

For Lease

Freestanding Medical Office Building

3,707 SF | \$21.00 / SF



544 North Semoran Blvd

Orlando, Florida 32807

Property Highlights

- 3,707± SF building on 0.71± acres
- Highly visible location with pole signage
- On high-traffic Semoran Blvd (64,344 AADT)
- Customizable office space to meet a variety of business needs
- Ample parking
- Midway between Lake Underhill Road and East Colonial Drive
- Excellent access to major roadways - SR 408 (East-West), SR 417 (GreeneWay) and I-4
- Close to Baldwin Park and up-and-coming Milk District



Lease Rate: \$21.00 / SF NNN

For more information

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Property Photos



Frontage with Pole Sign



Rear of Building

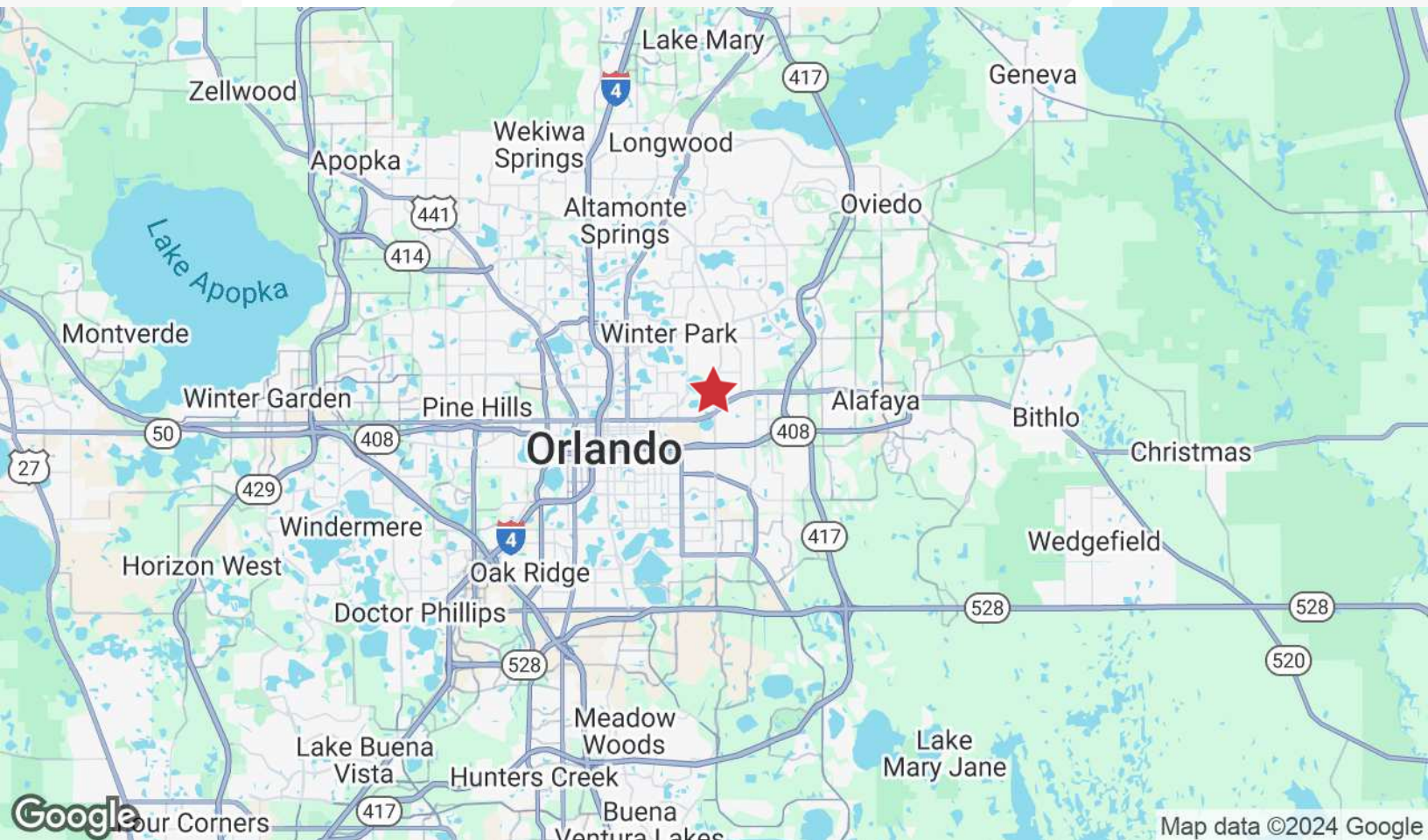


Ample Parking

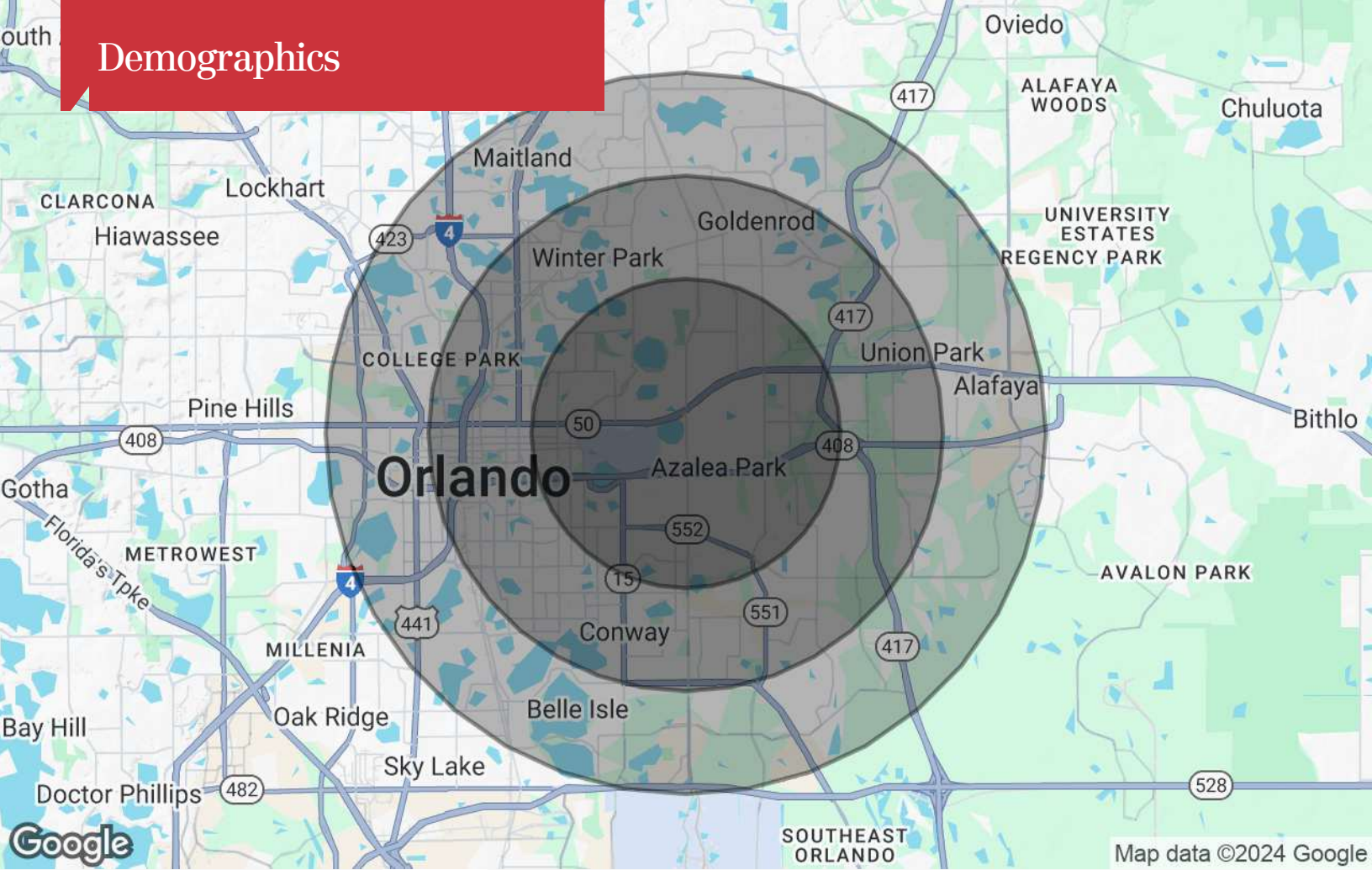


Building Front

Location Maps



Demographics



Population

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION | 125,177 | 320,233 | 562,391 |
| MEDIAN AGE | 40 | 40 | 40 |
| MEDIAN AGE (MALE) | 38 | 39 | 39 |
| MEDIAN AGE (FEMALE) | 41 | 42 | 41 |

Households & Income

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 51,414 | 133,693 | 225,897 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.5 |
| AVERAGE HH INCOME | \$90,828 | \$97,799 | \$98,745 |
| AVERAGE HOUSE VALUE | \$374,438 | \$409,361 | \$411,370 |

* Demographic data derived from 2020 ACS - US Census