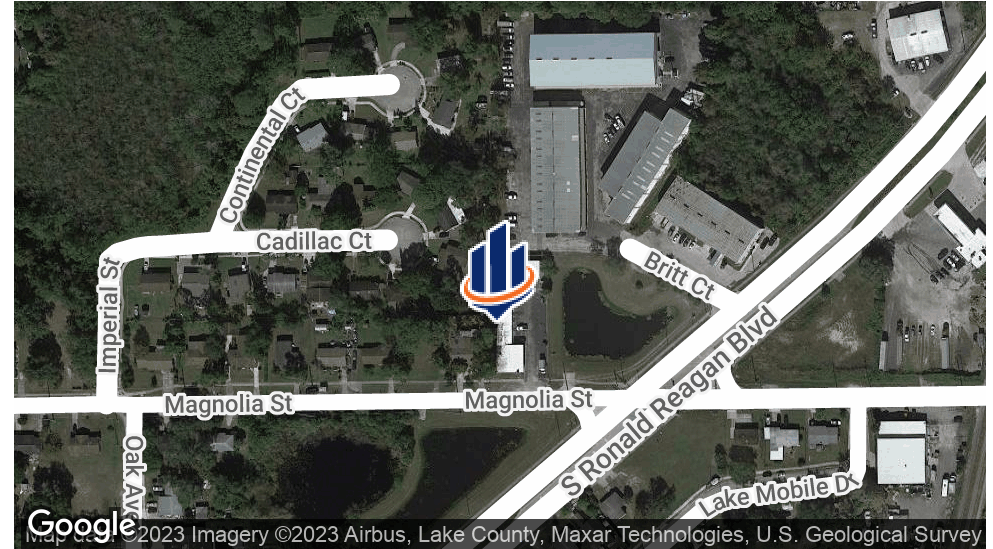
CHRISTOPHER FOJO

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| SALE PRICE: | \$1,150,000 |
| BUILDING SIZE: | 5,140 SF |
| LOT SIZE: | 22,000 SF |
| PRICE / SF: | \$223.74 |
| YEAR BUILT: | 1974 |
| ZONING: | C3 |
| MARKET: | Orlando MSA |

PROPERTY OVERVIEW

A very rare opportunity to purchase an Industrial Flex space property with great visibility from Ronald Reagan Blvd and Magnolia Street.

Situated on Magnolia Street, immediately off of Ronald Reagan Blvd (SR 427). The site is improved with a 1,000 sf office/retail and a 4,140 sf warehouse with a lot of outside storage. The immediate area is mostly industrial in nature with other commercial activities in the area (Retail and Office). The intersection of Magnolia Street and Ronald Reagan Blvd is lighted allowing for easy access in all directions.

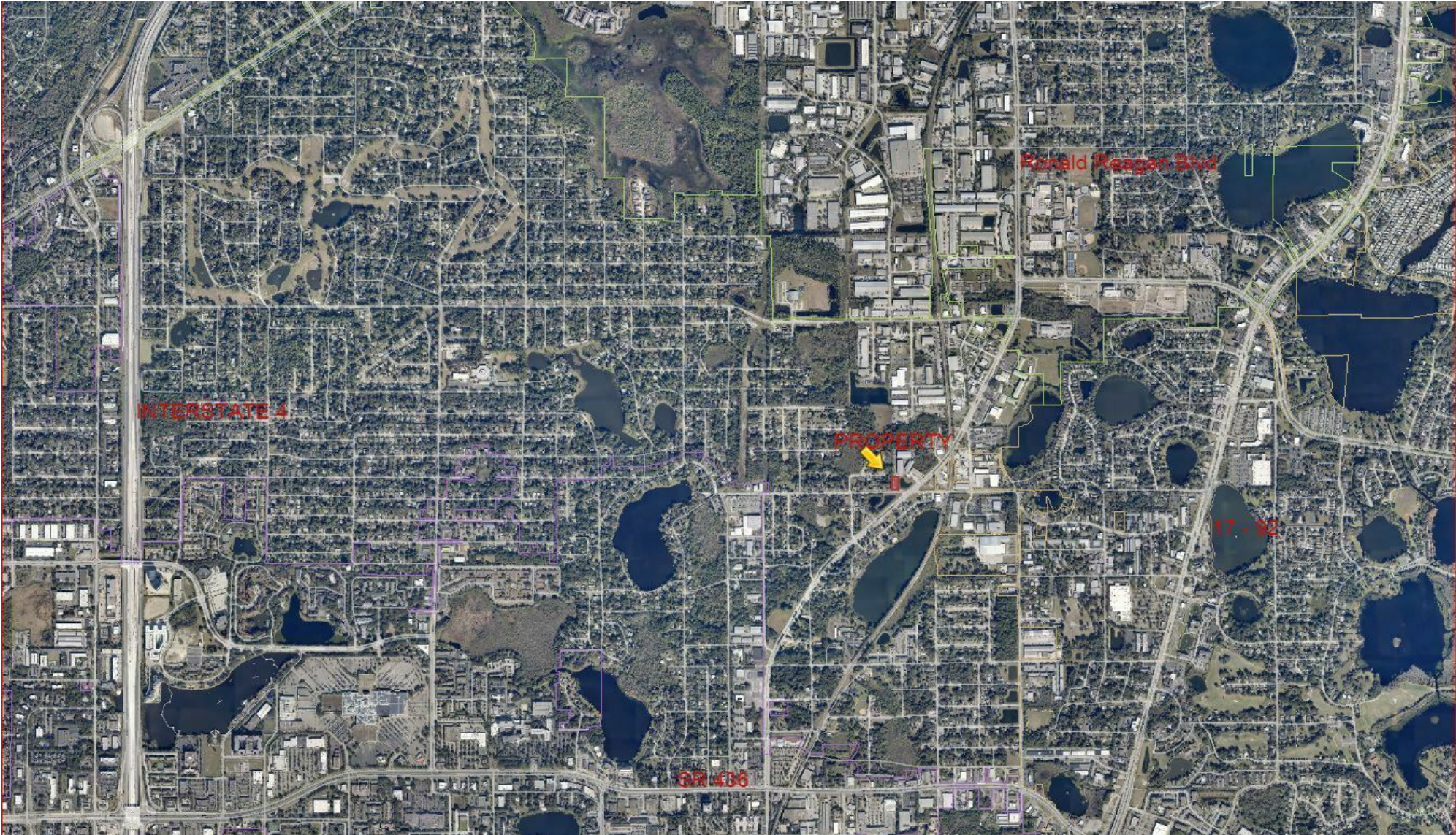
PROPERTY HIGHLIGHTS

- C-3 Zoning, which allows for a wide variety of commercial uses
- Centrally located with easy access to all major roads, Interstate 4, SR 436, SR 434, 17-92
- In close proximity to Longwood and Altamonte Springs SunRail Stations
- Great Visibility from Ronald Reagan Blvd

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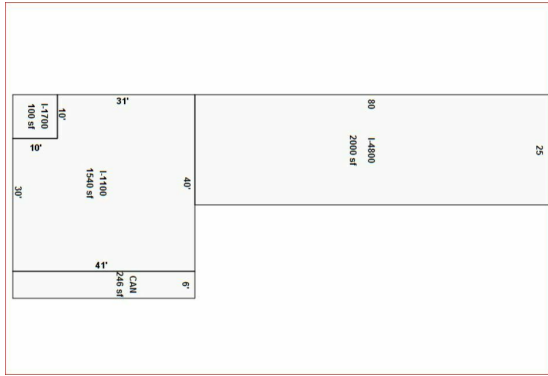
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



Building #1 Footprint



East Elevation



Property Entrance

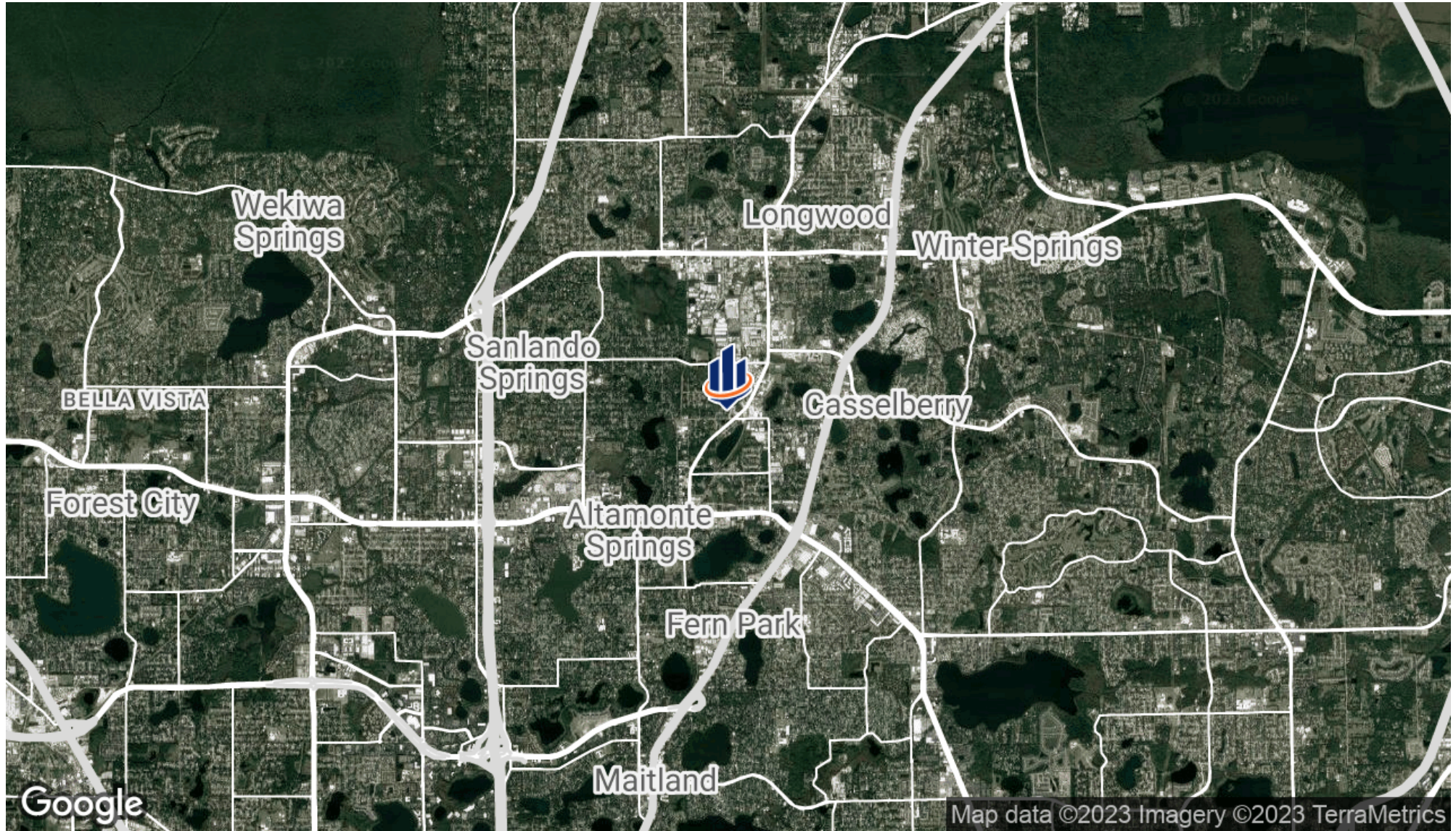


Building #2

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

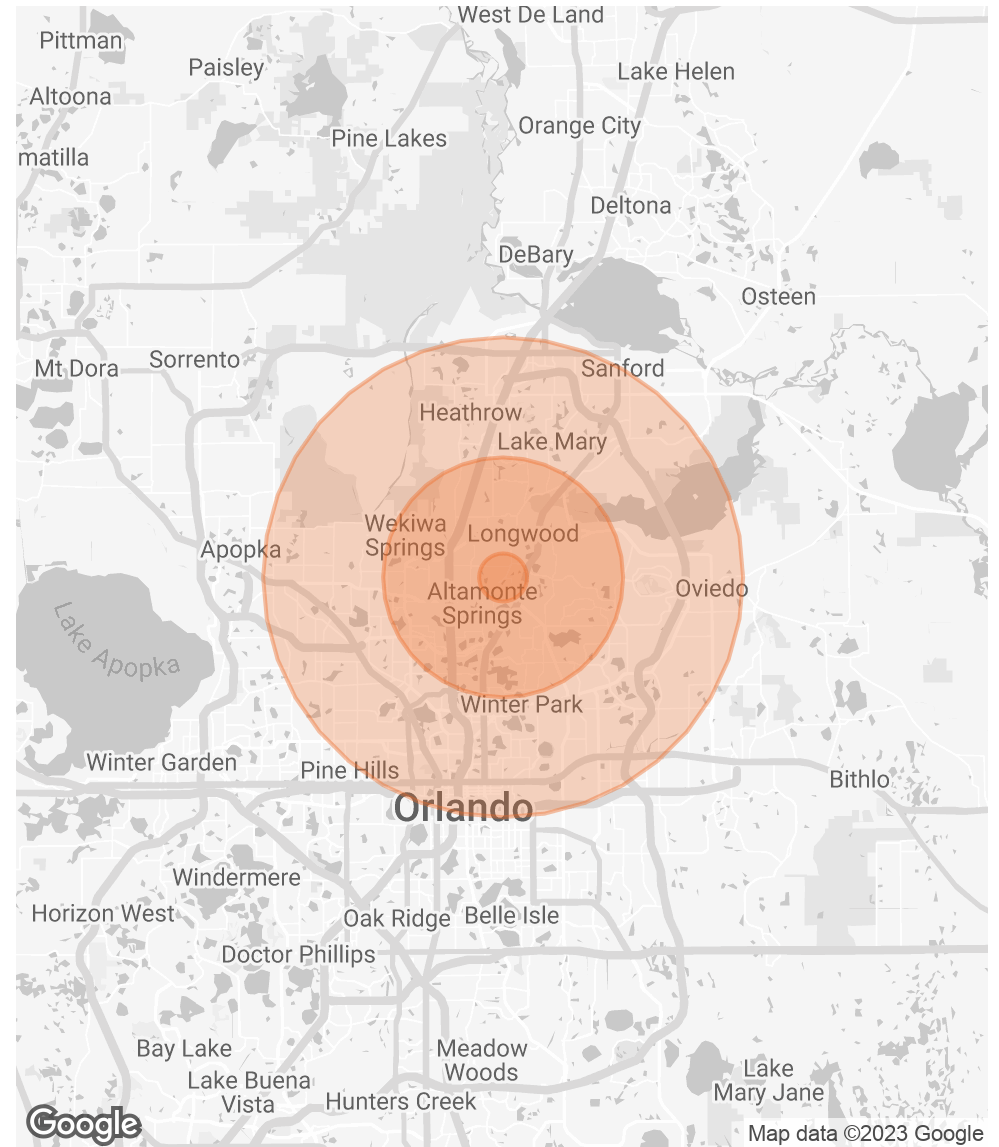
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| TOTAL POPULATION | 6,708 | 224,885 | 752,491 |
| AVERAGE AGE | 41.8 | 41.2 | 38.6 |
| AVERAGE AGE (MALE) | 40.2 | 39.9 | 37.3 |
| AVERAGE AGE (FEMALE) | 42.5 | 42.8 | 40.2 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,686 | 100,988 | 317,264 |
| # OF PERSONS PER HH | 2.5 | 2.2 | 2.4 |
| AVERAGE HH INCOME | \$58,657 | \$79,701 | \$80,674 |
| AVERAGE HOUSE VALUE | \$218,056 | \$250,020 | \$255,750 |

* Demographic data derived from 2020 ACS - US Census



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