

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

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	

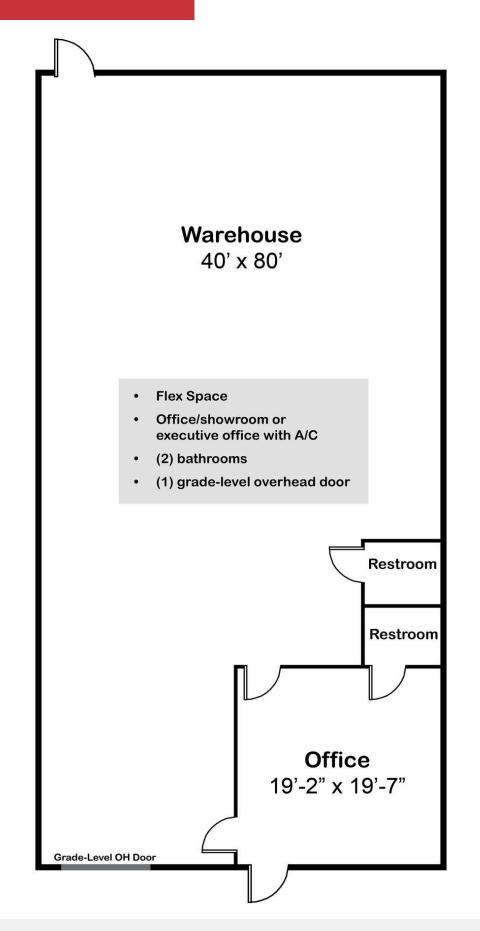
Lease Rate: \$15.50/SF NNN (CAM: \$3.06/SF)

For more information

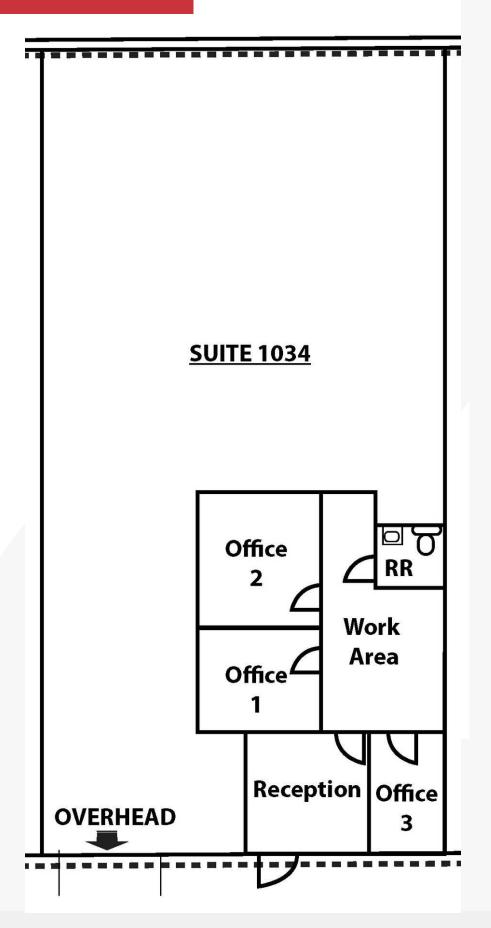
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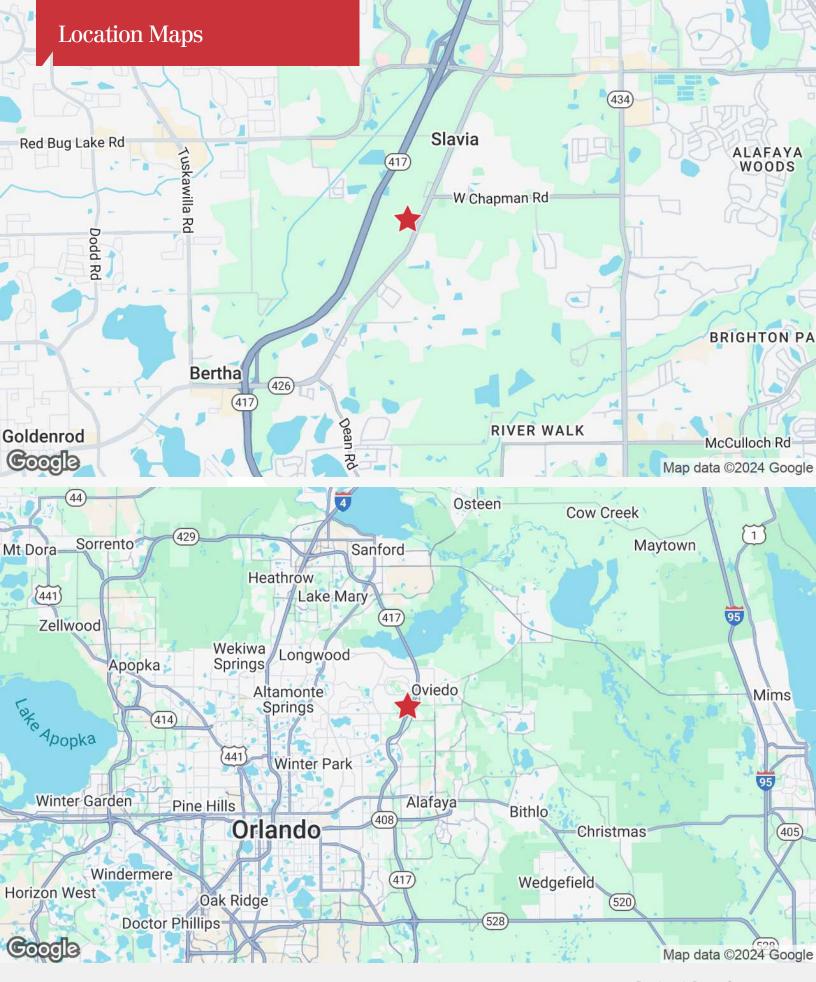














The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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