

ALAFAYA TRAIL

Free-Standing Office or Medical Building

3157 N. Alafaya Tr., Orlando, FL 32826

Close to UCF,
Research
Park, Hwy 50
& the 408

\$24/SF, NNN

Avl. Aug. 1st



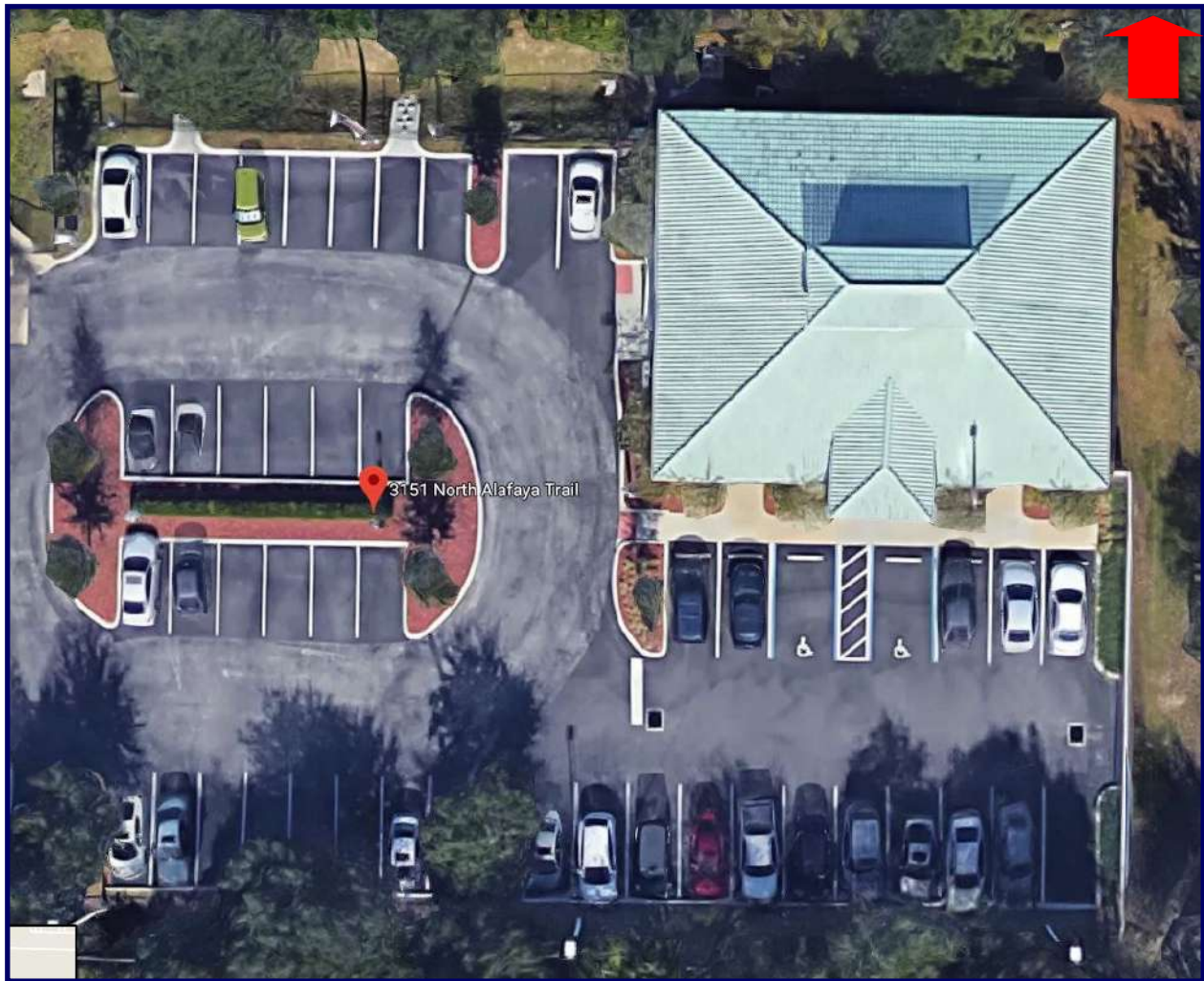
- **Single tenant, 3,976 SF building** features Reception, large number of windowed offices, kitchen, multiple storage rooms of various sizes, and much more
- Very attractive suite features **new paint & carpet** inside, with an **excellent parking ratio** outside
- Excellent for either an **office or medical** tenant
- Located in **close proximity to UCF & major thoroughfares**



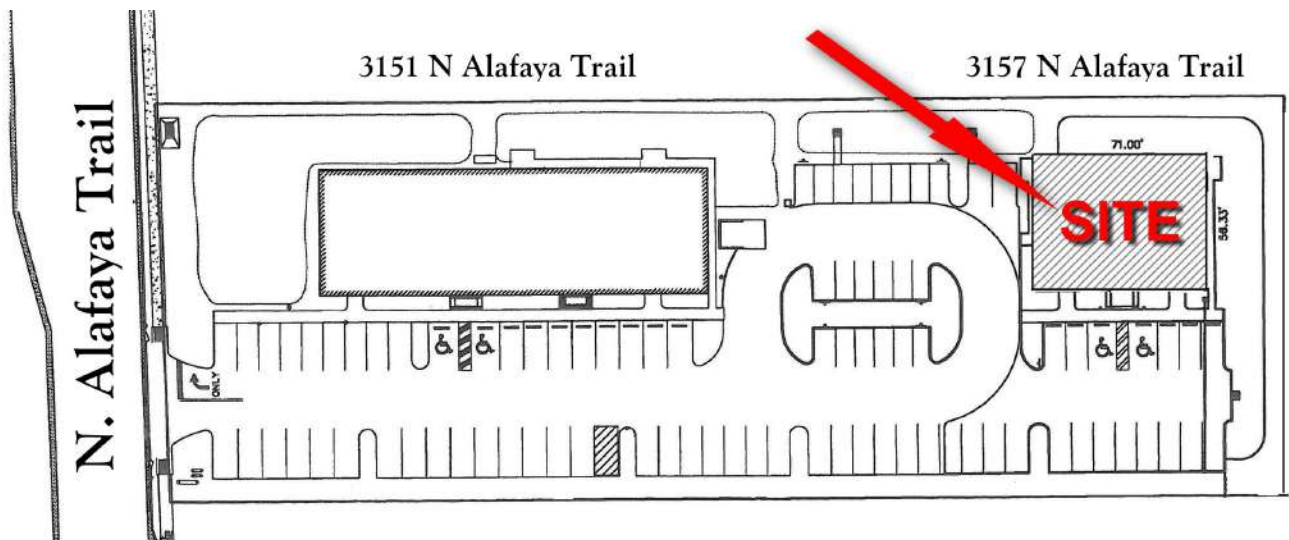
For more information, contact:
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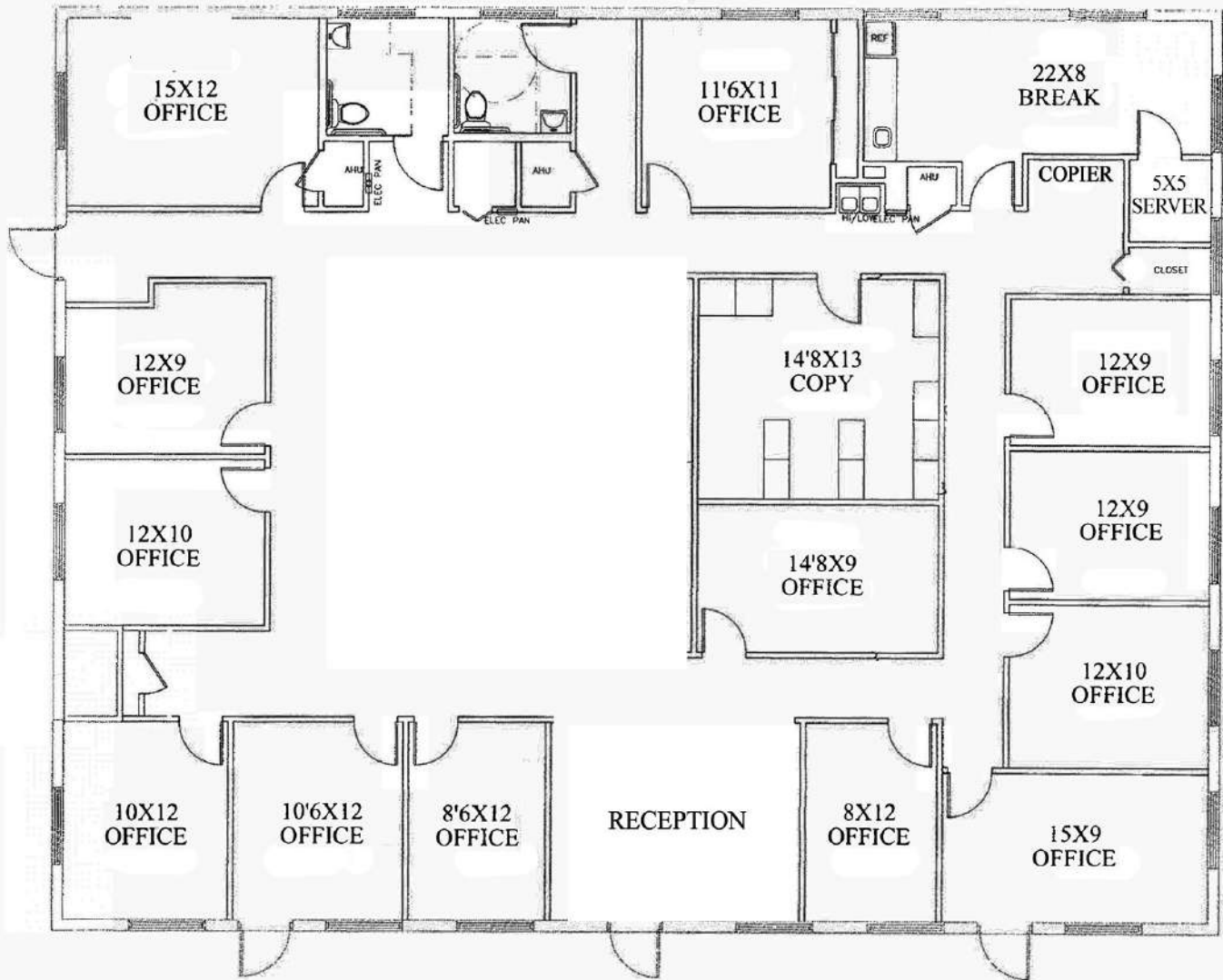


NOTE: Parking lots are shared by the two buildings on site.



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2023 PROJECTED DEMOGRAPHICS

	<u>3-Miles</u>	<u>5-Miles</u>
Estimated Population:	218,952	636,034
Average Income:	\$89,638	\$91,178
2010-23 Pop Growth:	9.76%	11.29%

Layout is believed accurate but dimensions are not guaranteed.

Prospective tenants are encouraged to conduct their own due diligence.