

For Lease

Flex/Industrial Space

2,040 SF | \$15.00/SF NNN

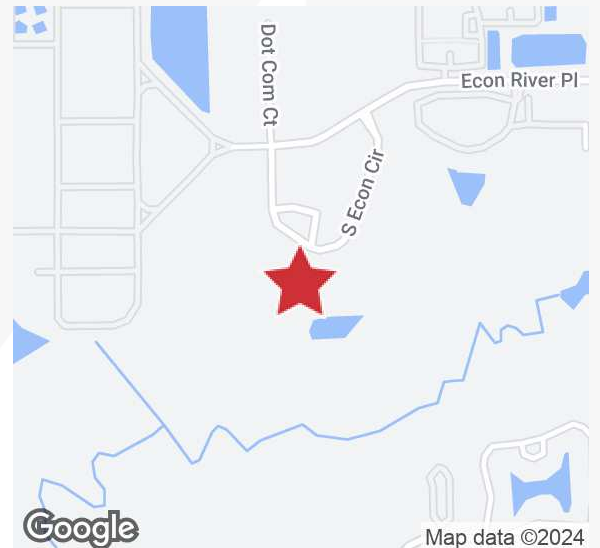


532 South Econ Circle, Suite 160

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

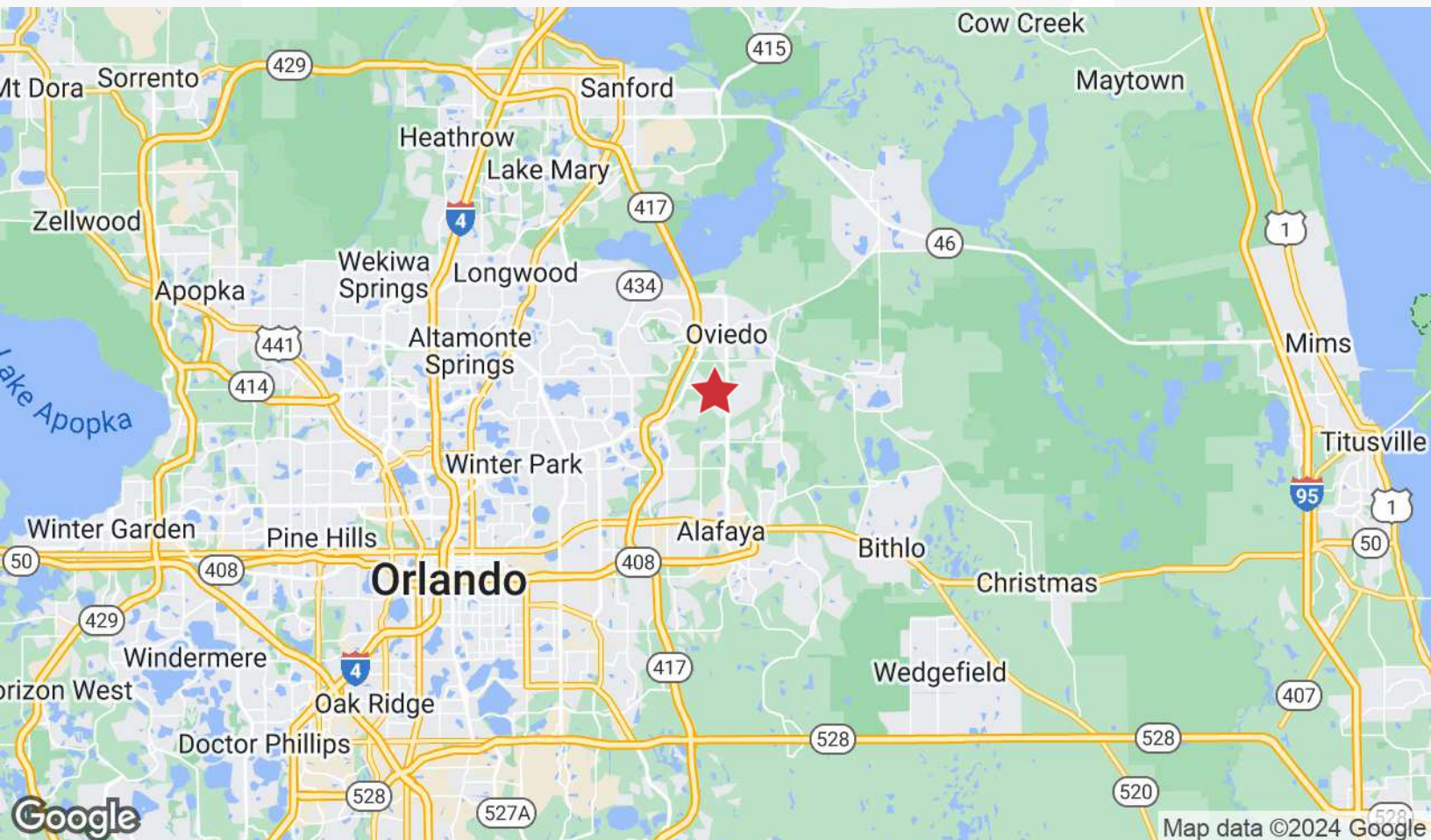
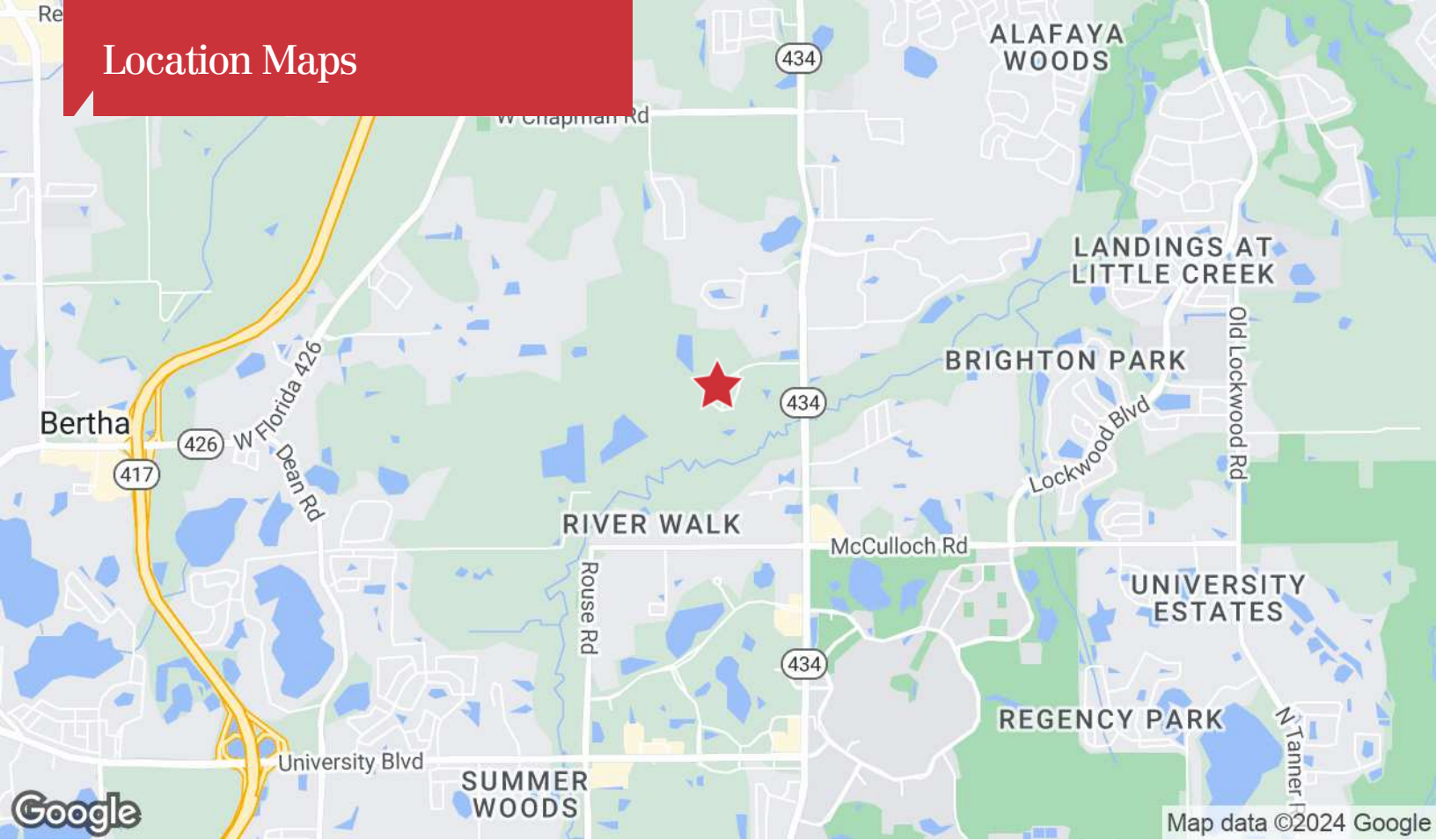
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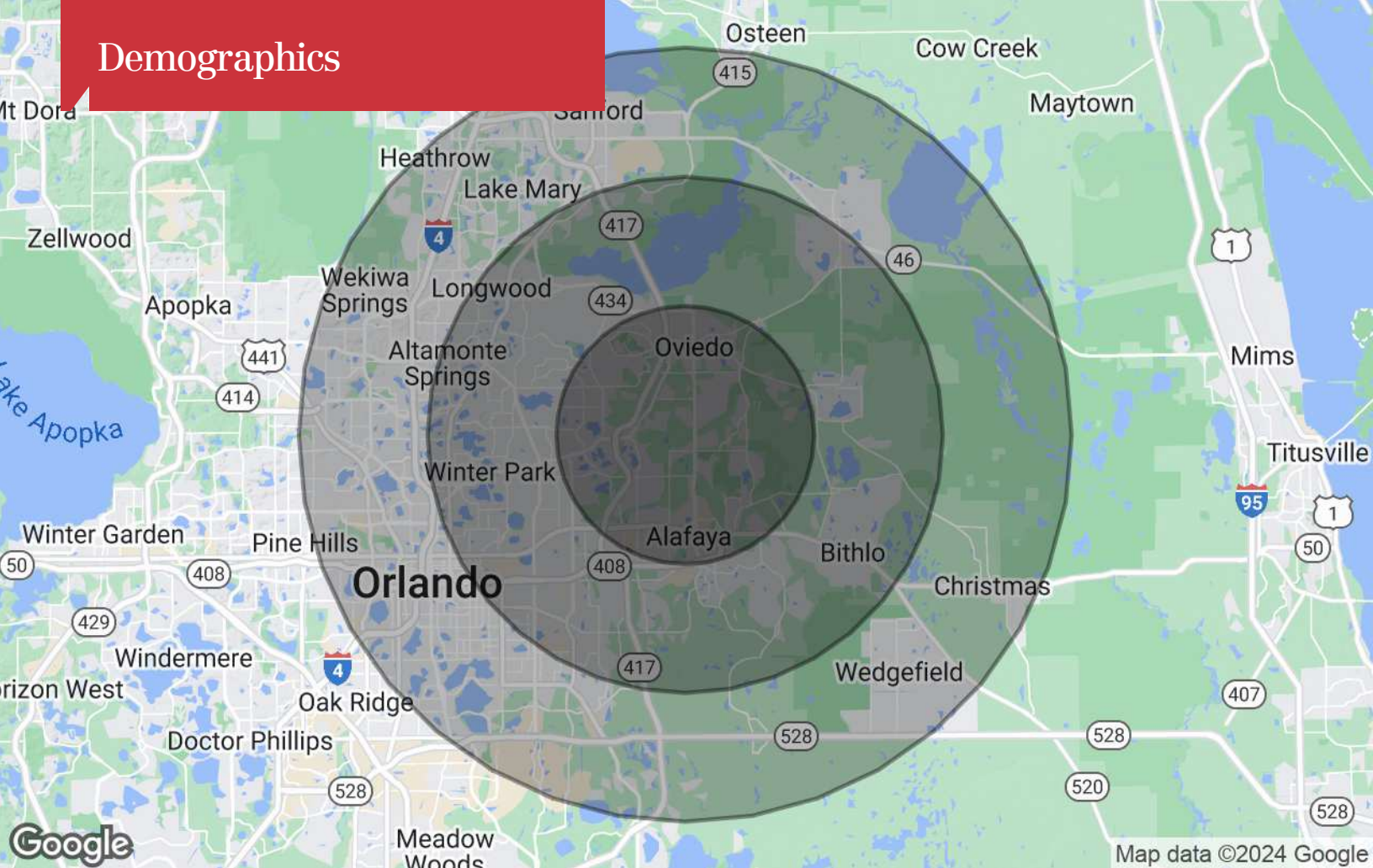
Property Photos



Location Maps



Demographics



	5 Miles	10 Miles	15 Miles
Population			
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			
TOTAL HOUSEHOLDS	81,060	251,604	465,560
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$104,221	\$103,155	\$101,564
AVERAGE HOUSE VALUE	\$395,361	\$401,295	\$400,043

* Demographic data derived from 2020 ACS - US Census