

For Sale & Lease

# Office Building near OIA

\$10,990,000 | \$22.50 / SF

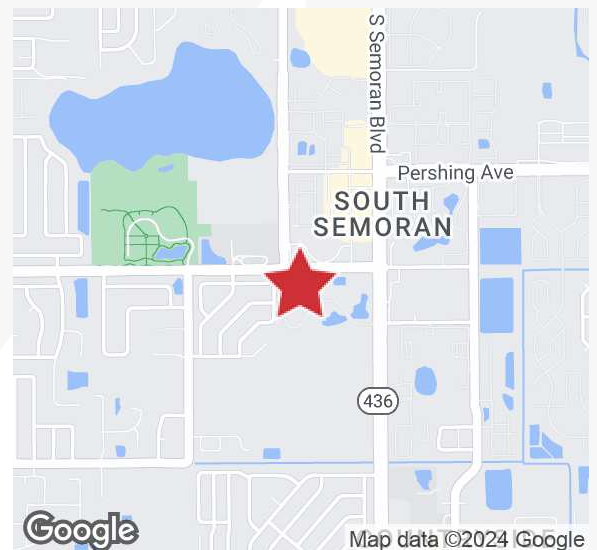


## 5520 Gatlin Avenue

Orlando, Florida 32812

### Property Highlights

- Freestanding, single story building - 33,527± SF on 2.89± acre site
- Mostly open floor plan; built in 2008
- Multiple front entrances - can easily be demised into 2 units
- 169 parking spaces
- Just 4 miles north of Orlando International Airport (OIA)
- One block west of Semoran Blvd (SR 436)
- Easy access to SR 528 (Beachline), Hoffner/Narcoossee Road, SR 417 (GreeneWay), SR 408 (East-West) and I-4
- Owner willing to sell or lease



Sale Price: \$10,990,000  
Lease Rate: \$22.50 / SF NNN

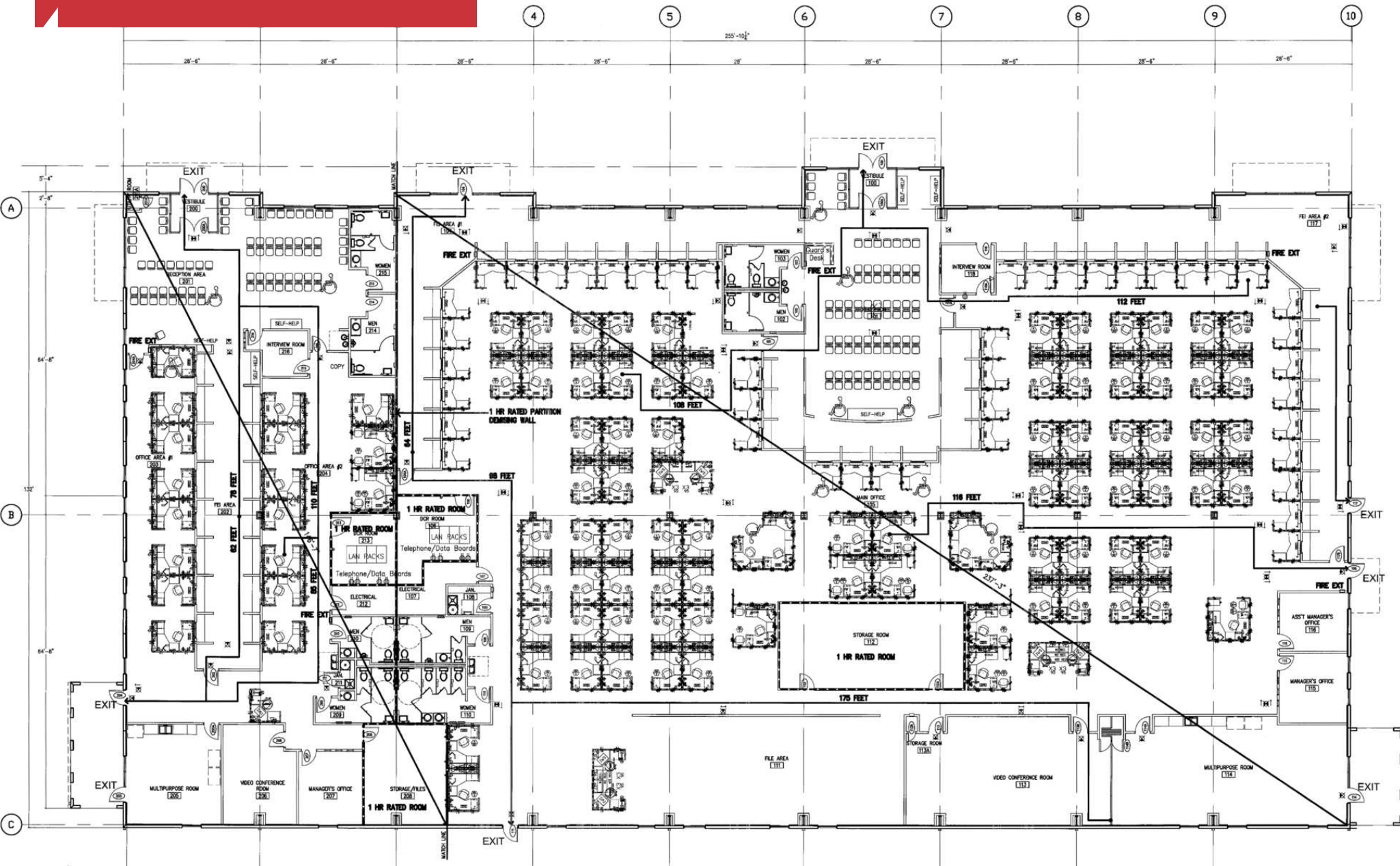
For more information

**Jeffrey Bloom, CCIM**

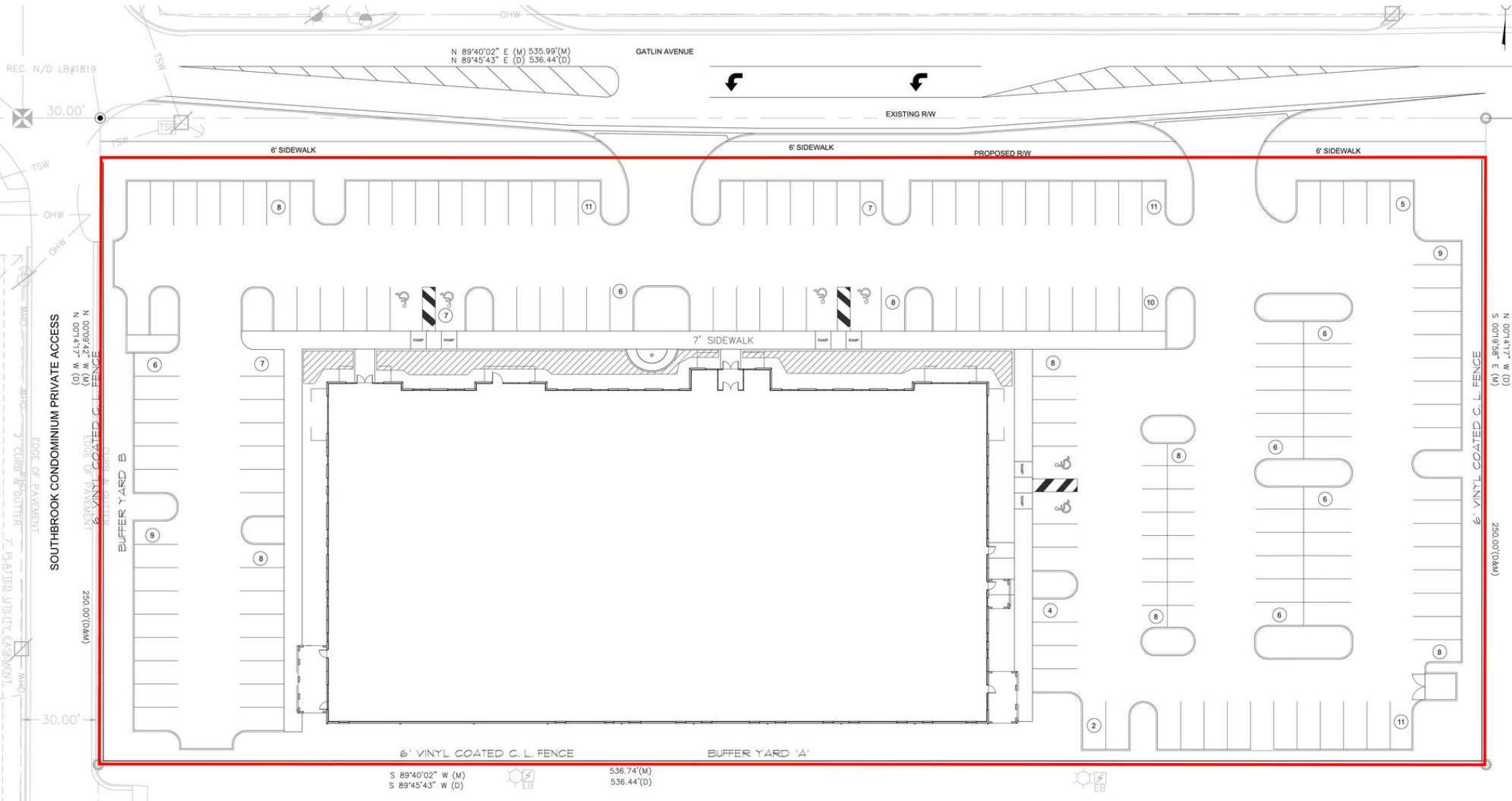
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# Floor Plan



# Site Plan



# Property Photos

Dixie Belle Drive



Ample Parking

Downtown Orlando



Northeast

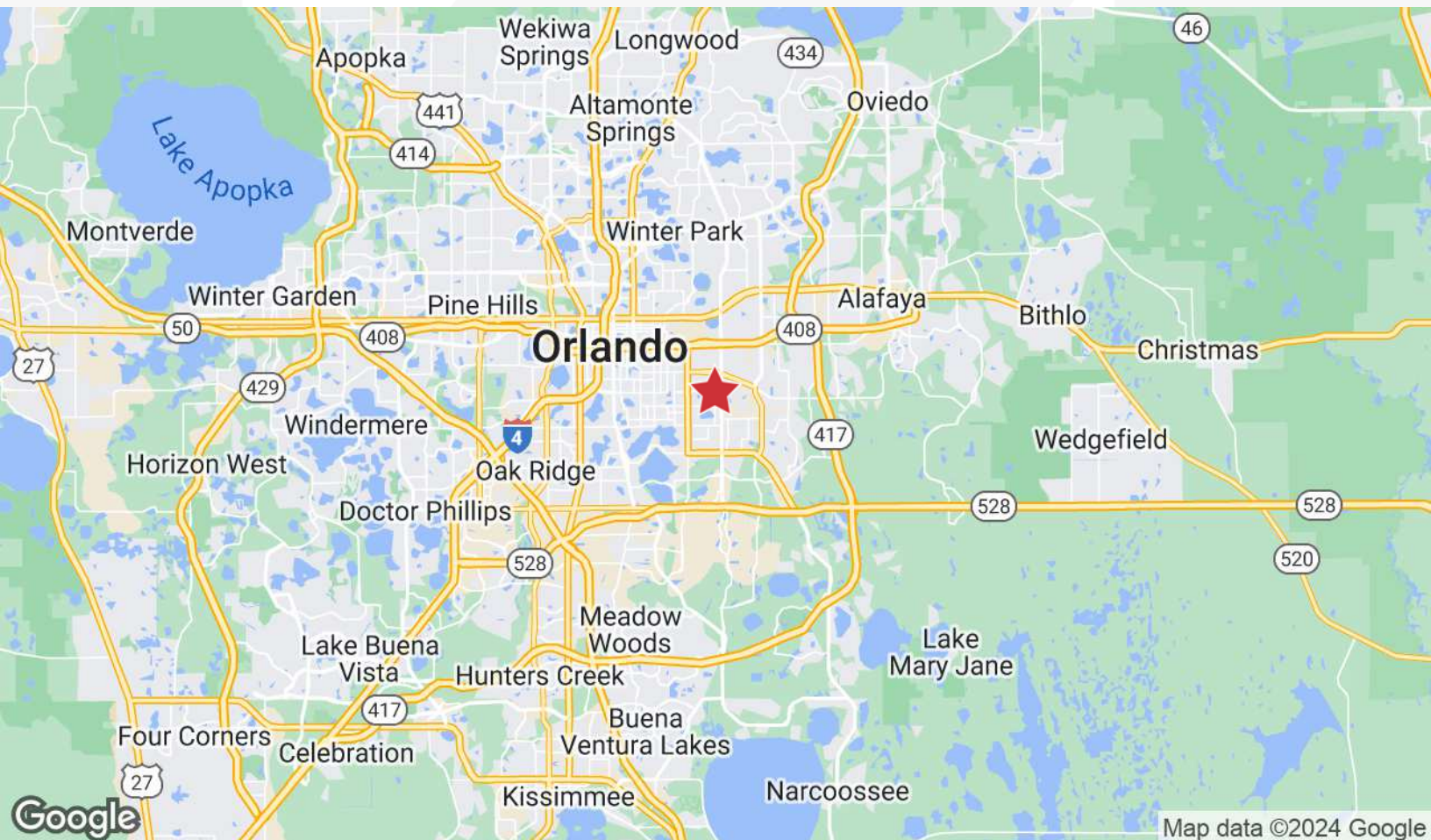


South

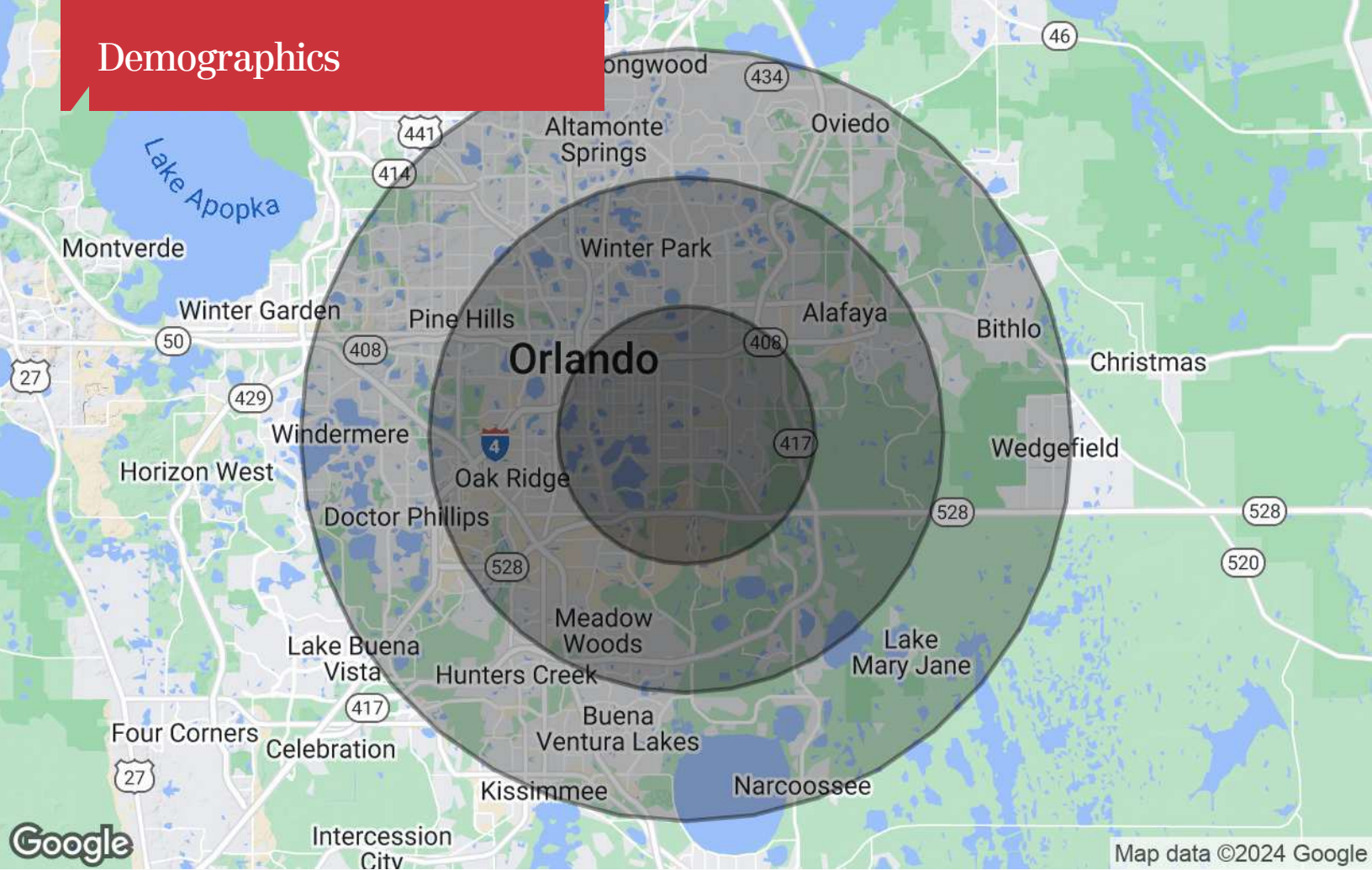


West

# Location Maps



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	248,834	884,072	1,785,271
MEDIAN AGE	41	38	39
MEDIAN AGE (MALE)	39	37	38
MEDIAN AGE (FEMALE)	42	39	40

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	99,733	333,495	654,514
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$90,605	\$95,557	\$99,564
AVERAGE HOUSE VALUE	\$358,554	\$387,521	\$404,199

\* Demographic data derived from 2020 ACS - US Census