

For Lease

# Oviedo Commerce Center

3,200 SF | \$16.50/SF NNN



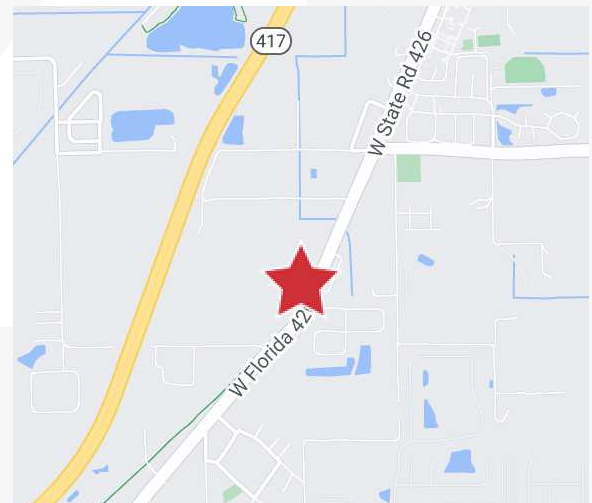
## 2462 West SR 426

Oviedo, Florida 32765

### Property Highlights

- (4) grade level office / warehouse buildings totaling 53,000± SF
- Grade-level overhead doors
- Ceiling height: 10' (office) and 16' (warehouse)
- Zoning: PCD (Seminole County)
- Great visibility on busy Aloma Avenue - 33,500 AADT
- Direct frontage on SR 426 (Aloma Avenue) with easy access to SR 417 (GreeneWay) interchanges at Aloma Avenue and Red Bug Lake Road
- Easy access to SR 434, Dean Road and University Blvd

AVAILABLE SPACE	
<b>Suite</b>	<b>1030</b>
<b>Lease Rate</b>	<b>\$16.50/SF NNN</b>
<b>Size</b>	<b>3,200 SF</b>
<b>Available</b>	<b>07/01/24</b>

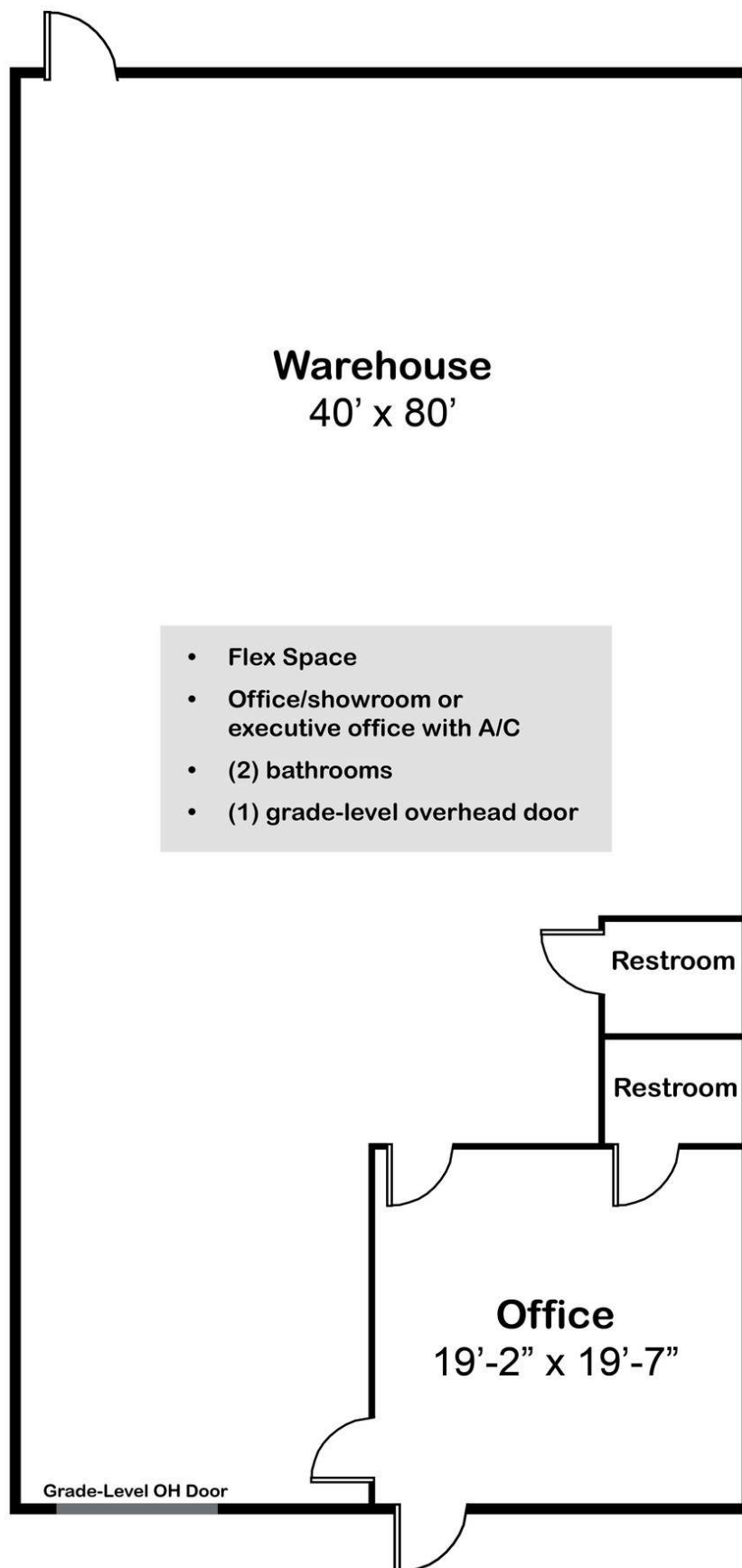


For more information

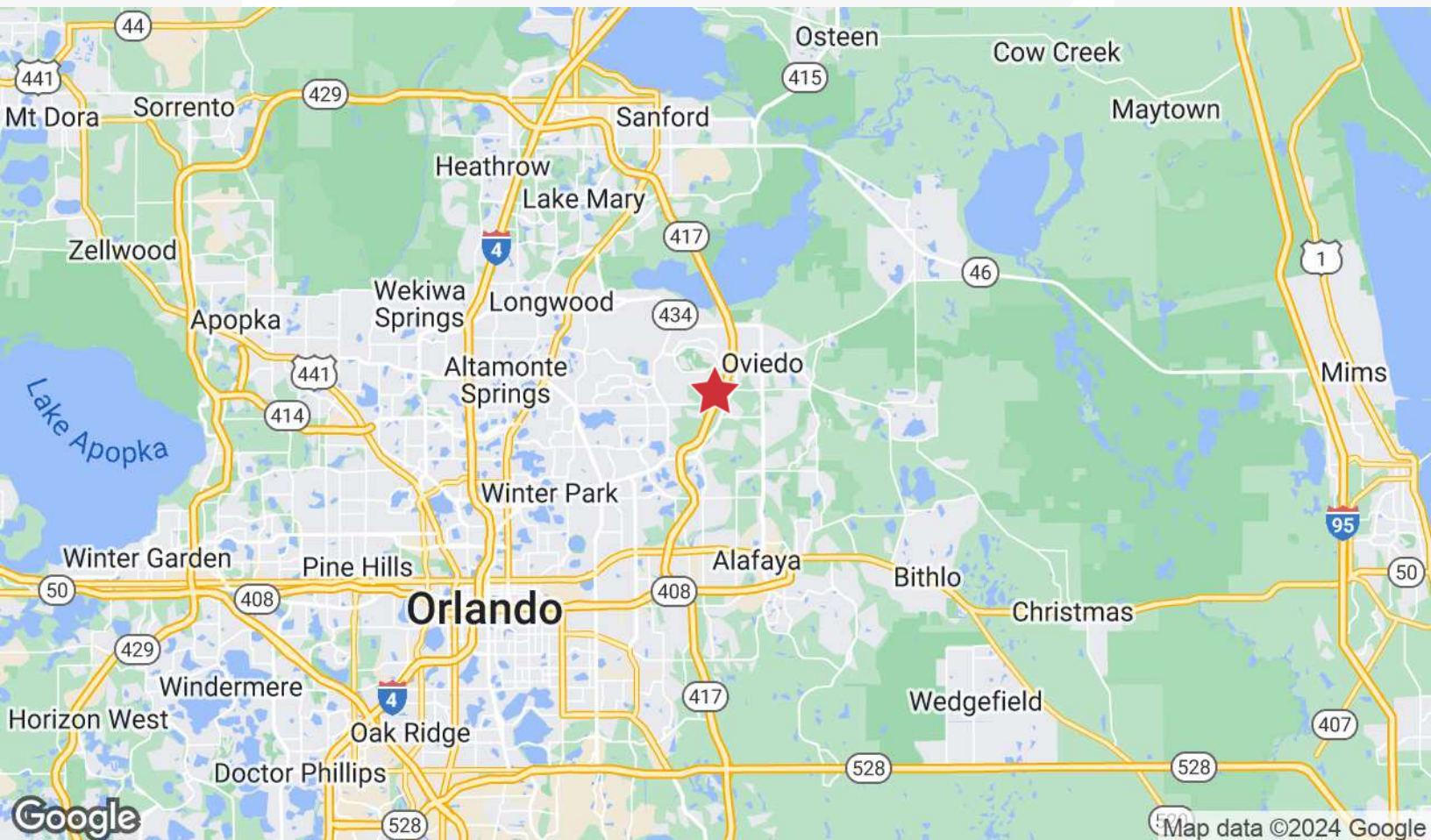
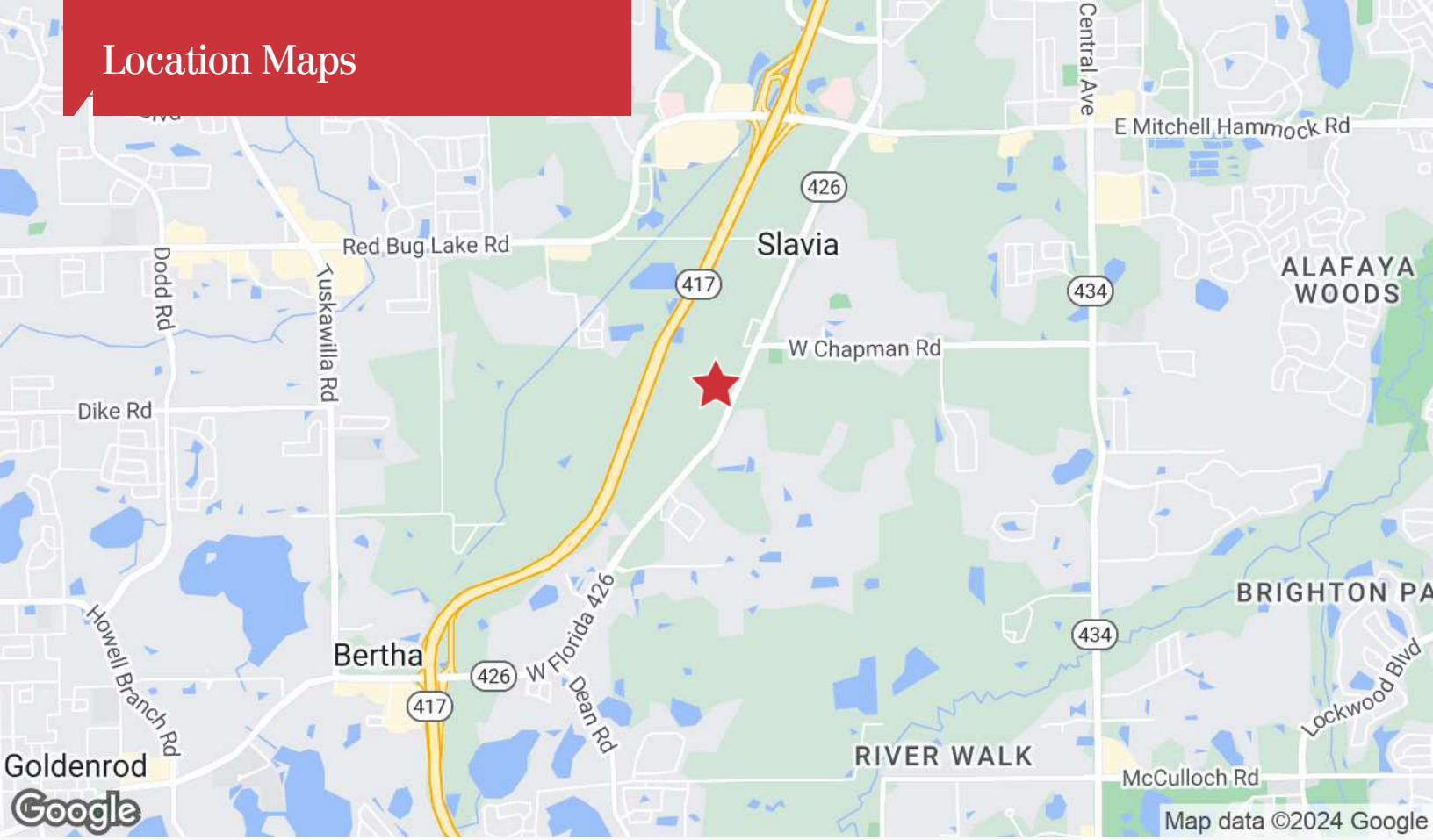
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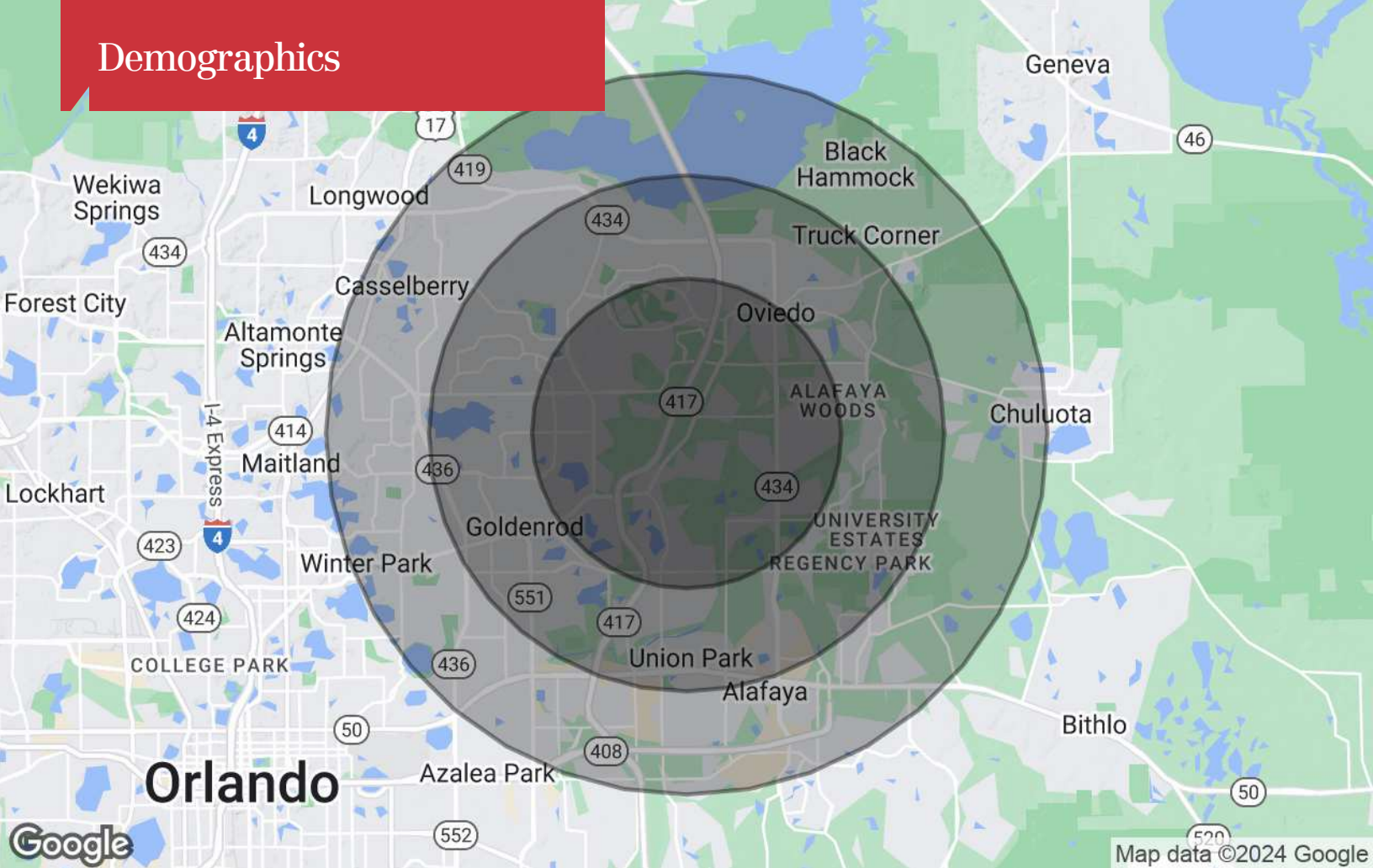
**Lease Rate: \$16.50/SF NNN (CAM: \$3.06/SF)**



# Location Maps



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	75,144	237,522	398,741
MEDIAN AGE	39	37	38
MEDIAN AGE (MALE)	38	36	37
MEDIAN AGE (FEMALE)	40	38	39

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	27,210	83,747	146,082
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$113,031	\$103,398	\$102,196
AVERAGE HOUSE VALUE	\$456,882	\$400,441	\$402,448

\* Demographic data derived from 2020 ACS - US Census