



VIDEO

PROPERTY DESCRIPTION

TURNKEY MEDICAL OFFICE SPACE INCLUDING OPERATING ROOM. Introducing 801 Orange Ave, a prime commercial property offering two condos available for sale, in the vibrant Downtown of Orlando, FL. Perfectly situated in a bustling location, this building presents an exceptional opportunity for medical offices or professional offices seeking a prominent and accessible address. The building has an attached 4 story parking garage allowing for ample parking for visitors and staff.

Whether you are looking for a small professional office suite or a turn-key medical spa, there are a variety of options that be customized to meet your needs. There are two condos, Suite 710 which is a minimum of 5,000 SF and the second condo is the additional 5 suites totaling roughly 7,736 SF. Both condos can be purchased together as a portfolio if desired.

For more information or to schedule a showing, please get in touch with Amy Calandrino's Office at Beyond Commercial by calling 407-641-2221. Amy and her team are experts in commercial real estate and will be delighted to guide you through the leasing process and answer any questions you may have.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$450.00 / SF
Number of Units:	1
Building Size:	7,857 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	8,502	128,289	420,056
Total Population	12,549	274,877	1,012,205
Average HH Income	\$85,020	\$74,958	\$69,415

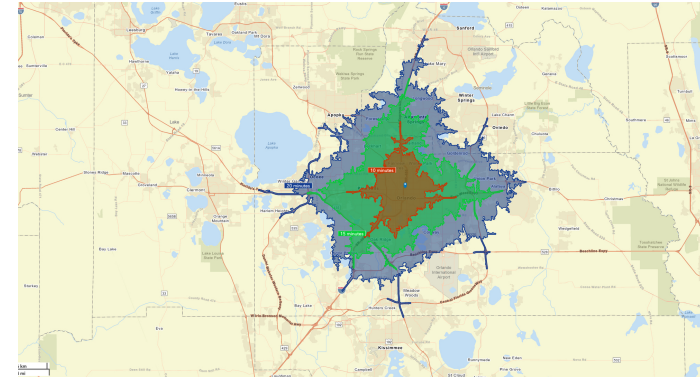


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801 N ORANGE AVENUE, SUITE 710

801 N Orange Avenue, Suite 710
Orlando, FL 32801

OFFICE BUILDING FOR SALE



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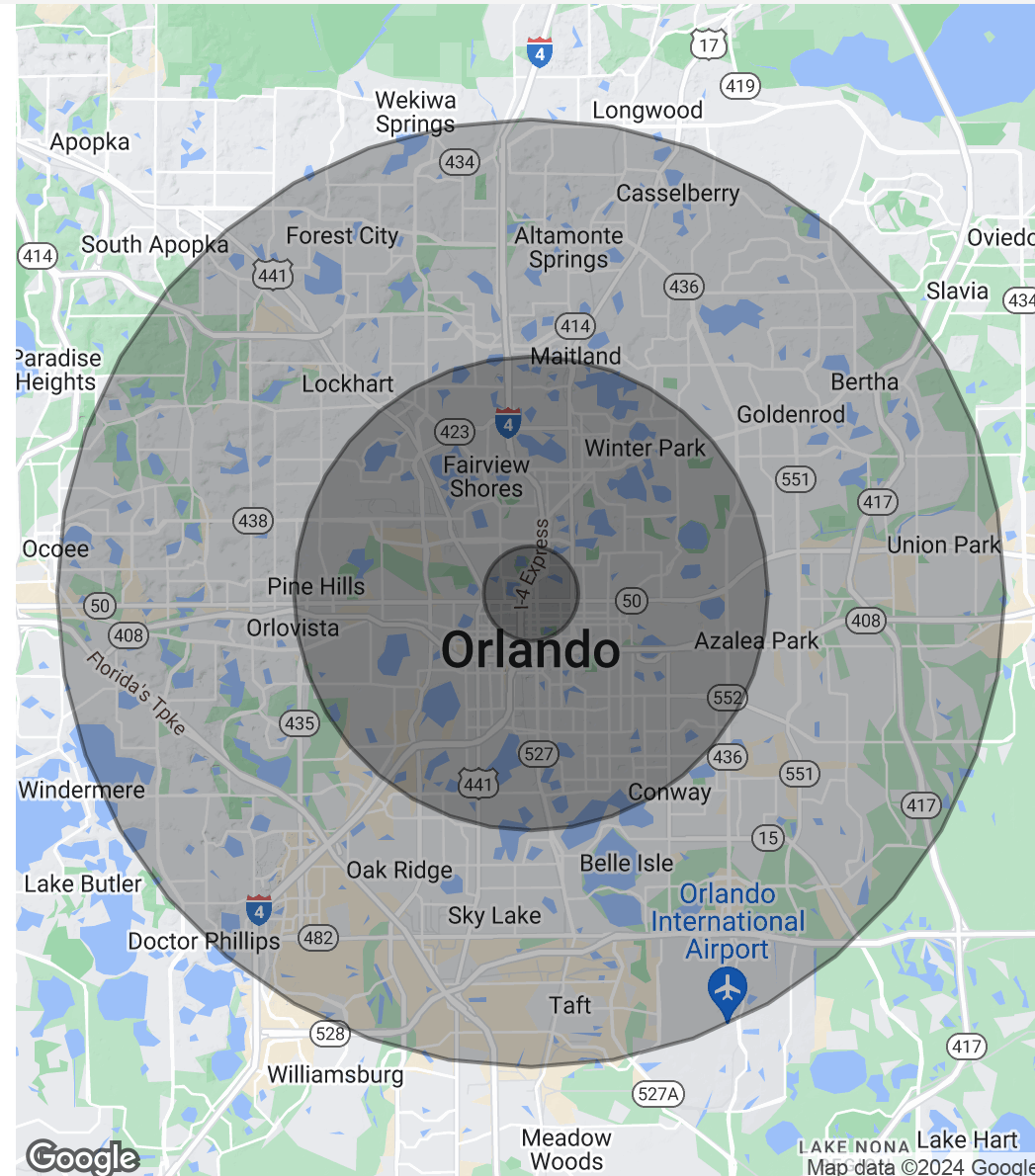
801 N Orange Avenue, Suite 710
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OFFICE BUILDING FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,549	274,877	1,012,205
Average Age	34.9	37.8	37.1
Average Age (Male)	35.6	36.4	36.1
Average Age (Female)	35.3	39.4	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,502	128,289	420,056
# of Persons per HH	1.5	2.1	2.4
Average HH Income	\$85,020	\$74,958	\$69,415
Average House Value	\$280,335	\$256,700	\$222,441

2020 American Community Survey (ACS)



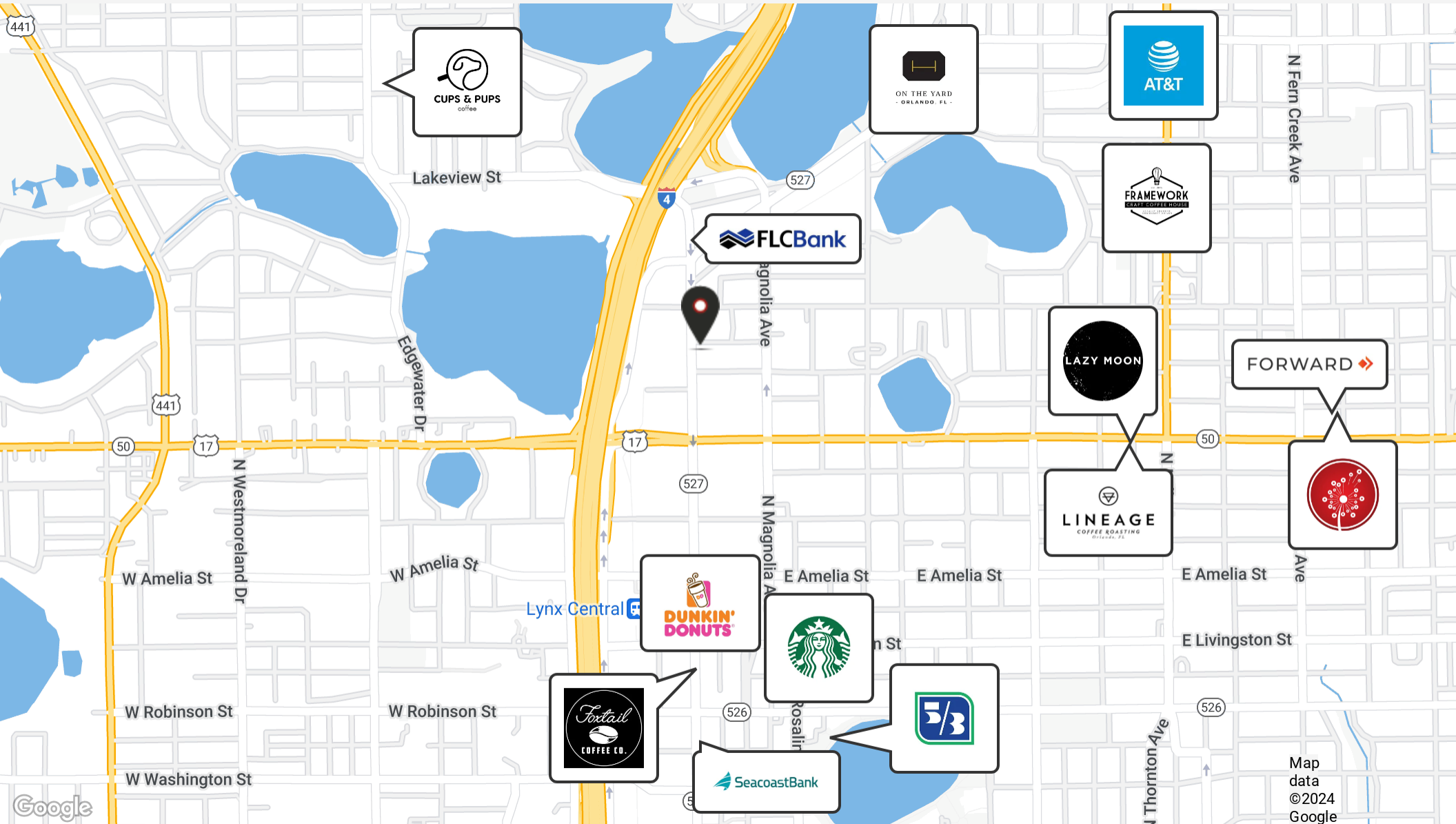
BEYOND
COMMERCIAL

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