

For Lease

# Fleet Financial Court

5,000 SF | \$11.00 / SF Modified Gross

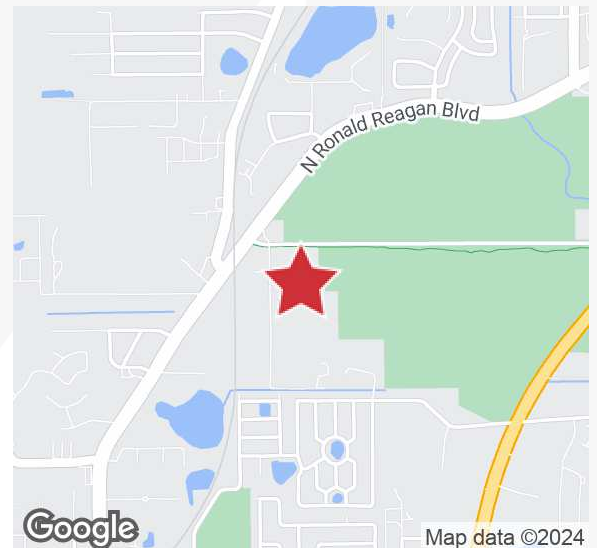


## 751 Fleet Financial Court

Longwood, Florida 32750

### Property Highlights

- Unit 105 - 5,000± SF - available mid-August
- (1) 10x14 grade-level door in front and (2) 10x10 dock-high doors in back
- Approximately 900 SF of office space
- Racking available
- Ceiling height - 22'
- Metal construction and roof
- Ample parking
- Zoning: M-1A, Seminole County
- Water & sewer: Seminole County (included in rent)
- Electric: 600-amp, 3 Phase



**Lease Rate: \$11.00/SF Modified Gross | Est. Expenses \$1.50/SF**

For more information

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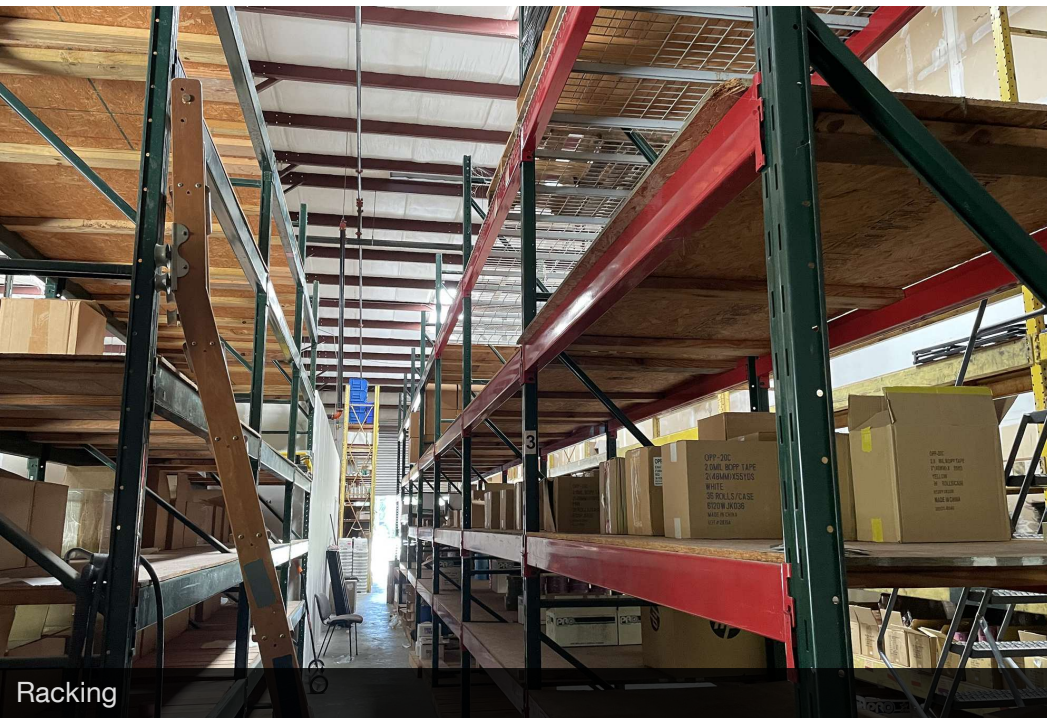
# Property Photos



A/C Work Area



A/C Work Area

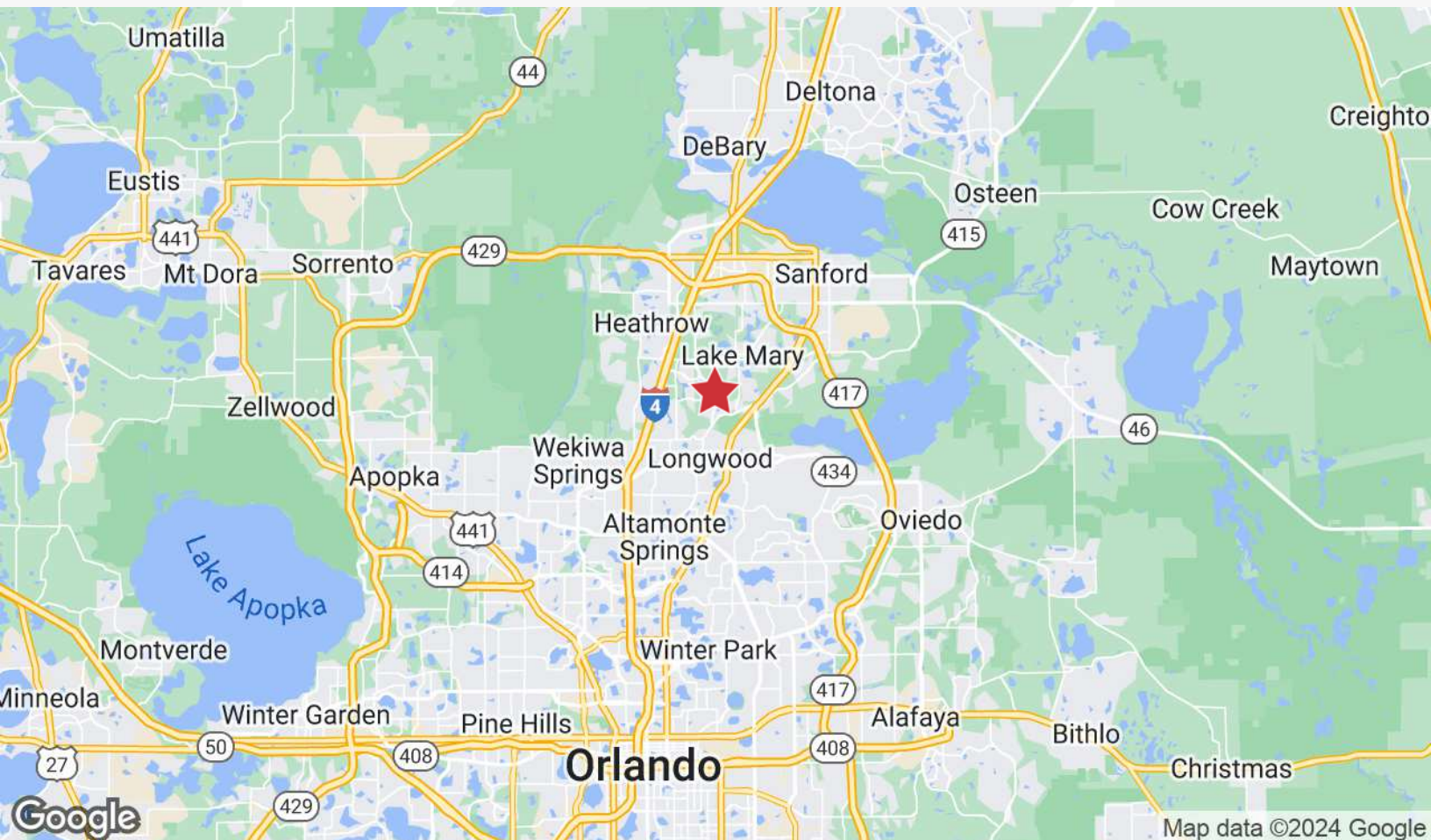
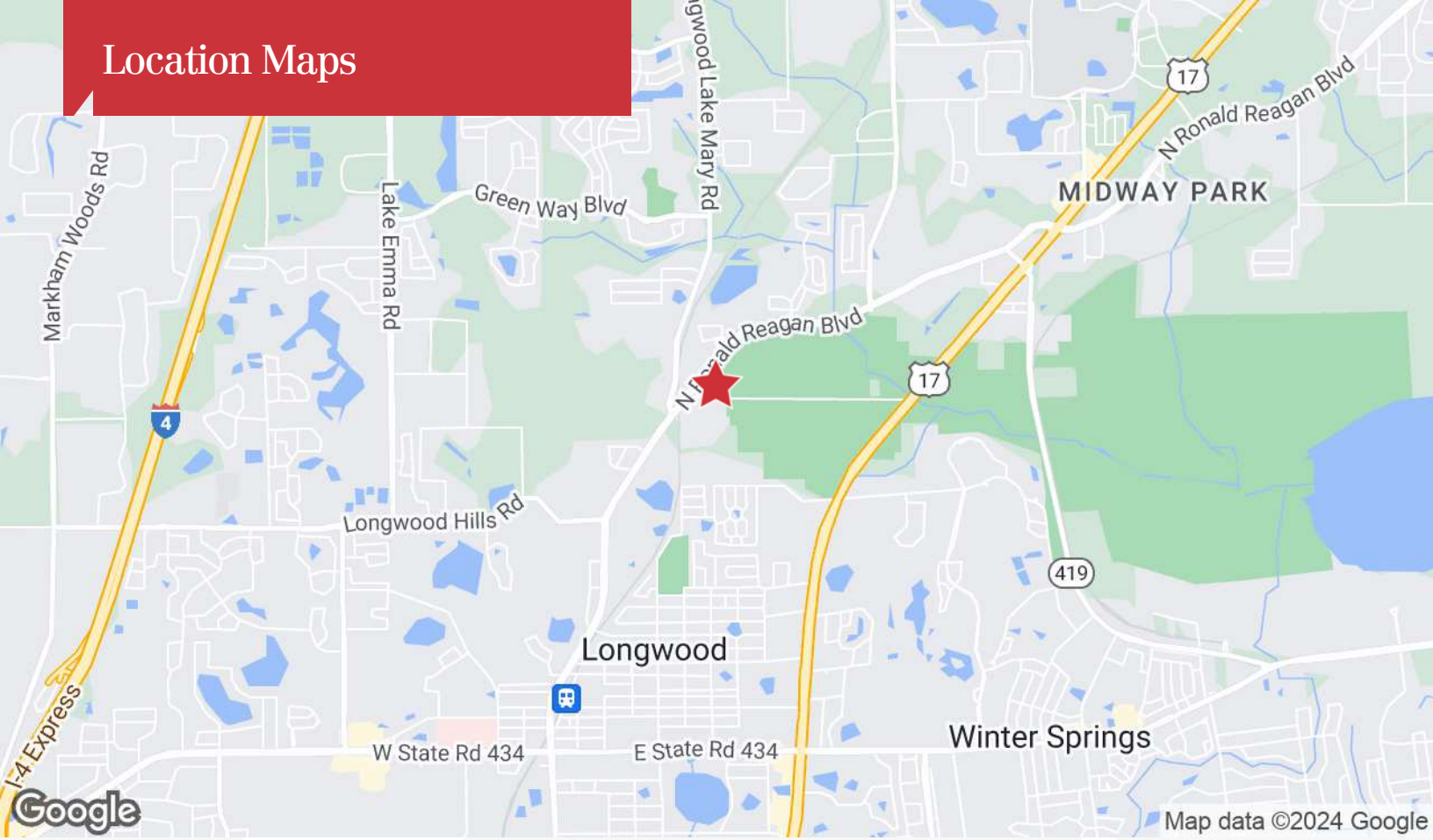


Racking

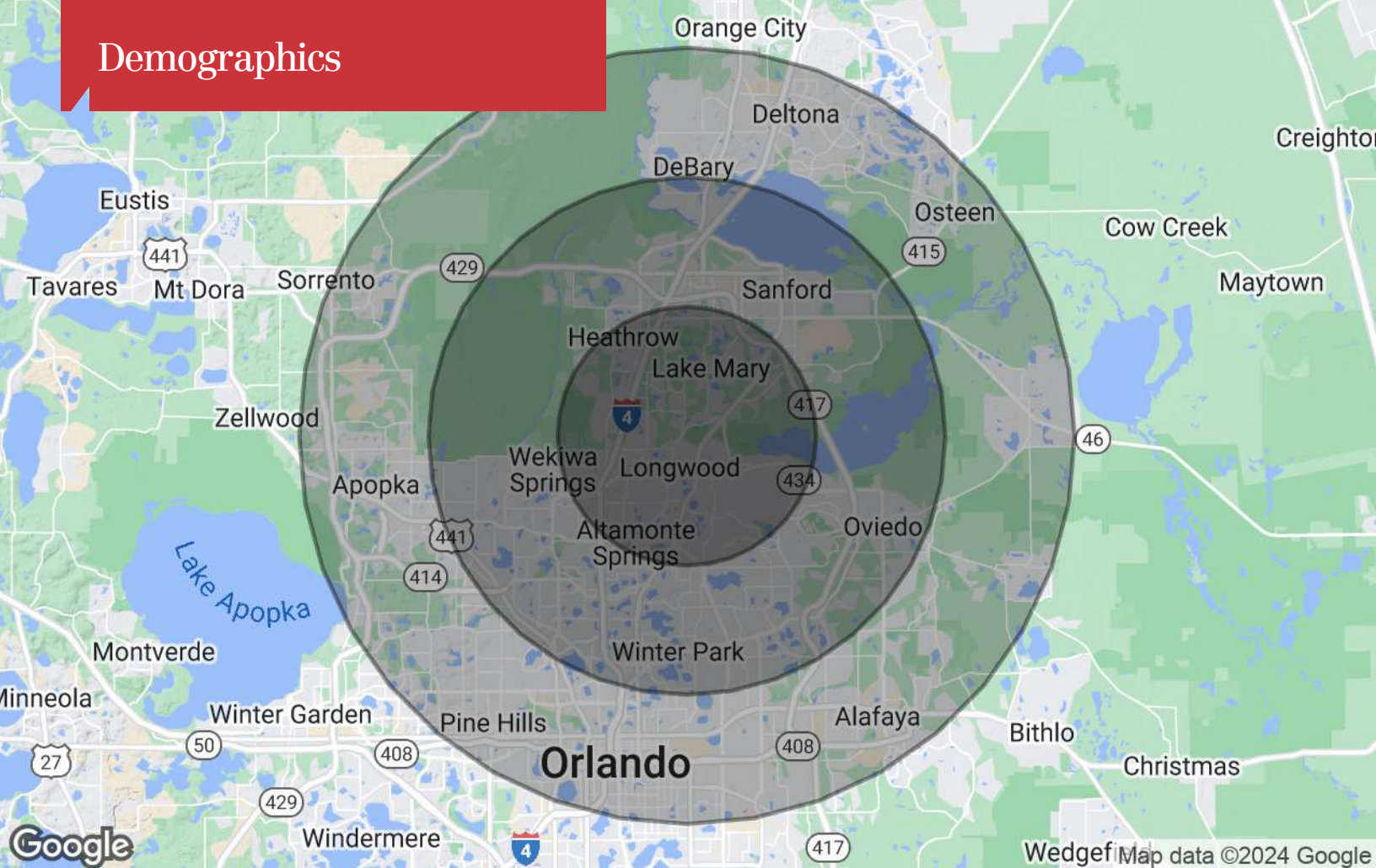


Overhead Door

# Location Maps



# Demographics



|                                | 5 Miles   | 10 Miles  | 15 Miles  |
|--------------------------------|-----------|-----------|-----------|
| <b>Population</b>              |           |           |           |
| TOTAL POPULATION               | 168,374   | 600,202   | 1,353,487 |
| MEDIAN AGE                     | 42        | 41        | 40        |
| MEDIAN AGE (MALE)              | 41        | 39        | 39        |
| MEDIAN AGE (FEMALE)            | 44        | 42        | 41        |
| <b>Households &amp; Income</b> |           |           |           |
| TOTAL HOUSEHOLDS               | 66,897    | 237,503   | 515,497   |
| # OF PERSONS PER HH            | 2.5       | 2.5       | 2.6       |
| AVERAGE HH INCOME              | \$104,295 | \$108,205 | \$99,346  |
| AVERAGE HOUSE VALUE            | \$390,374 | \$432,318 | \$391,229 |

\* Demographic data derived from 2020 ACS - US Census