

For Lease

# Oviedo Commerce Center

3,200 SF | \$15.50/SF NNN (CAM: \$3.06/SF)



## 2460-2466 West SR 426

Oviedo, Florida 32765

### Property Highlights

- (4) grade level office / warehouse buildings totaling 53,000± SF
- Grade-level overhead doors
- Ceiling height: 10' (office) and 16' (warehouse)
- Zoning: PCD (Seminole County)
- Great visibility on busy Aloma Avenue - 33,500 AADT
- Direct frontage on SR 426 (Aloma Avenue) with easy access to SR 417 (GreeneWay) interchanges at Aloma Avenue and Red Bug Lake Road
- Easy access to SR 434, Dean Road and University Blvd

**Lease Rate: \$15.50/SF NNN (CAM: \$3.06/SF)**

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	75,144	\$113,031
5 Miles	237,522	\$103,398
7 Miles	398,741	\$102,196

### AVAILABLE SPACES

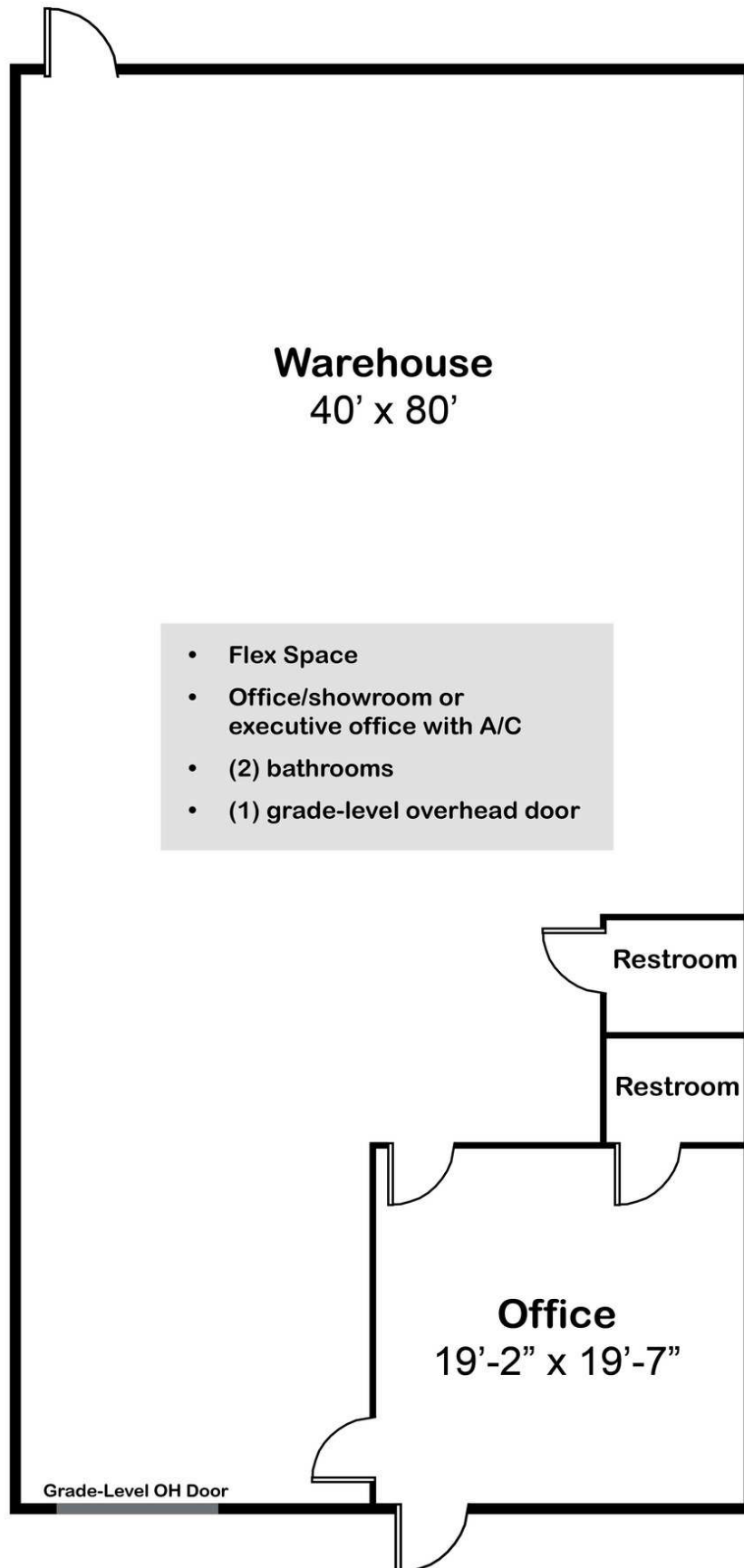
Space	Lease Rate	Size (SF)
2462-Suite 1030	\$15.50/SF NNN	3,200
2462-Suite 1034	\$15.50/SF NNN	3,200

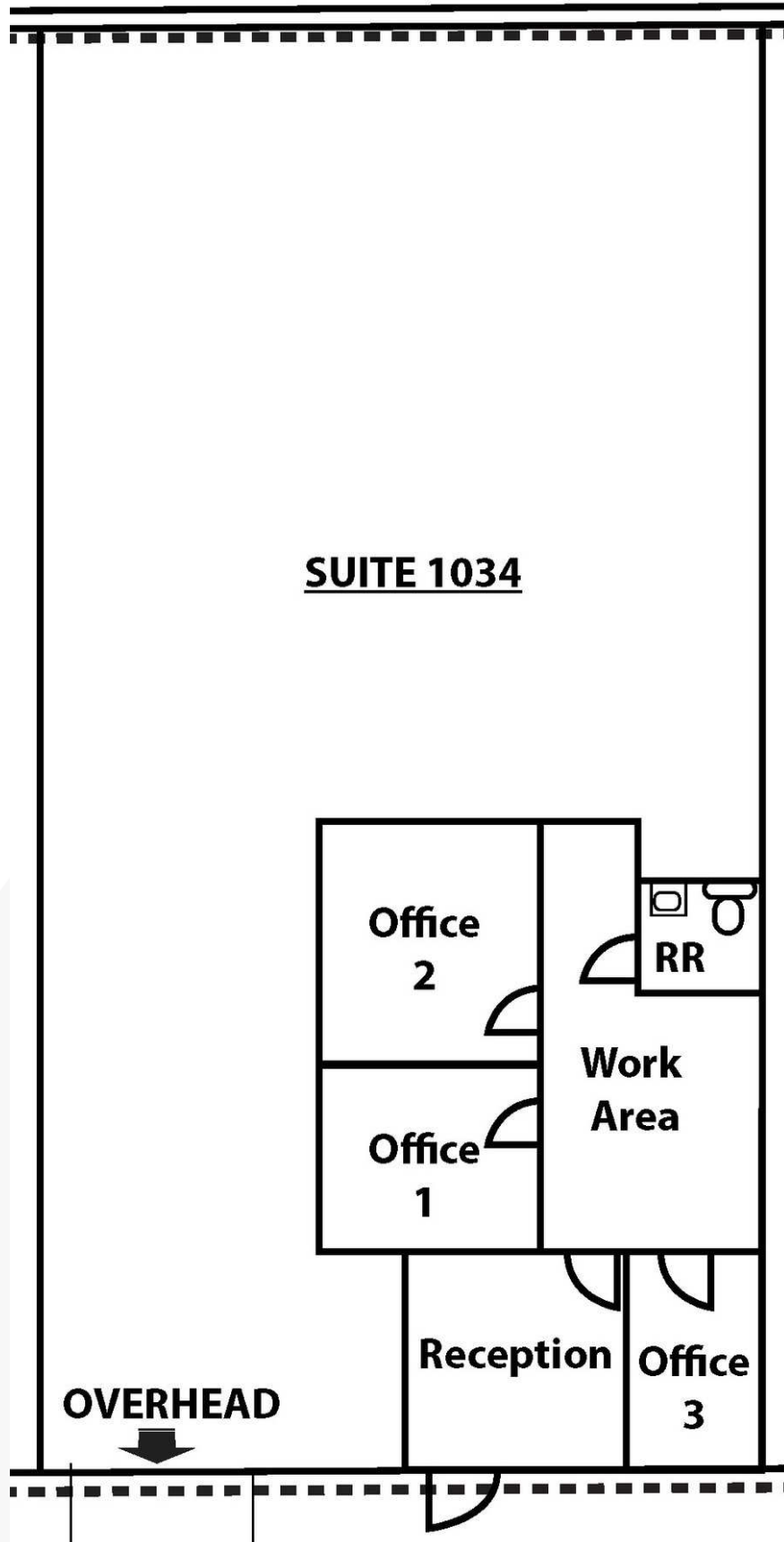
For more information

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# Location Maps

