

For Sale & Lease

Office Building

\$2,200,000 | \$15.00 / SF

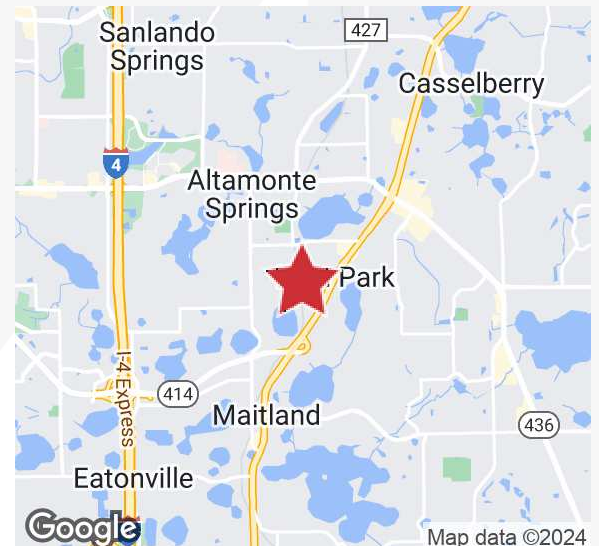


241 Obrien Road

Fern Park, Florida 32730

Property Highlights

- Class B office building with 2 entrances located just outside of Altamonte Springs
- 8,168± SF building on 1.56± acre site
- Zoning - C-1 (Seminole County); perfect for service business
- Less than 10 minutes from I-4/Maitland Blvd interchange
- Blocks from Orlando Ave / US Hwy 17-92
- Security; decorative fence with new electronic gate
- 42 parking spaces for vans, trucks and cars
- Move-in condition; furnished office space in most of building; also lease with option to buy



Sale Price: \$2,200,000
Lease Rate: \$15.00 / SF NNN

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

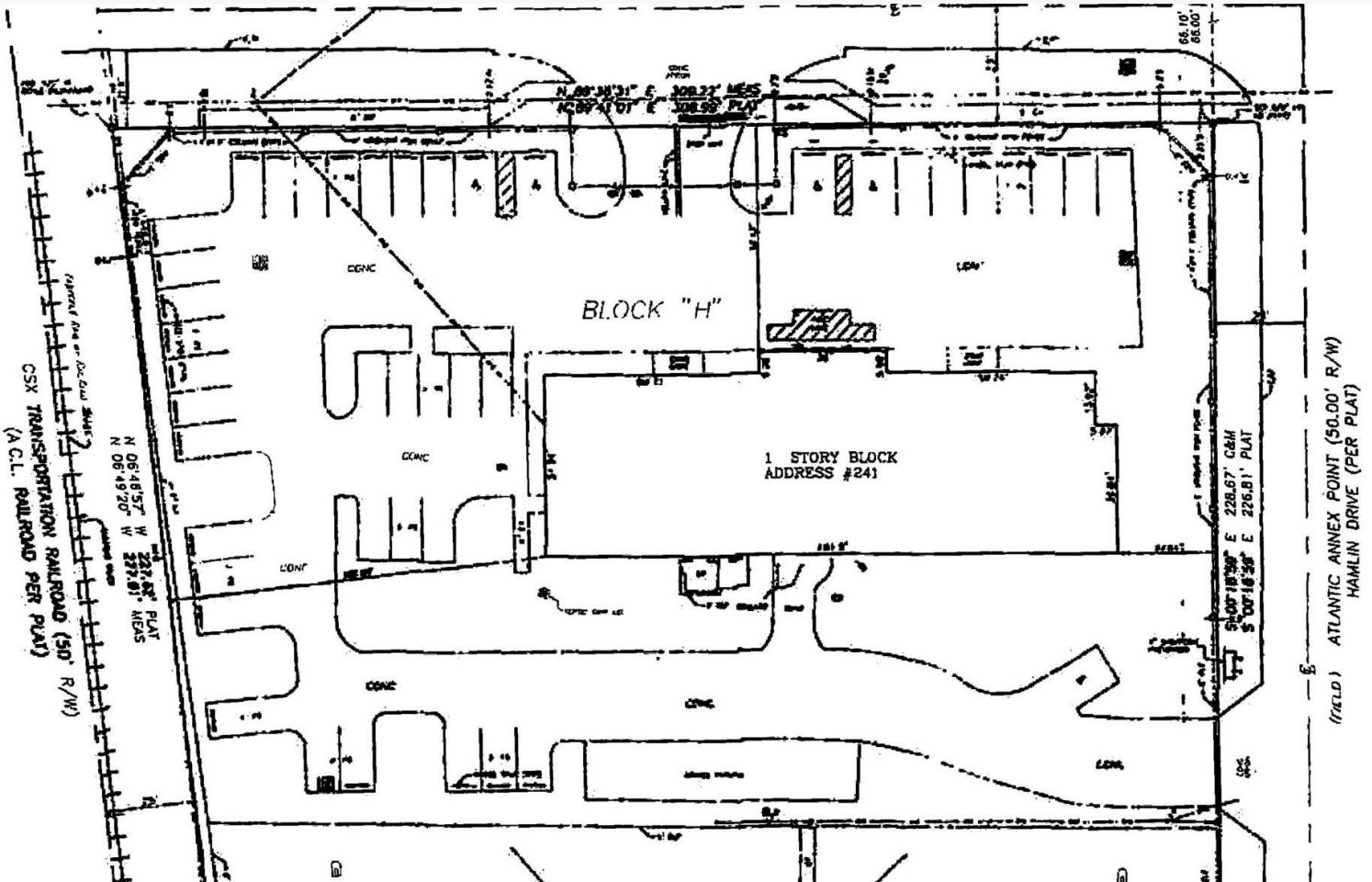
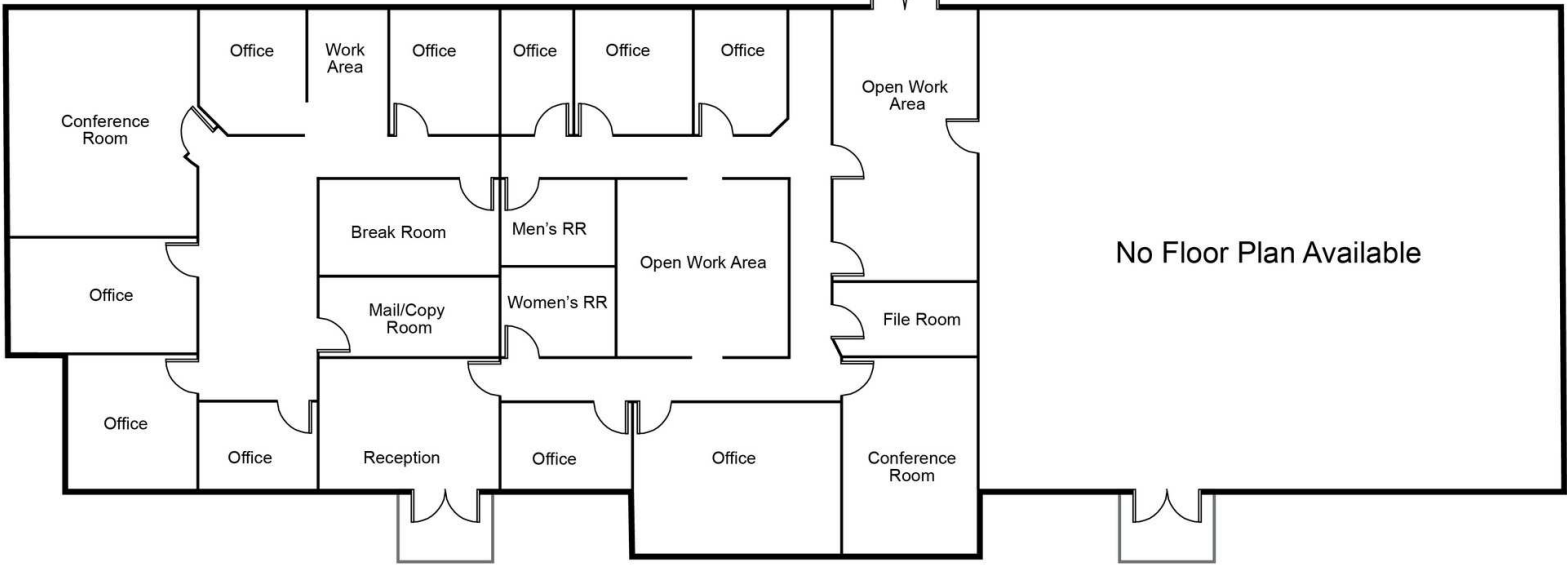
O: 407 949 0758

ppartyka@realvest.com

Floor Plan & Site Plan

5,000± SF

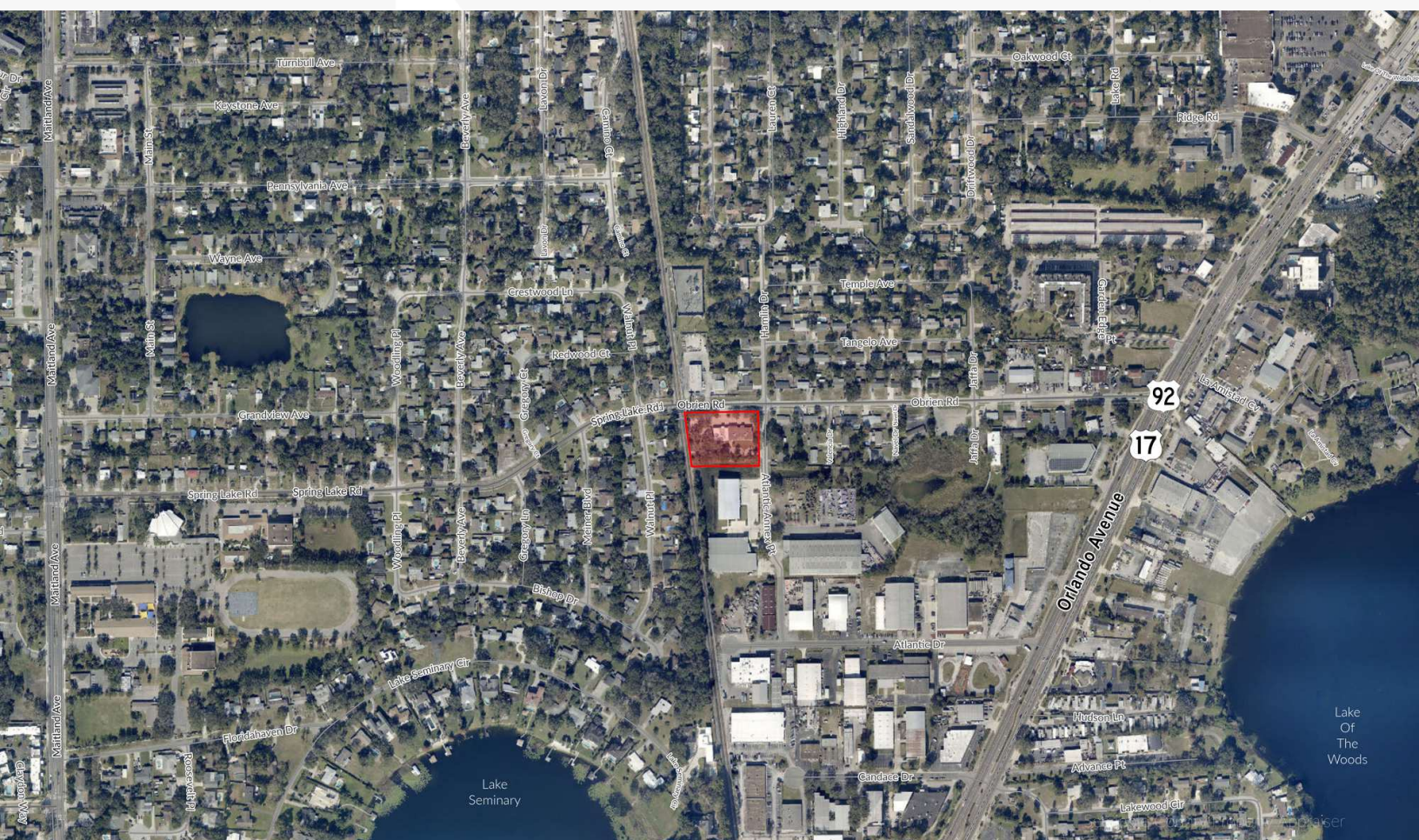
3,168± SF



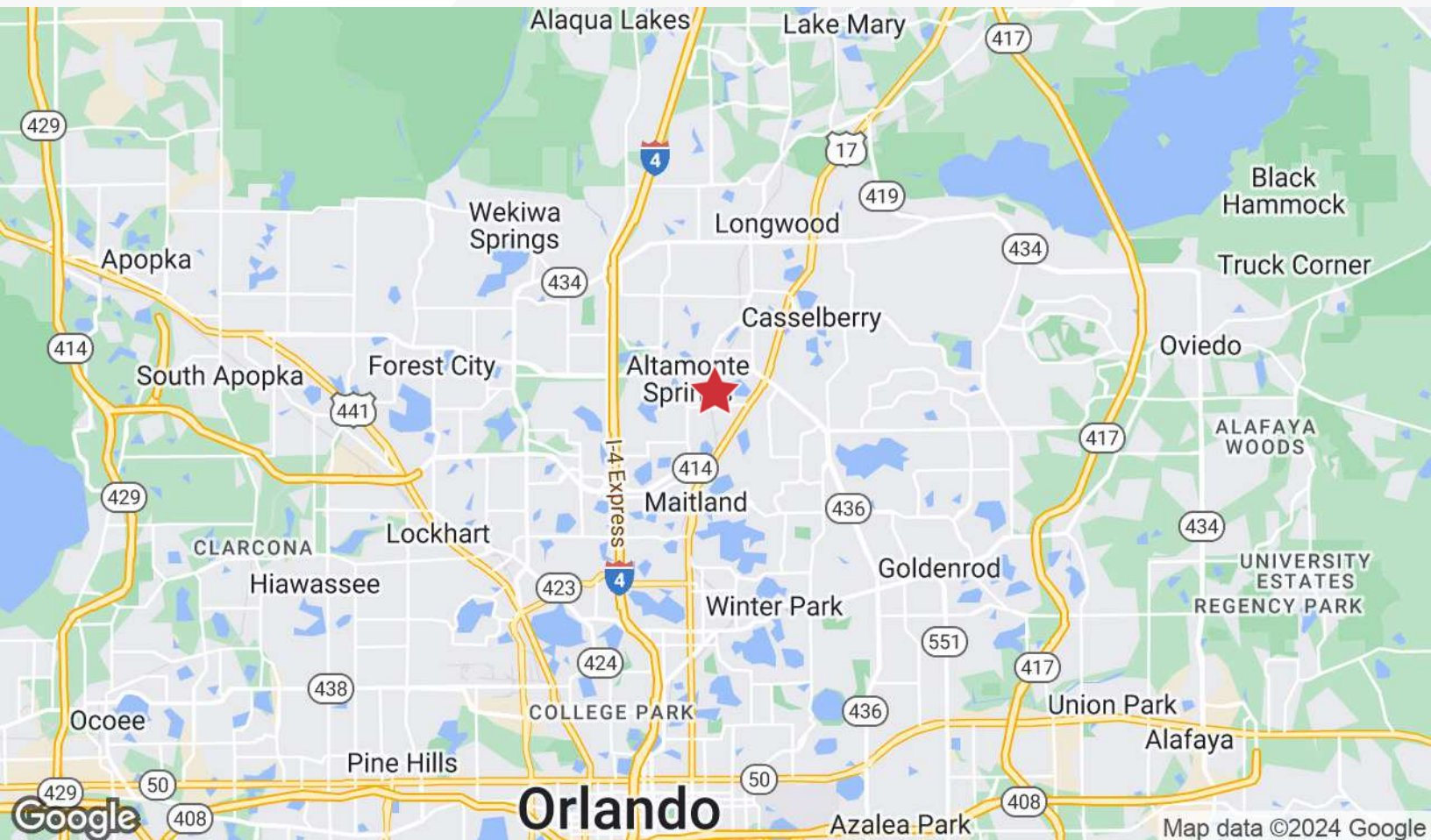
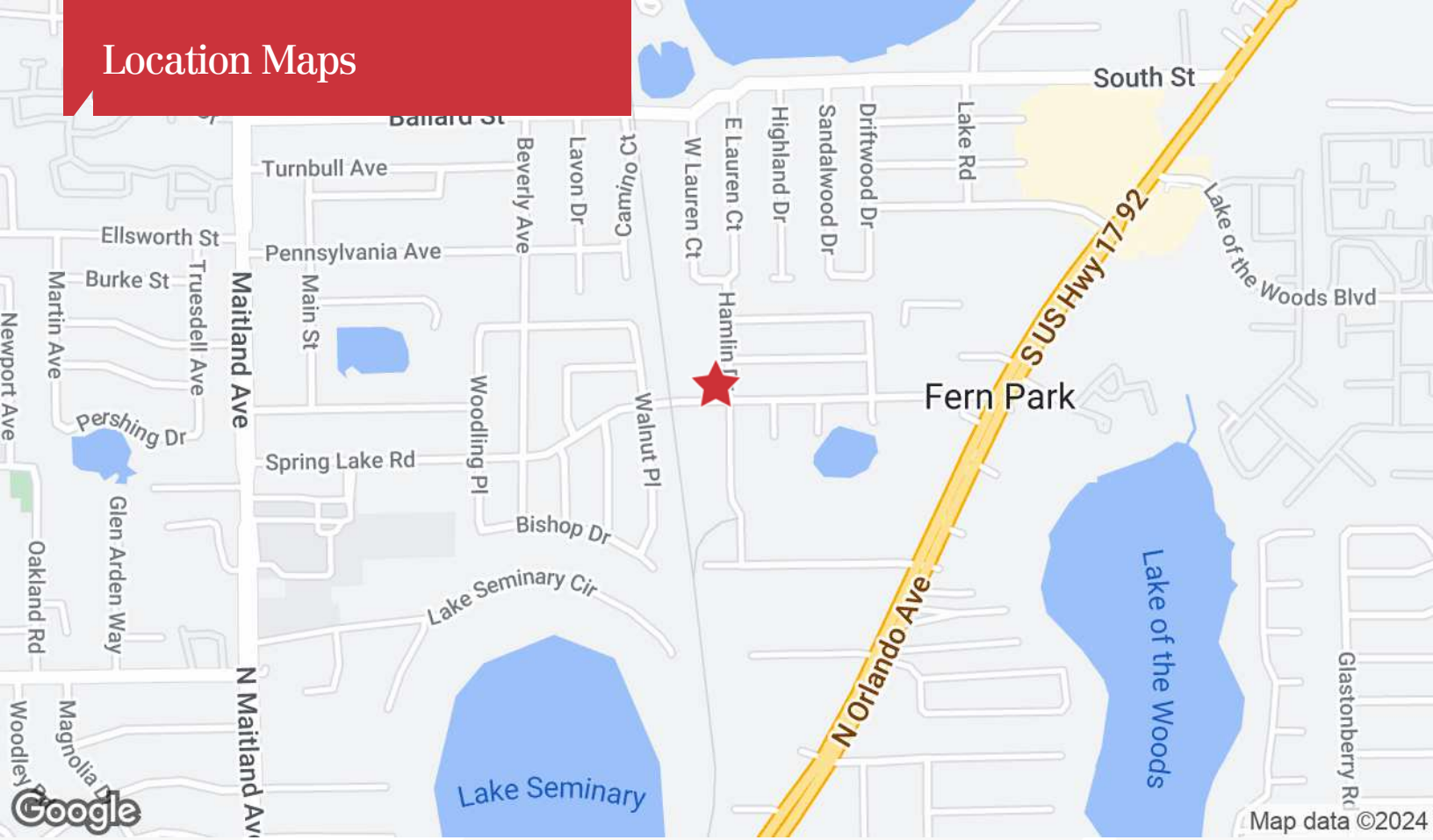
Property Photos



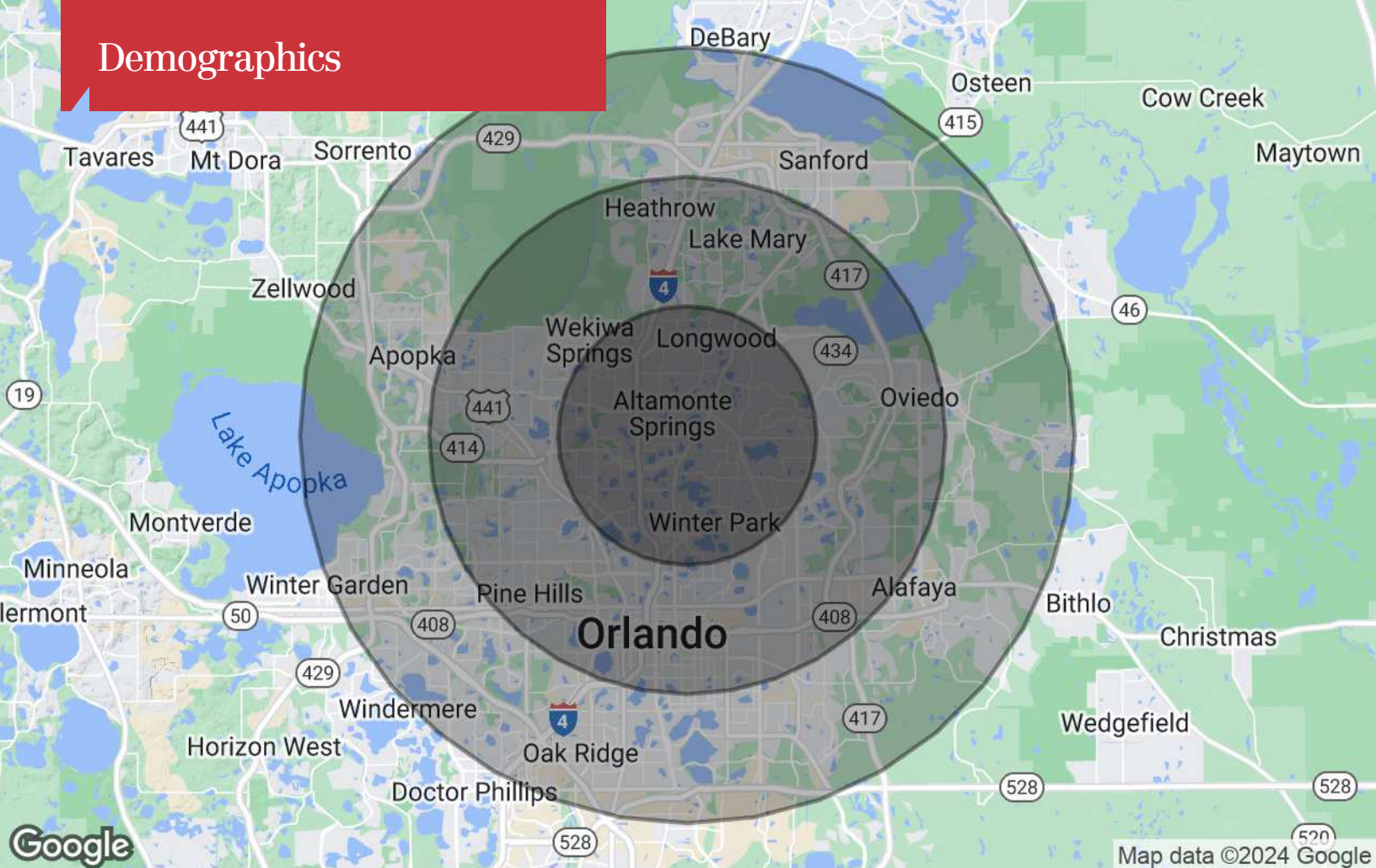
Aerials



Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	256,604	878,485	1,502,525
MEDIAN AGE	40.7	38.1	37.5
MEDIAN AGE (MALE)	39.4	36.8	36.2
MEDIAN AGE (FEMALE)	42.6	39.7	38.9

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	116,668	363,577	599,704
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$78,669	\$76,497	\$75,157
AVERAGE HOUSE VALUE	\$260,162	\$245,163	\$236,286

* Demographic data derived from 2020 ACS - US Census