

# PRIME COMMERCIAL SPACE AVAILABLE

2334 S. Semoran Blvd  
Orlando, FL 32822



FOR LEASE



# PROPERTY DESCRIPTION

Prime retail spaces are available now for lease. The units are brand new construction (2024) and are available for a variety of retail/professional office uses.

## Property Highlights

- The spaces range from 750 SF up to 1,250 SF.
- The property is approximately six miles from Orlando International Airport and from Downtown Orlando.
- Abundant parking available in front of suites
- Direct access to property from S. Semoran Boulevard (State Road 436; 59,500 AADT)

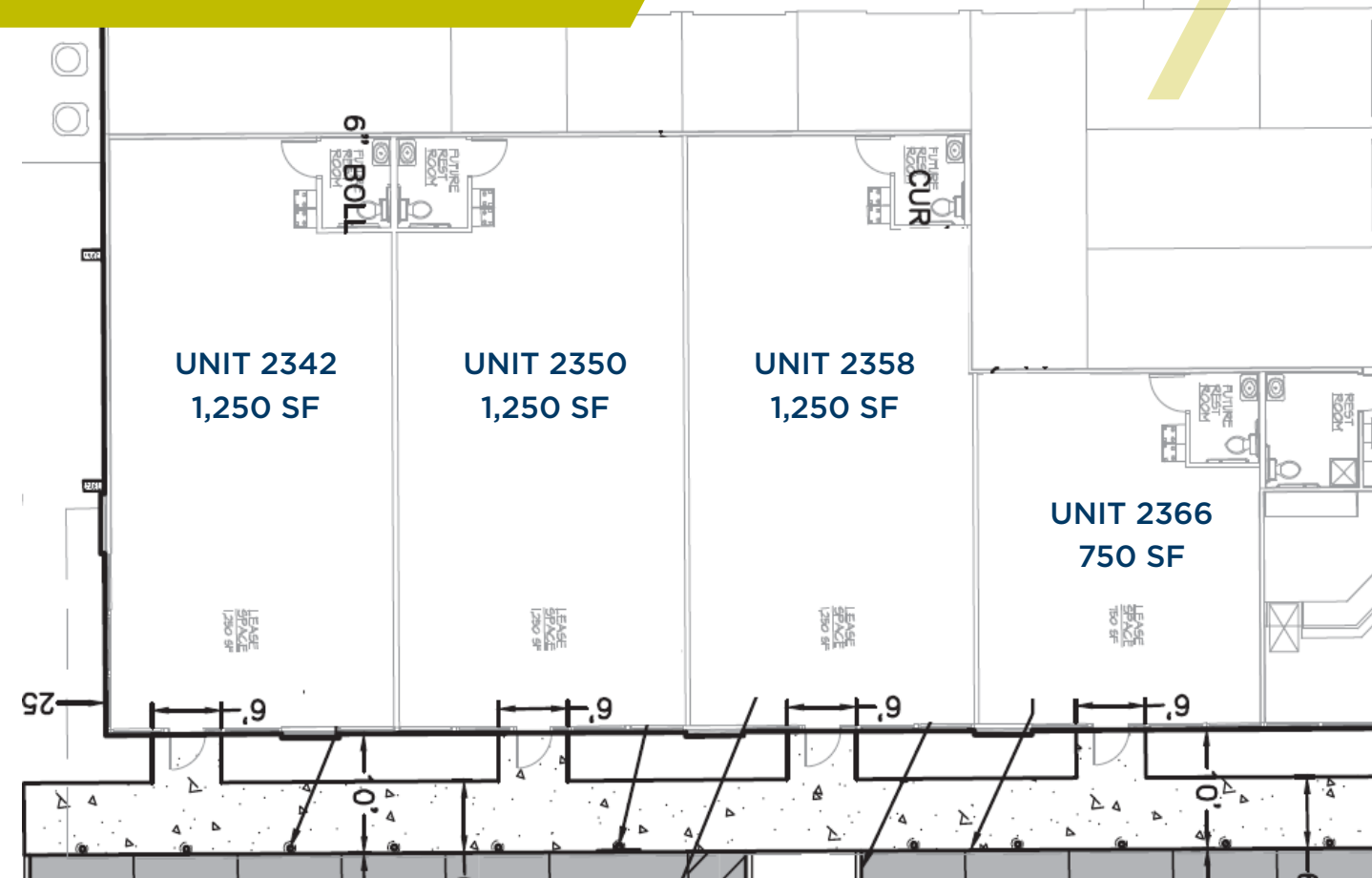
## Site Details

- **Address:** 2334 South Semoran Boulevard Orlando, FL 32822
- **Use:** Retail and Professional Office (no restaurants)
- **Signage:** Monument and Facade Signage
- **Delivery:** Space will be delivered in warm grey shell condition (restrooms stubbed out)
- **Rates:** Call for Rates

# PROPERTY PHOTOS



## AVAILABLE FLOOR PLANS



## MONUMENT AND FACADE SIGNAGE



## WARM GREY SHELL DELIVERY

# NEARBY AMENITIES



## AREA DEMOGRAPHICS



### POPULATION

1 Miles	24,866
3 Miles	127,595
5 Miles	285,991



### AVERAGE HH INCOME

1 Miles	\$61,490
3 Miles	\$70,379
5 Miles	\$87,371



### MEDIAN HOME VALUE

1 Miles	\$190,300
3 Miles	\$246,709
5 Miles	\$291,375

For more information, please contact:

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