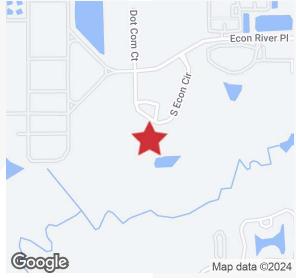


532 South Econ Circle, Suite 160

Oviedo, Florida 32765

Property Highlights

- Suite 160 2,040 SF flex space (85' x 24') perfect for a flex office user: next to Volleyball Academy
- 1,175± SF office with 865± SF warehouse; new paint and flooring
- 3 offices and 2 bathrooms (includes shower)
- Clear height: 12' in warehouse
- 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

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

O: 407 949 0758 ppartyka@realvest.com

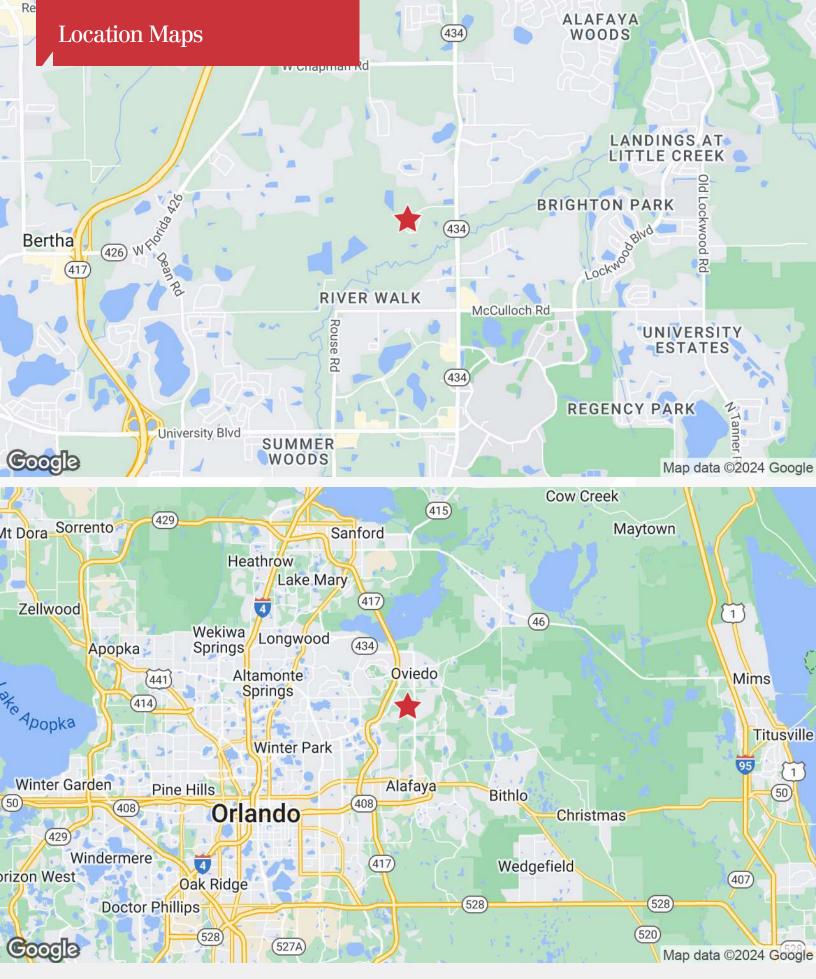








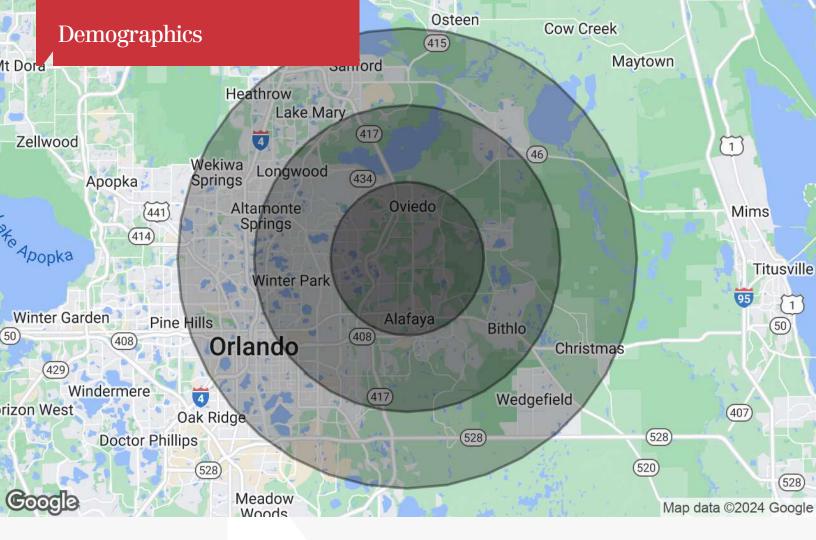
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.





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1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel



Population	5 Miles	10 Miles	15 Miles	
TOTAL POPULATION	235,969	678,322	1,221,129	
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	
Households & Income TOTAL HOUSEHOLDS	5 Miles 81,060	10 Miles 251,604	15 Miles 465,560	
TOTAL HOUSEHOLDS	81,060	251,604	465,560	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	81,060 2.9	251,604 2.7	465,560 2.6	

^{*} Demographic data derived from 2020 ACS - US Census

