



FOR SALE: ORLANDO OFFICE BUILDING

PRICE: \$1,200,000

7335 LAKE ELLENOR DRIVE, ORLANDO 32809

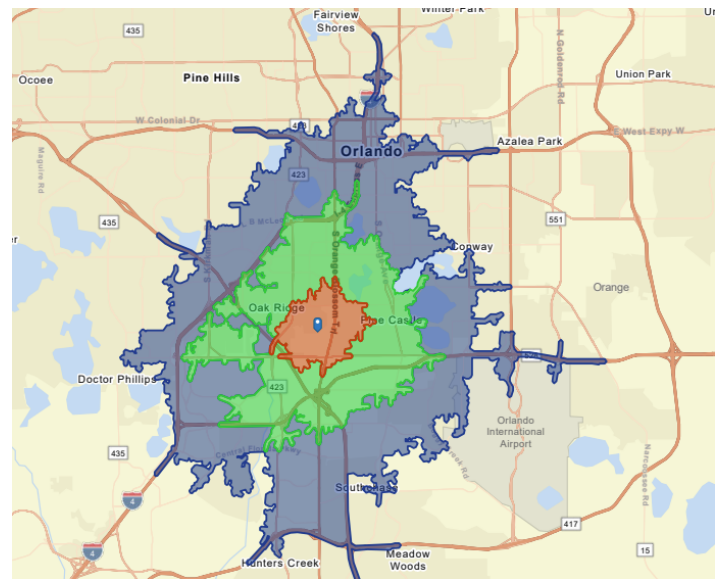


TWO STORY SPACE | 7,700 + SF | OFFICE SPACE FOR SALE

HIGHLIGHTS

- Key Industrial office area in Orlando
- 25 Parking Spaces
- **Major companies** in the area: Mitsubishi Power, Pepsi, Dollar General Distribution Center, Florida College of Integrated Medicine
- Expansion of Lake Ellenor Park w/ an added recreational area directly across the street
- Less than 7 Miles from the **Orlando International Airport**
- 5 Miles away from **I-4** & 2 miles to **Florida Turnpike & 528**
- Great Property for owner user
- **100 %** Power Generator, upgraded security system & gated property.
- Located in tree line cul-de-sac

SITE MAP



Brian K. Watson, CCIM, MBA

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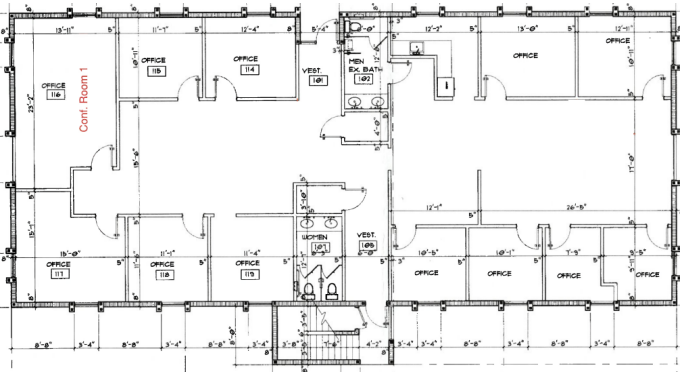


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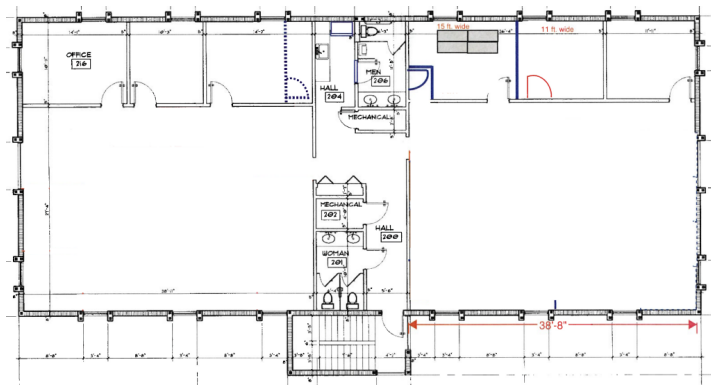
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	6,486	84,925	124,770
House Hold Income	67,583	66,369	90,748
Housing Units	2,417	33,830	52,672
Owner Occupy	39%	27%	46%
Renter Occupy	52%	65%	45%

Source: Esri Forecasts

BUSINESS SUMMARY	0-5 - Mins	5-10 Mins	10-15 Mins
Total Businesses	1,622	6,200	16,435
Total Employees	20,830	74,939	232,434
Total Residential Population	13,243	81,714	156,926



Visit the link below for a virtual tour

<https://view.ricoh360.com/ad415337-8610-45ad-8c5b-e9e29e2632bd>



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