

For Sale

# Unique Mixed School & Office Building

4,126 SF | \$1,290,000



## 5385 Conroy Rd, Suites 200-204

Orlando, Florida 32811

### Property Highlights

- 5 office condo suites occupying the entire 2nd floor - total of 4,126± SF
- Large assembly hall/training room for classes or seminars
- 2 bathrooms
- Private elevator to 2nd floor
- Fire sprinklers and fire escape
- Ample parking - 33 spaces total
- Zoning O-1 will accommodate office space, worship center, educational facility or community hub
- Building is surrounded by residential neighborhood
- Minutes from Mall at Millenia and Universal Studios



**Sale Price: \$1,290,000**

For more information

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# Property Photos



Ample Parking in Rear of Building



Frontage on Busy Conroy Road

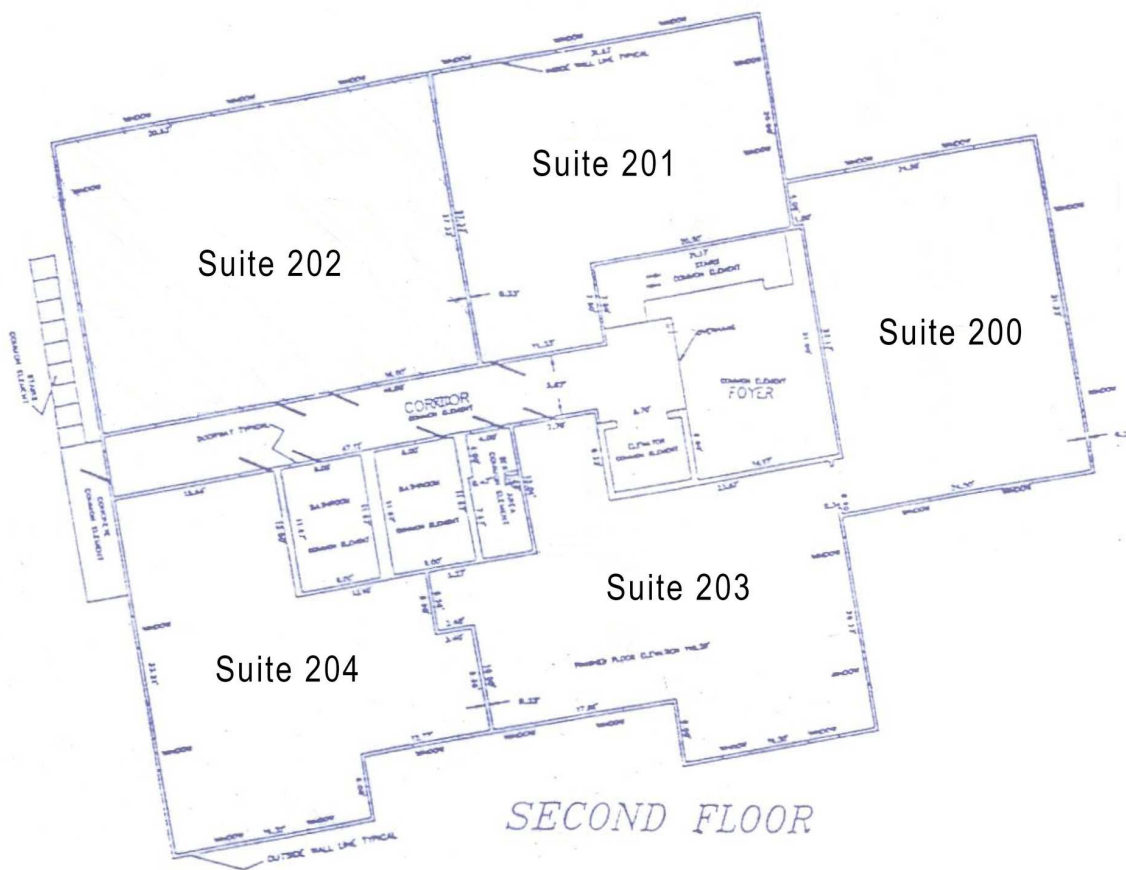


2nd Floor Hallway

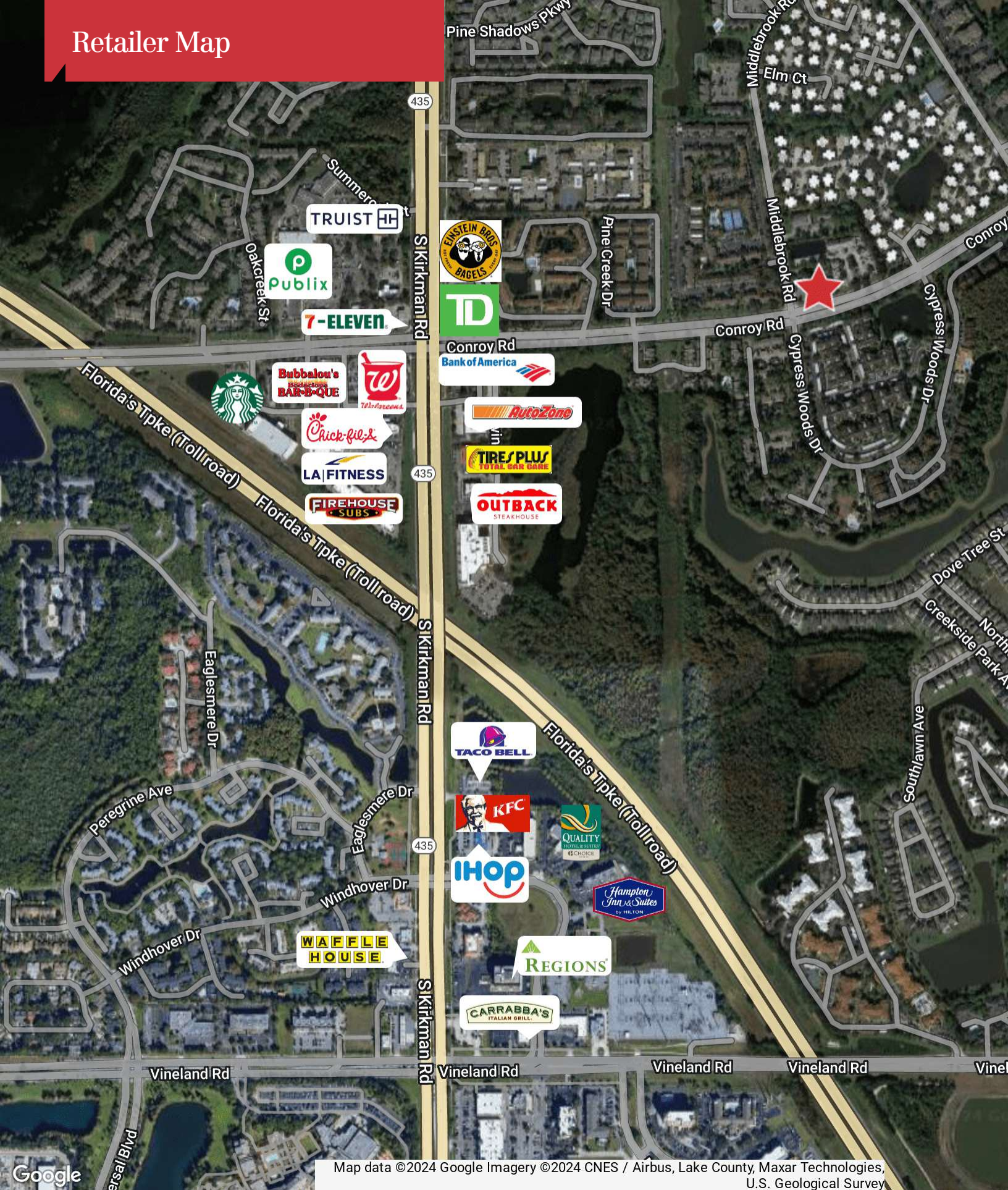


Large Classroom/Training/Conference Room

# Aerial & Floor Plan



# Retailer Map

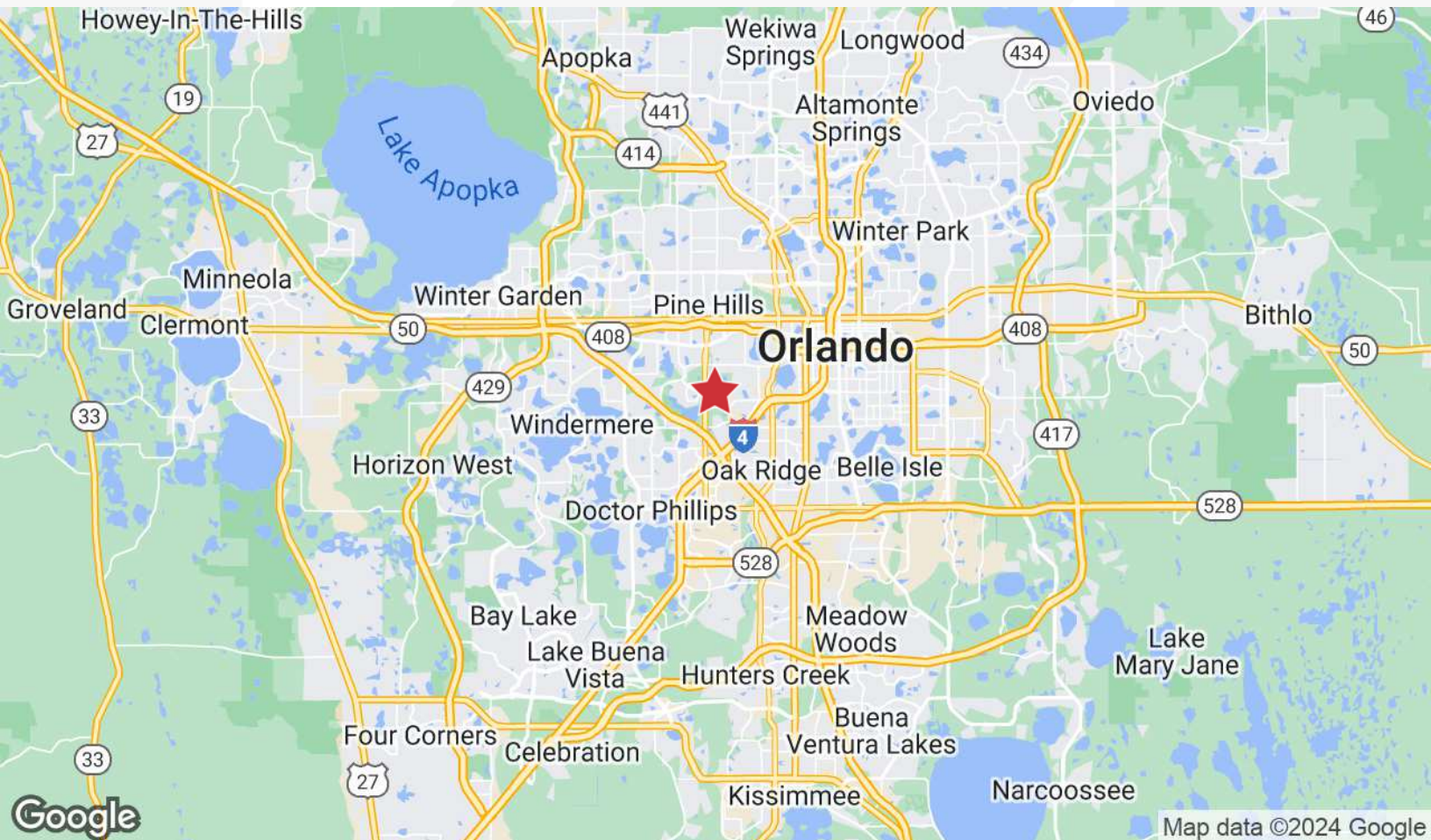
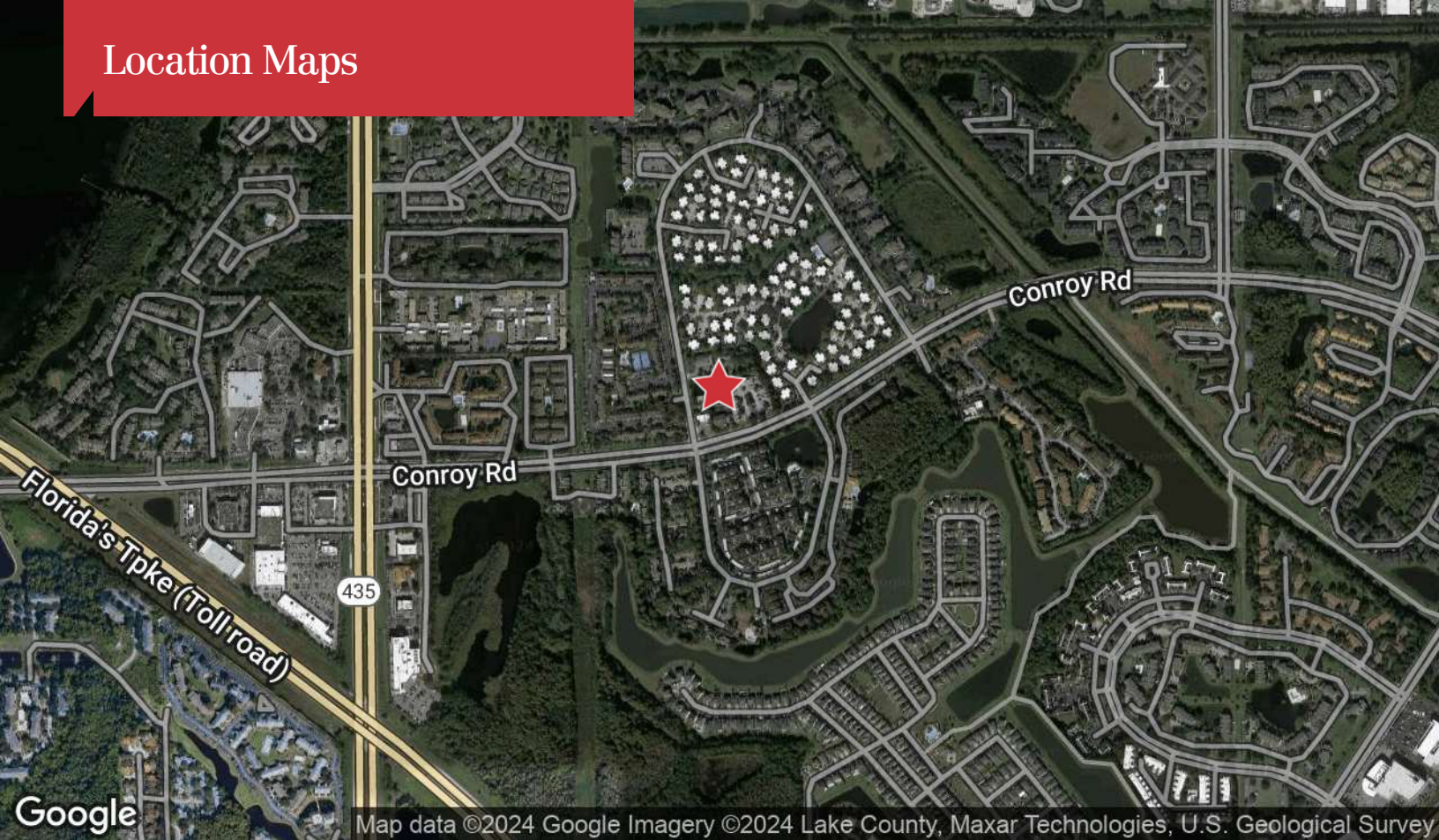


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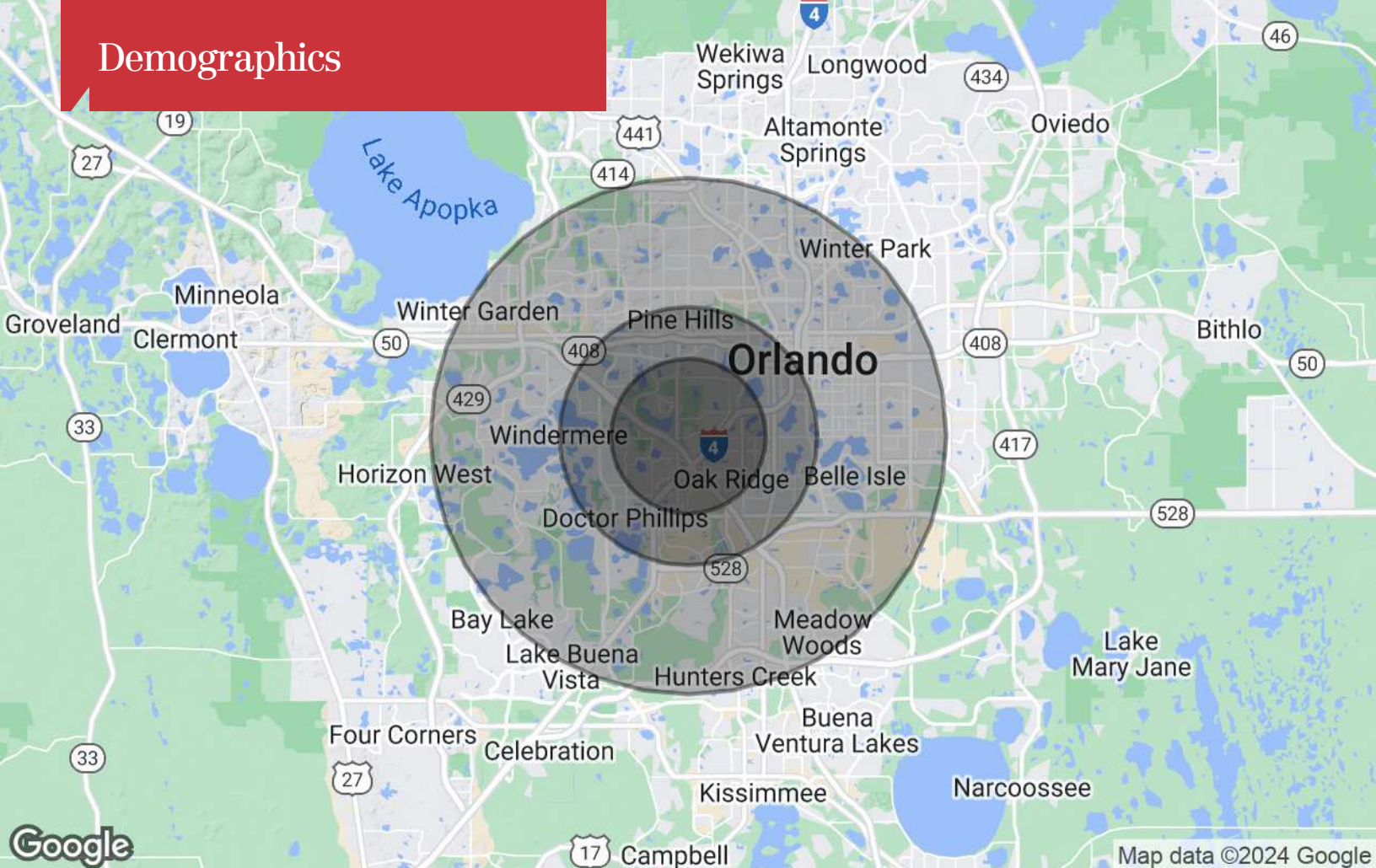
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# Location Maps



# Demographics



## Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	121,875	243,650	828,724
MEDIAN AGE	33.7	36.0	36.6
MEDIAN AGE (MALE)	33.5	35.3	35.7
MEDIAN AGE (FEMALE)	33.5	36.3	37.4

## Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	53,057	102,853	345,718
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$51,864	\$60,810	\$71,630
AVERAGE HOUSE VALUE	\$126,013	\$190,900	\$242,105

\* Demographic data derived from 2020 ACS - US Census