

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

Jeffrey Bloom, CCIM

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Rear of Building

Frontage with Pole Sign

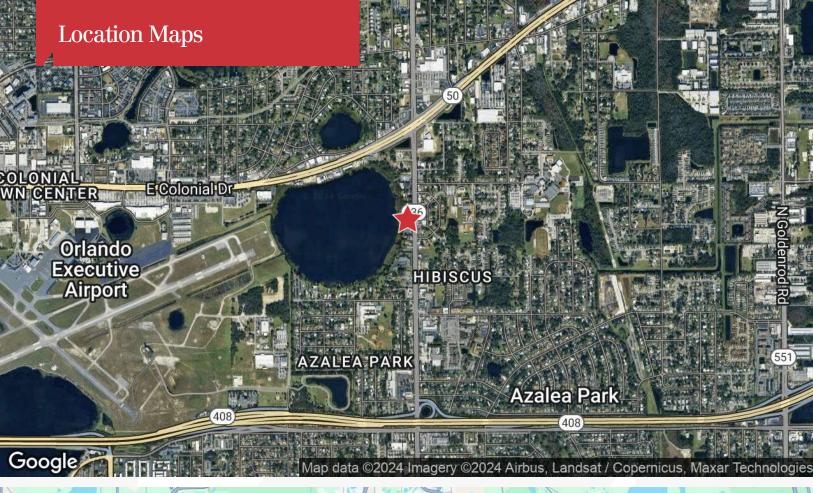


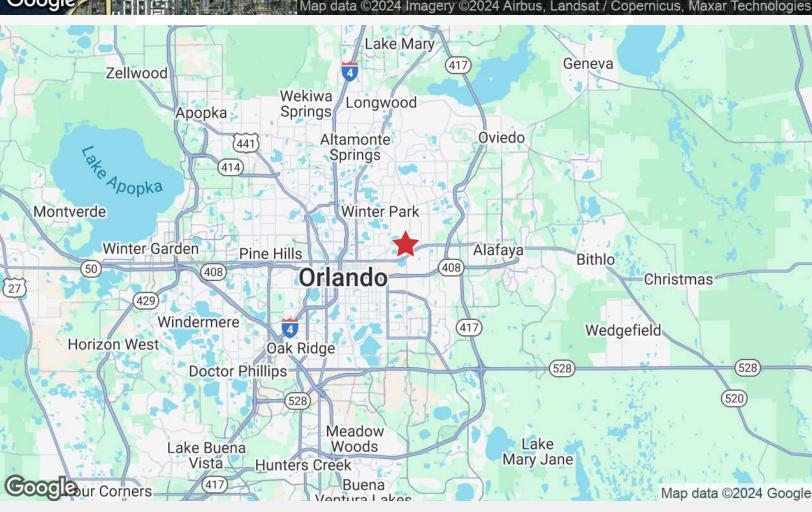


Building Front



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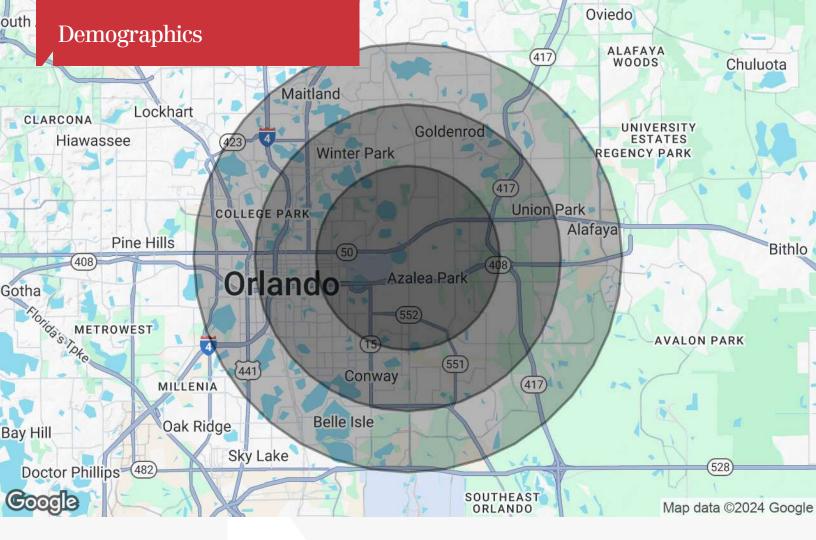






The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel



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	
Households & Income TOTAL HOUSEHOLDS	3 Miles 51,414	5 Miles 133,693	7 Miles 225,897	
TOTAL HOUSEHOLDS	51,414	133,693	225,897	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	51,414 2.4	133,693 2.4	225,897 2.5	

^{*} Demographic data derived from 2020 ACS - US Census

