

For Sale

Versatile 2nd Floor Office Near Universal

2,414 SF | \$715,000



5385 Conroy Rd, Units 200 & 204

Orlando, Florida 32811

Property Highlights

- 2nd floor office condos
- Ideal for owner-users with the opportunity to lease excess space for rental income
- Combined units 200 & 204 totaling 2,414± SF
- Great floor plan with kitchenette, lobby, conference room and multiple private offices
- Elevator to 2nd floor; fire sprinklers and fire escape
- Ample parking - 33 spaces total
- Versatile zoning (O-1): ideal for offices, schools or assembly spaces
- Minutes from Mall at Millenia and Universal Studios; 5 minutes from Windermere
- Entire floor available – purchase adjacent units as well



For more information

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Just Reduced - Motivated Seller! \$715,000

Property Photos



Ample Parking in Rear of Building



Frontage on Busy Conroy Road

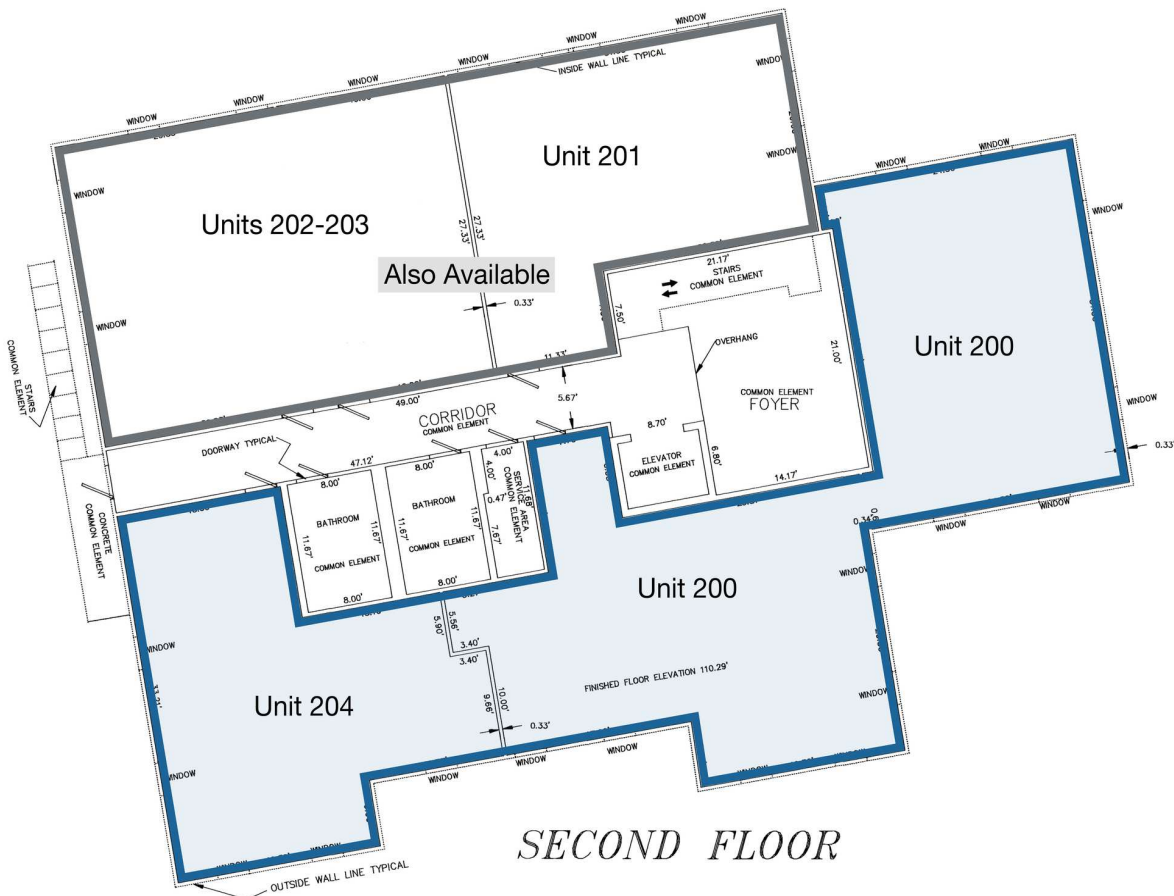


Individual Office

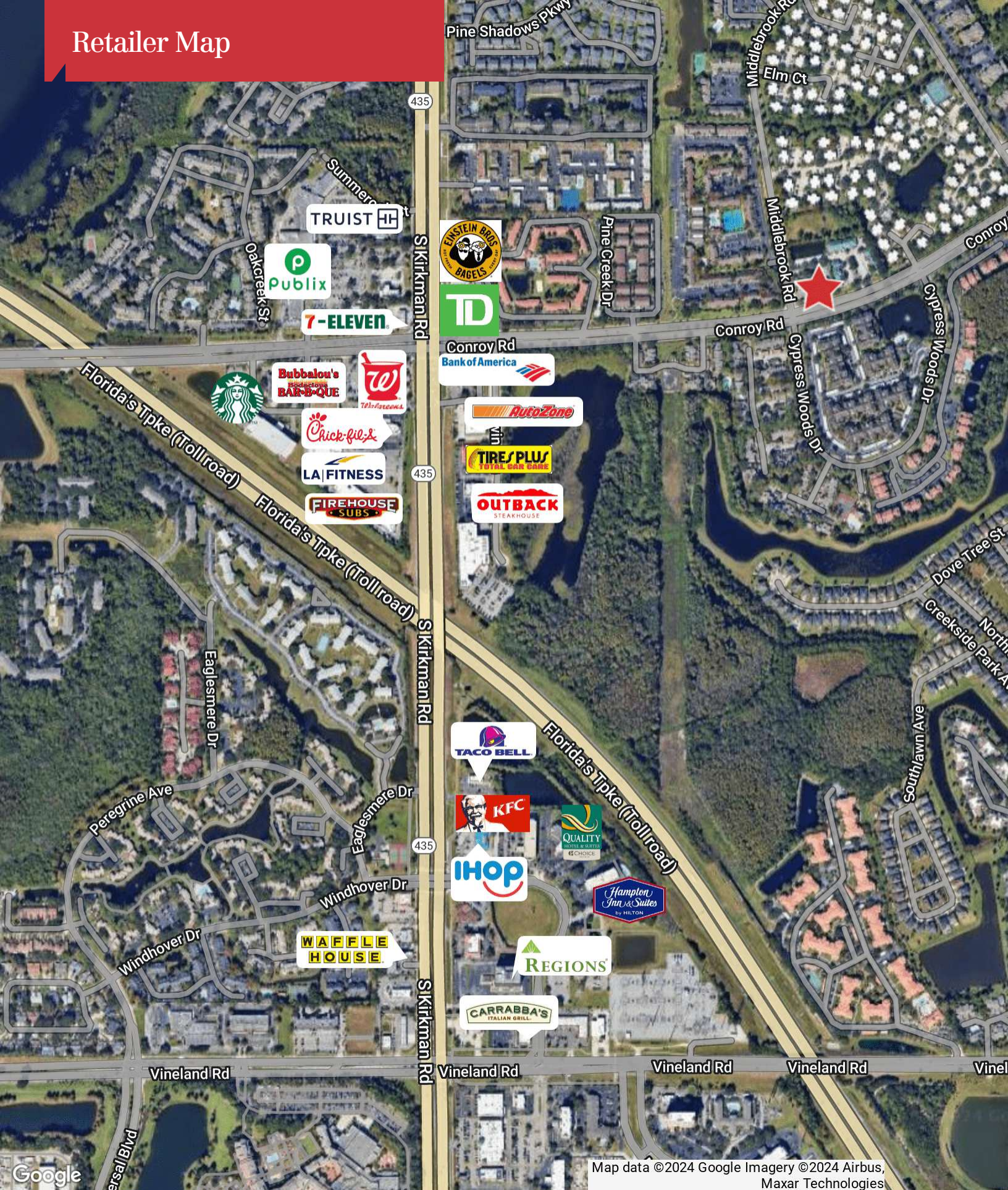


Individual Office

Aerial & Floor Plan



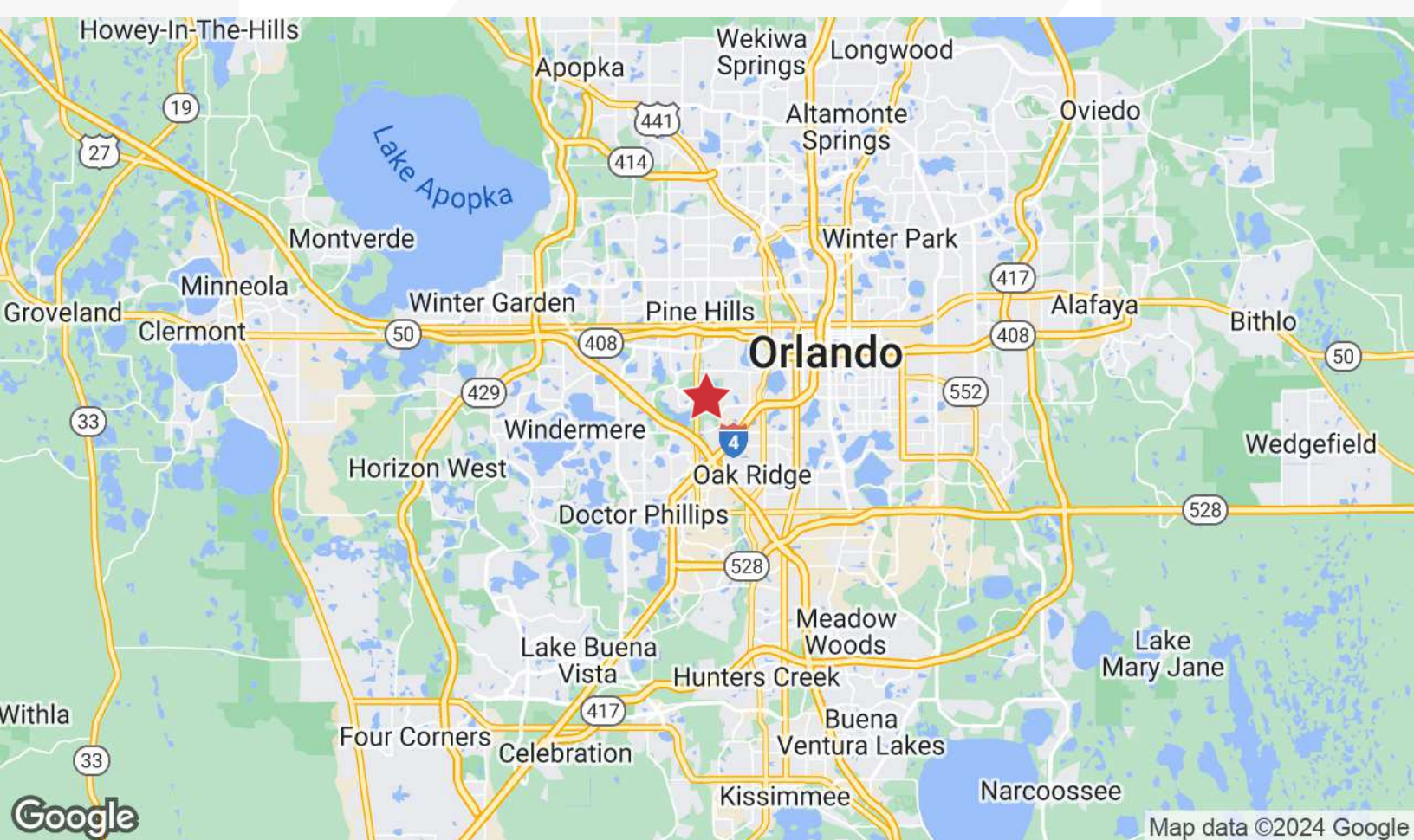
Retailer Map



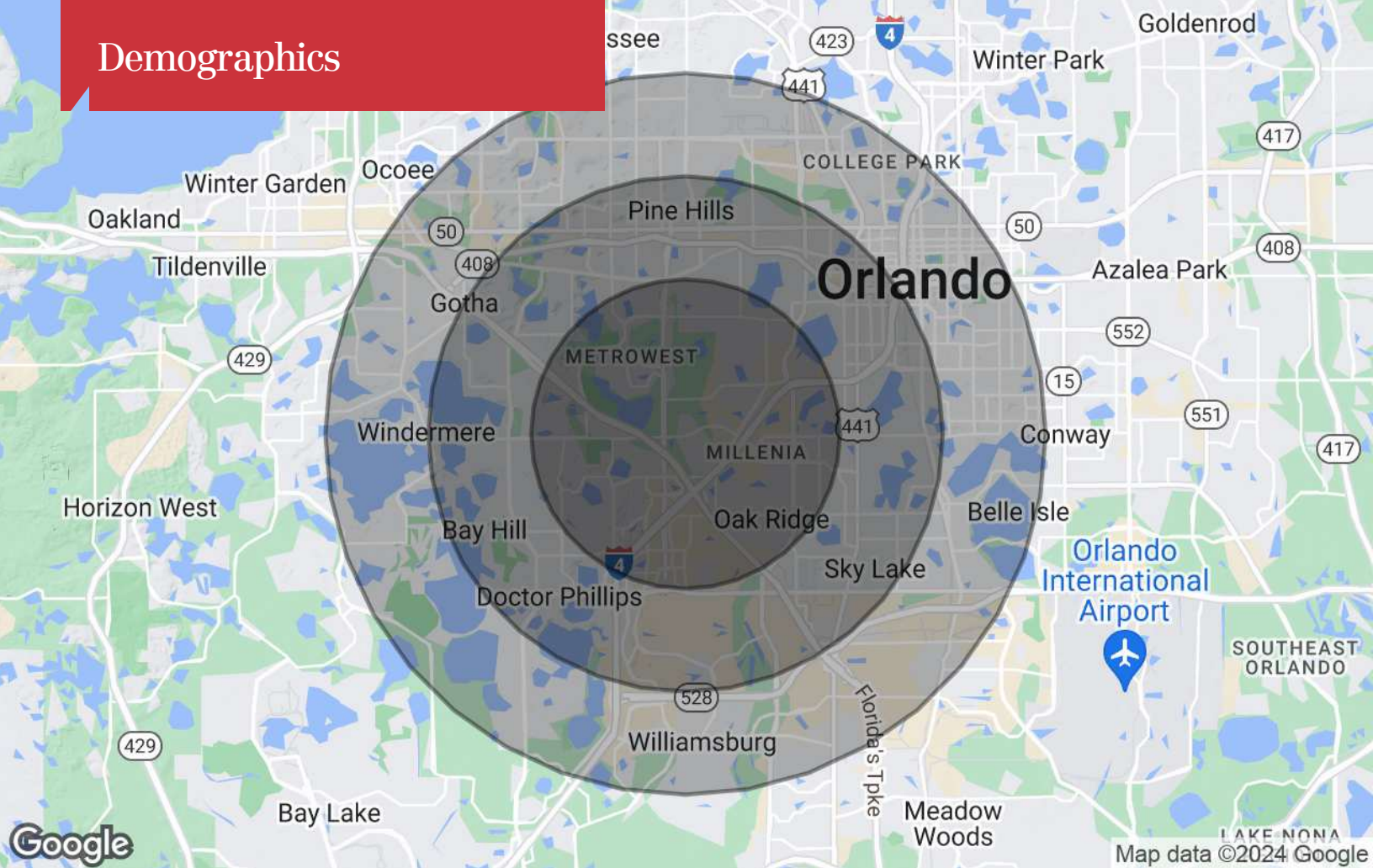
Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	136,018	255,902	474,042
MEDIAN AGE	36	38	39
MEDIAN AGE (MALE)	35	37	38
MEDIAN AGE (FEMALE)	37	39	40

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	50,115	95,514	179,393
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$78,100	\$84,377	\$94,636
AVERAGE HOUSE VALUE	\$305,128	\$364,915	\$416,081

* Demographic data derived from 2020 ACS - US Census