

For Lease

Flex/Industrial Space

2,040 SF | \$15.00/SF NNN

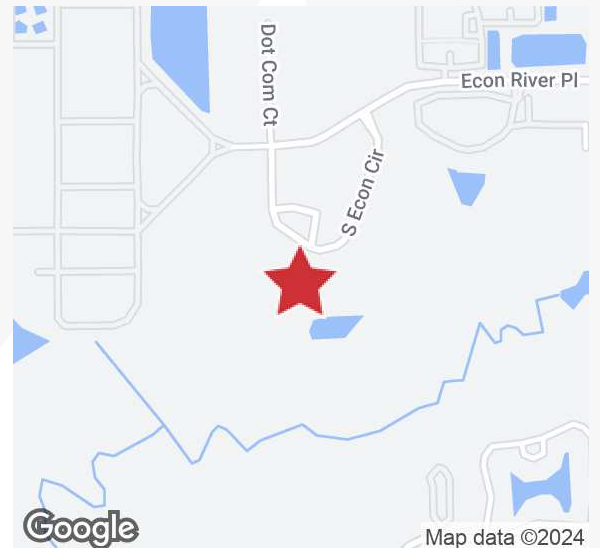


532 South Econ Circle

Oviedo, Florida 32765

Property Highlights

- Suite 160 - 2,040 SF flex space (85' x 24') - perfect for a flex office user:
- 1,175± SF office with 865± SF warehouse
- 3 offices (including one with kitchen) and 2 bathrooms
- Clear height: 12' in warehouse (±18' to ceiling)
- One 10' x 10' grade-level door; 3-phase power
- Over 3 per 1,000 SF parking
- 32,040± SF building on 5.52 acres
- Zoned M-1A (Light Industrial), City of Oviedo
- Located in the SouthPark Business Center in the Iron Bridge section of Alafaya, just 1.3 miles from the University of Central Florida (UCF)
- Many businesses within SouthPark are defense and simulation contractors affiliated or working with UCF
- Easy access SR 434, SR 50 (Colonial Drive), SR 417 (GreeneWay), SR 408 (East-West), I-4 & US Hwy 17-92



**Lease Rate: \$15.00/SF NNN +
Estimated CAM: \$3.15/SF**

For more information

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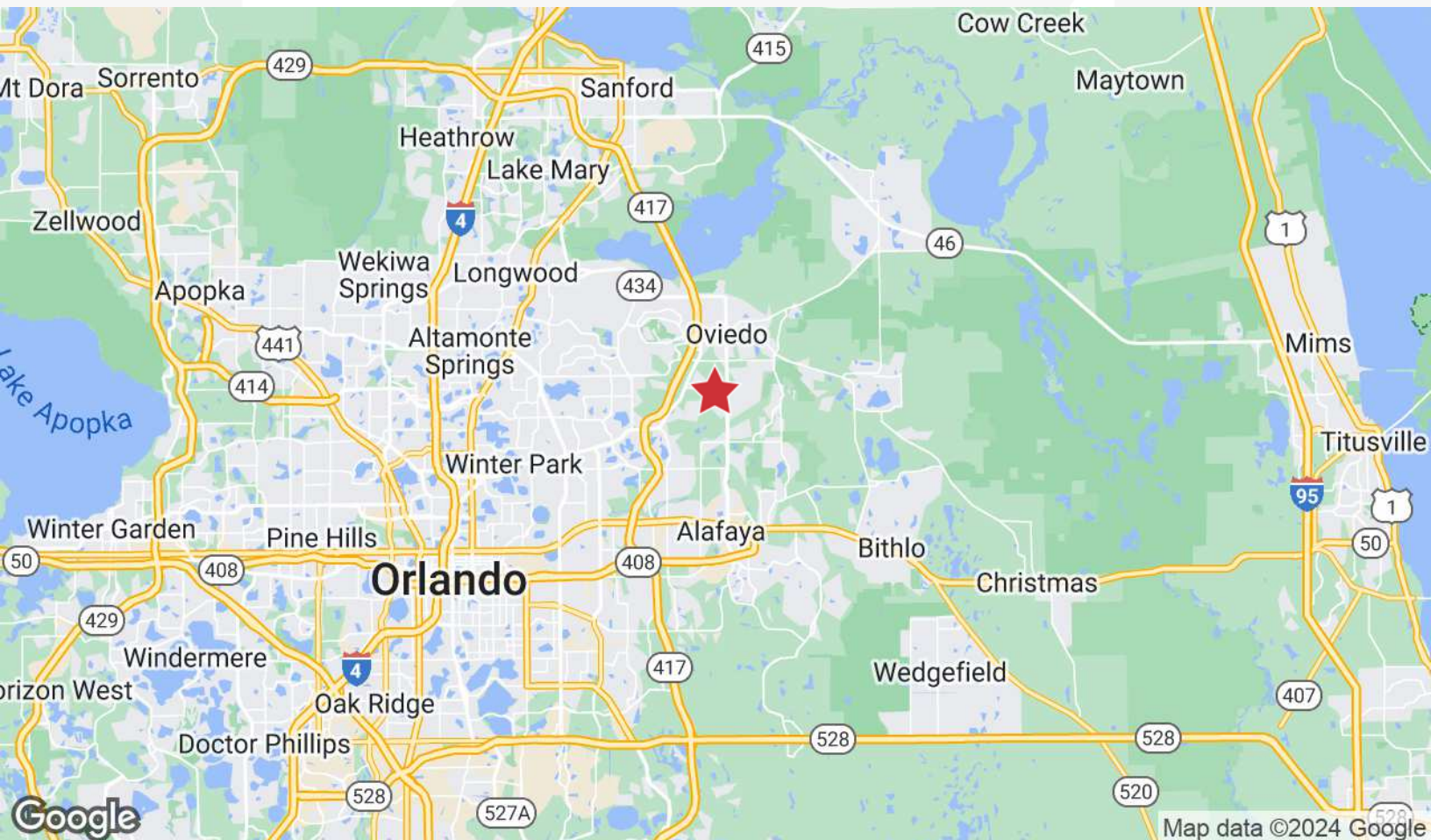
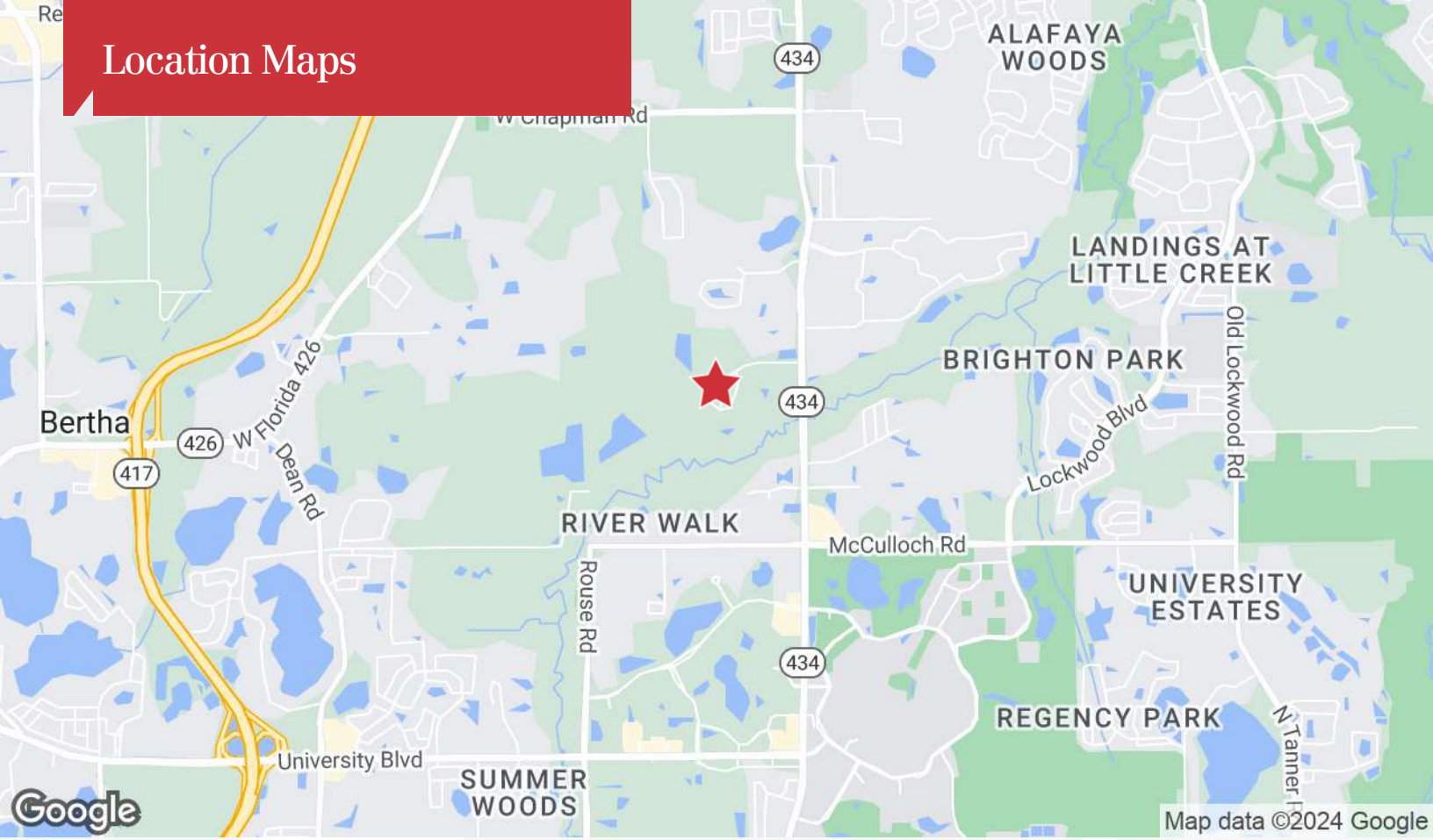
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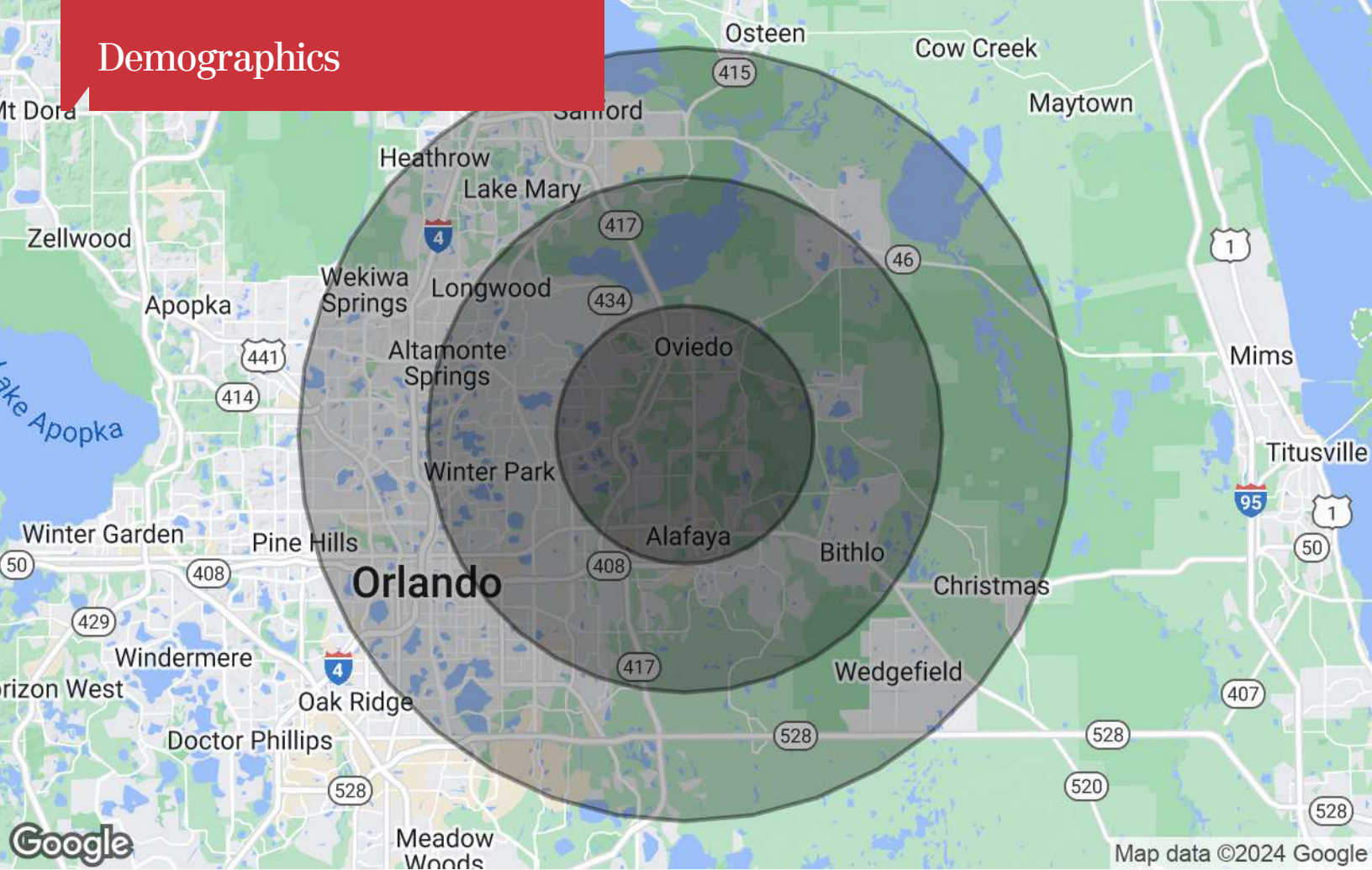
Property Photos



Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	235,988	678,248	1,220,971
MEDIAN AGE	37	39	40
MEDIAN AGE (MALE)	36	38	39
MEDIAN AGE (FEMALE)	38	40	41

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	81,079	251,516	465,333
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$104,226	\$103,156	\$101,564
AVERAGE HOUSE VALUE	\$395,373	\$401,269	\$400,032

* Demographic data derived from 2020 ACS - US Census