

For Sale & Lease

# Office Building

\$2,200,000 | \$15.00 / SF

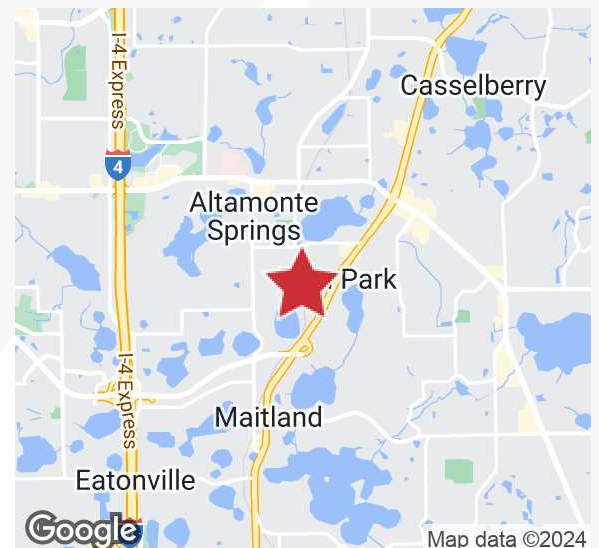


## 241 Obrien Road

Fern Park, Florida 32730

### Property Highlights

- Class B office building with 2 entrances located just outside of Altamonte Springs
- 8,168± SF building on 1.56± acre site
- Zoning - C-1 (Seminole County); perfect for service business
- Less than 10 minutes from I-4/Maitland Blvd interchange
- Blocks from Orlando Ave / US Hwy 17-92
- Security; decorative fence with new electronic gate
- 42 parking spaces for vans, trucks and cars
- Move-in condition; furnished office space in most of building; also lease with option to buy
- ATTRACTIVE SELLER FINANCING AVAILABLE



Sale Price: \$2,200,000  
Lease Rate: \$15.00 / SF NNN

For more information

**Paul P. Partyka, CCIM, MiCP, CIPS**

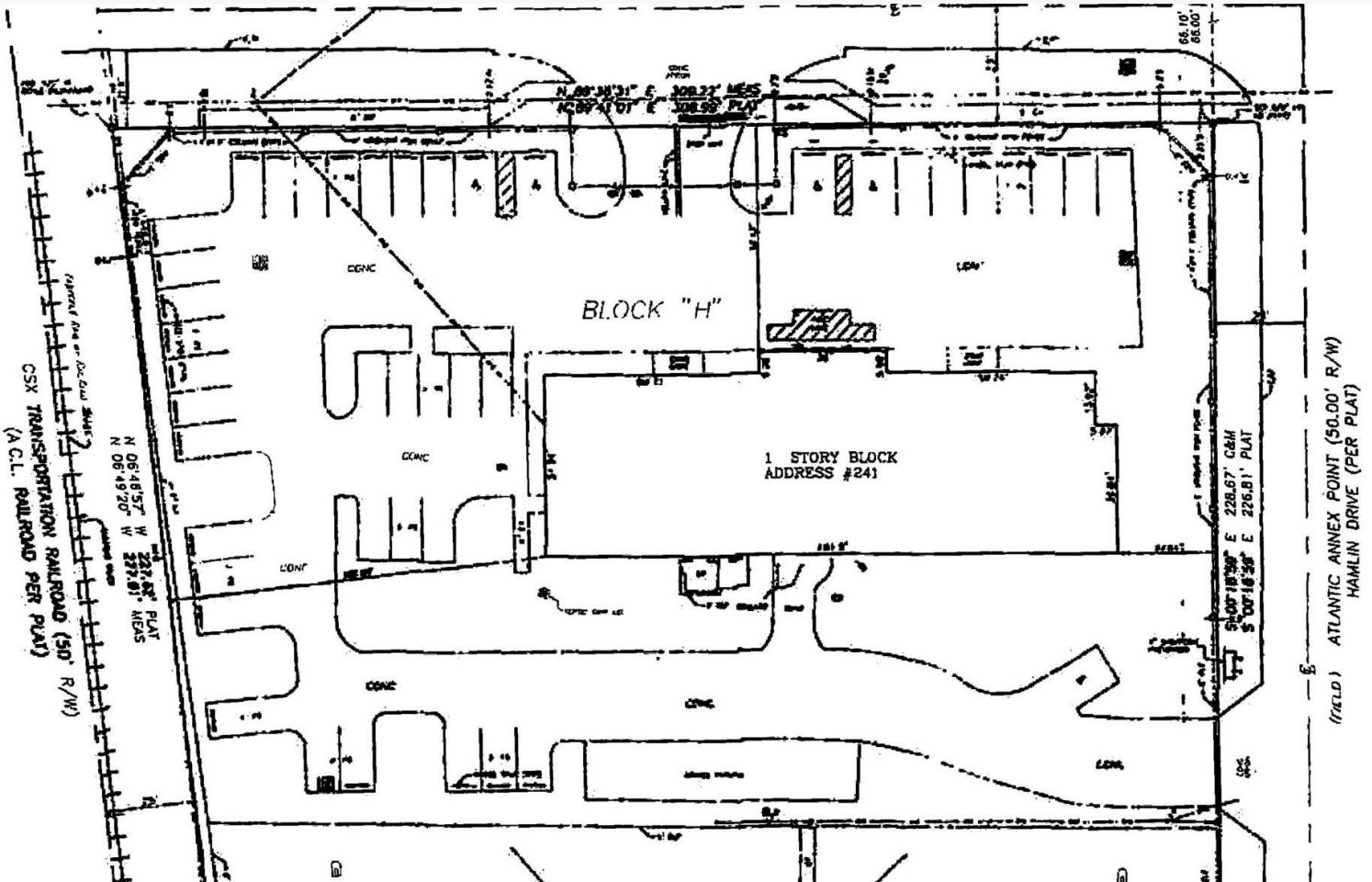
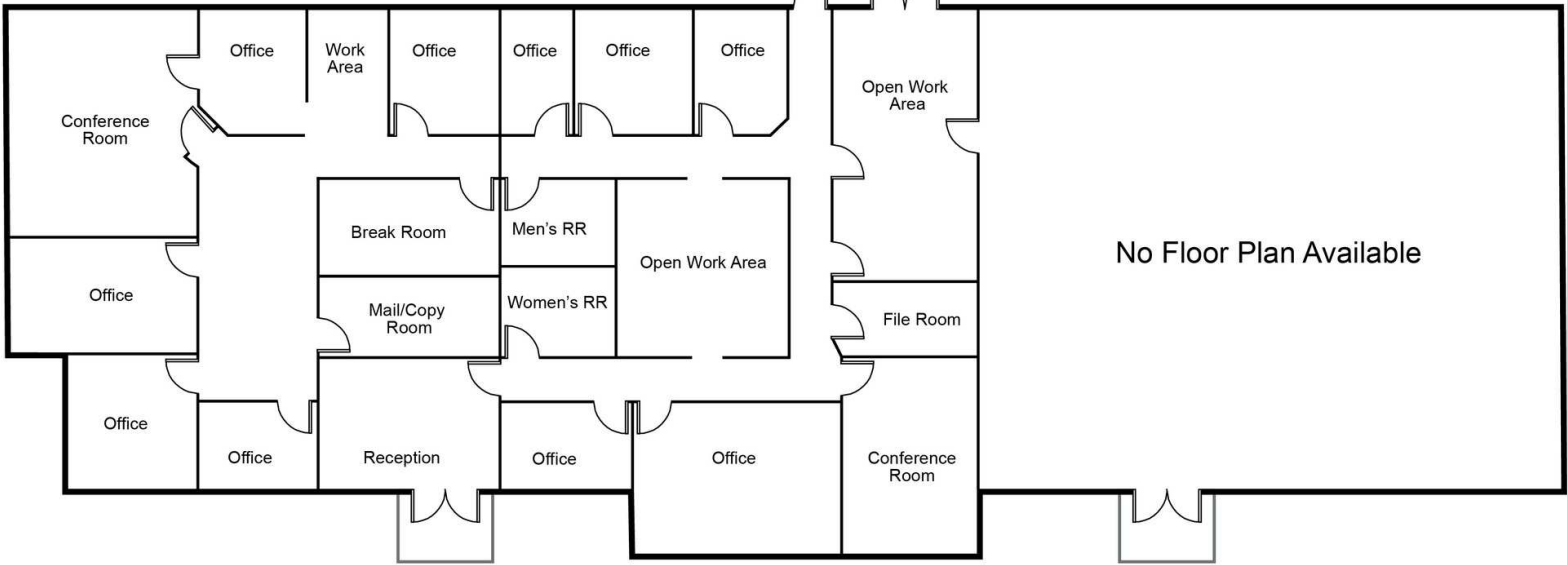
O: 407 949 0758

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# Floor Plan & Site Plan

5,000± SF

3,168± SF



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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Left Entrance - Main



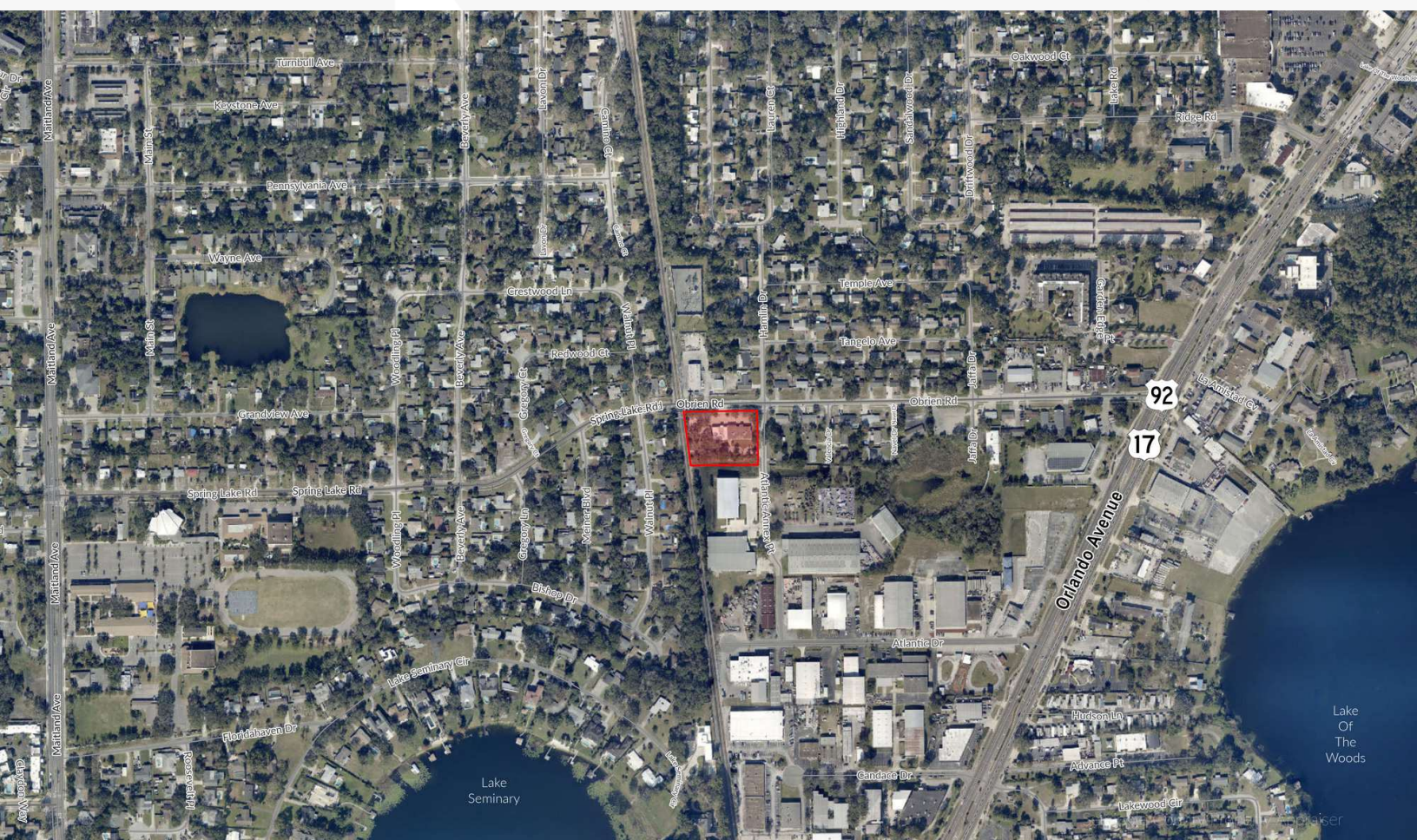
Right Entrance



Work Area

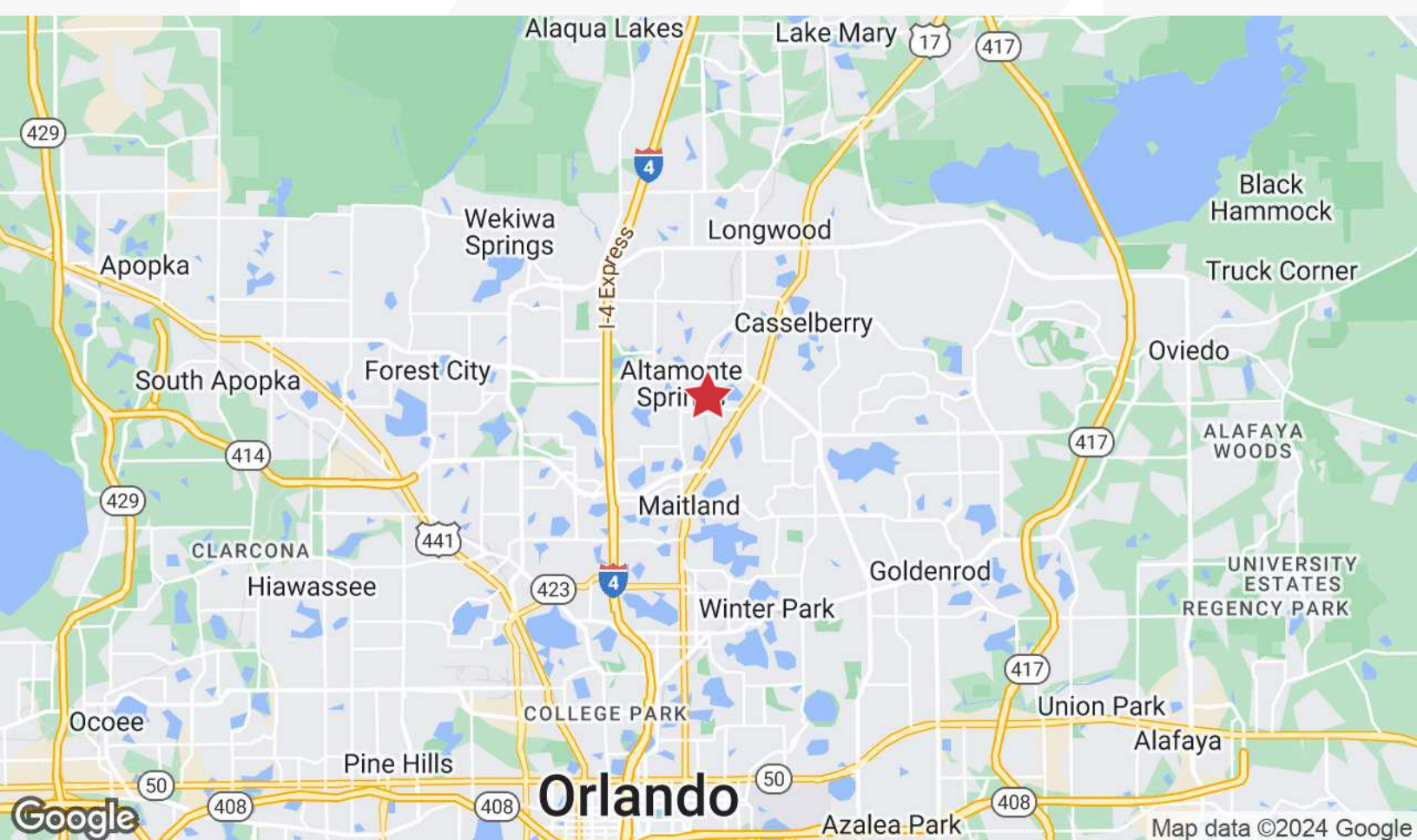
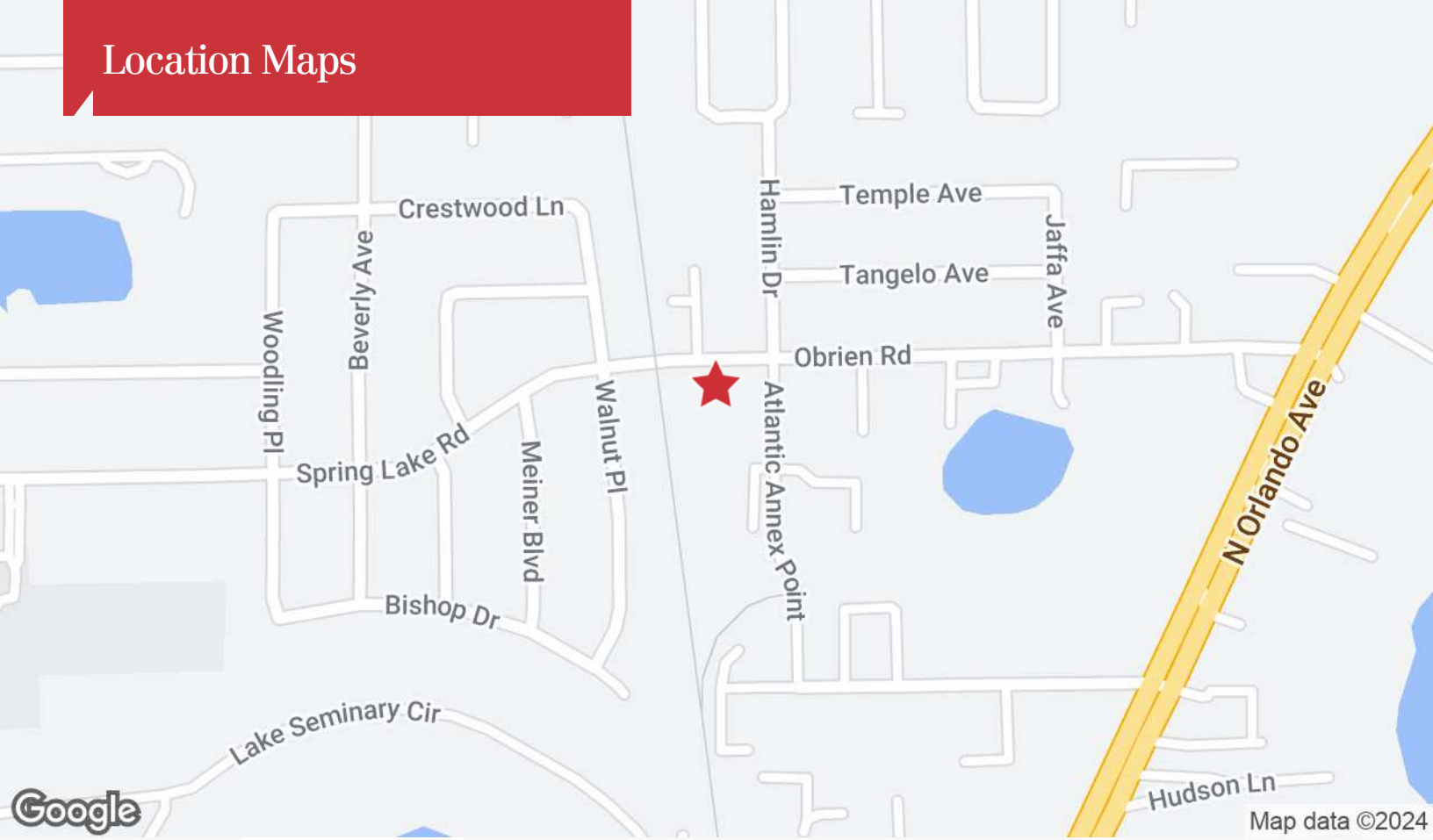


# Aerials

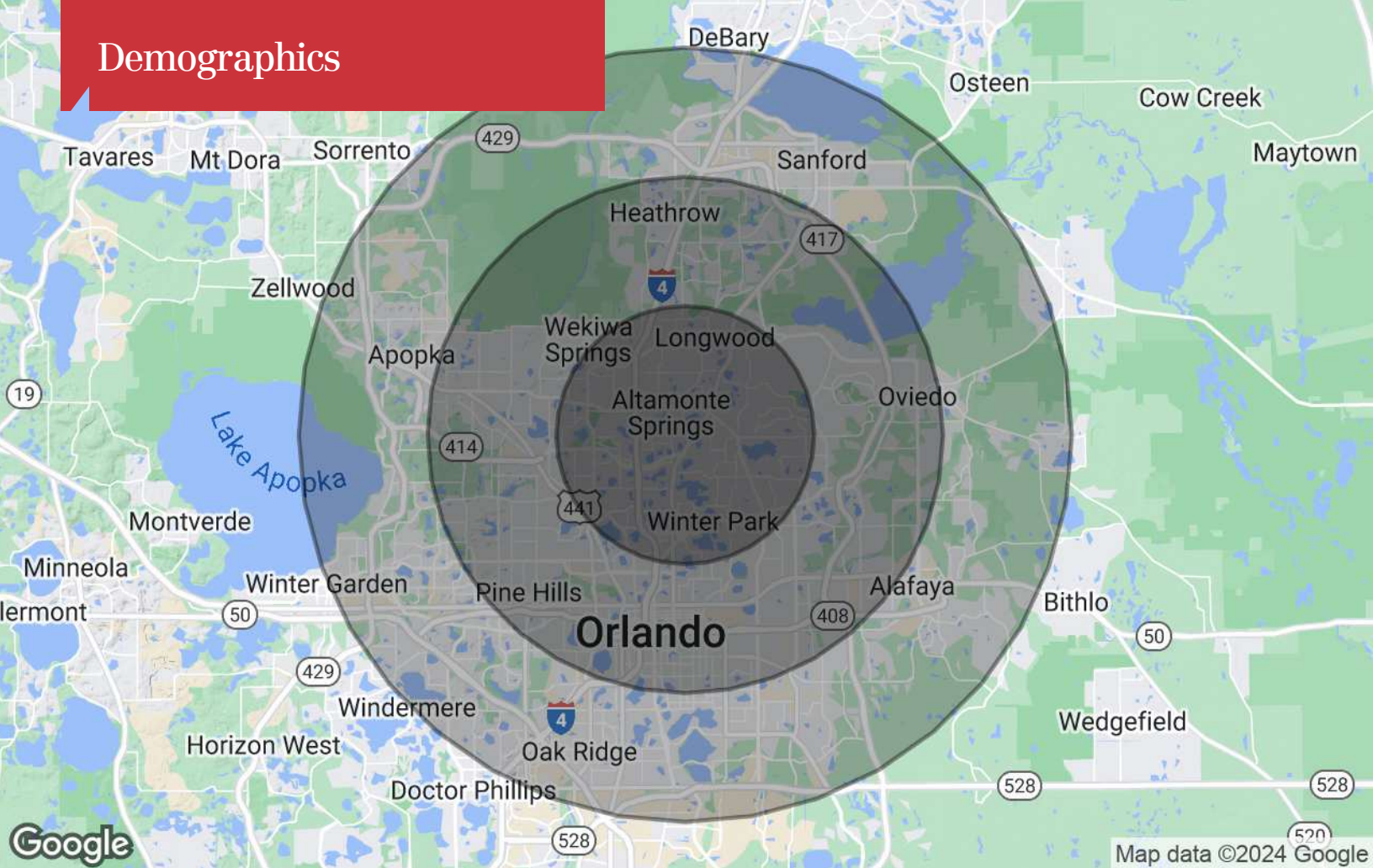




# Location Maps



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	256,604	878,485	1,502,525
MEDIAN AGE	40.7	38.1	37.5
MEDIAN AGE (MALE)	39.4	36.8	36.2
MEDIAN AGE (FEMALE)	42.6	39.7	38.9

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	116,668	363,577	599,704
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$78,669	\$76,497	\$75,157
AVERAGE HOUSE VALUE	\$260,162	\$245,163	\$236,286

\* Demographic data derived from 2020 ACS - US Census