

For Sale

# Office Suites with Large Assembly Hall

1,712 SF | \$500,000



## 5385 Conroy Rd, Units 201, 202 & 203

Orlando, Florida 32811

### Property Highlights

- Ideal for owner-users with the opportunity to lease excess space for rental income
- 2nd floor office condos
- Combined units 201, 202 & 203 totaling 1,712± SF
- Great floor plan with mixture of private offices and open workspace
- Elevator to 2nd floor; fire sprinklers and fire escape
- Ample parking - 33 spaces total
- Versatile zoning (O-1): ideal for offices, schools or assembly spaces
- Minutes from Mall at Millenia and Universal Studios
- 5 minutes from Windermere
- Entire 2nd floor available – purchase adjacent units as well



**Just Reduced - Motivated Seller!**

**Sale Price: \$500,000**

For more information

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# Property Photos



Attractive Property



Ample Parking in Rear of Building



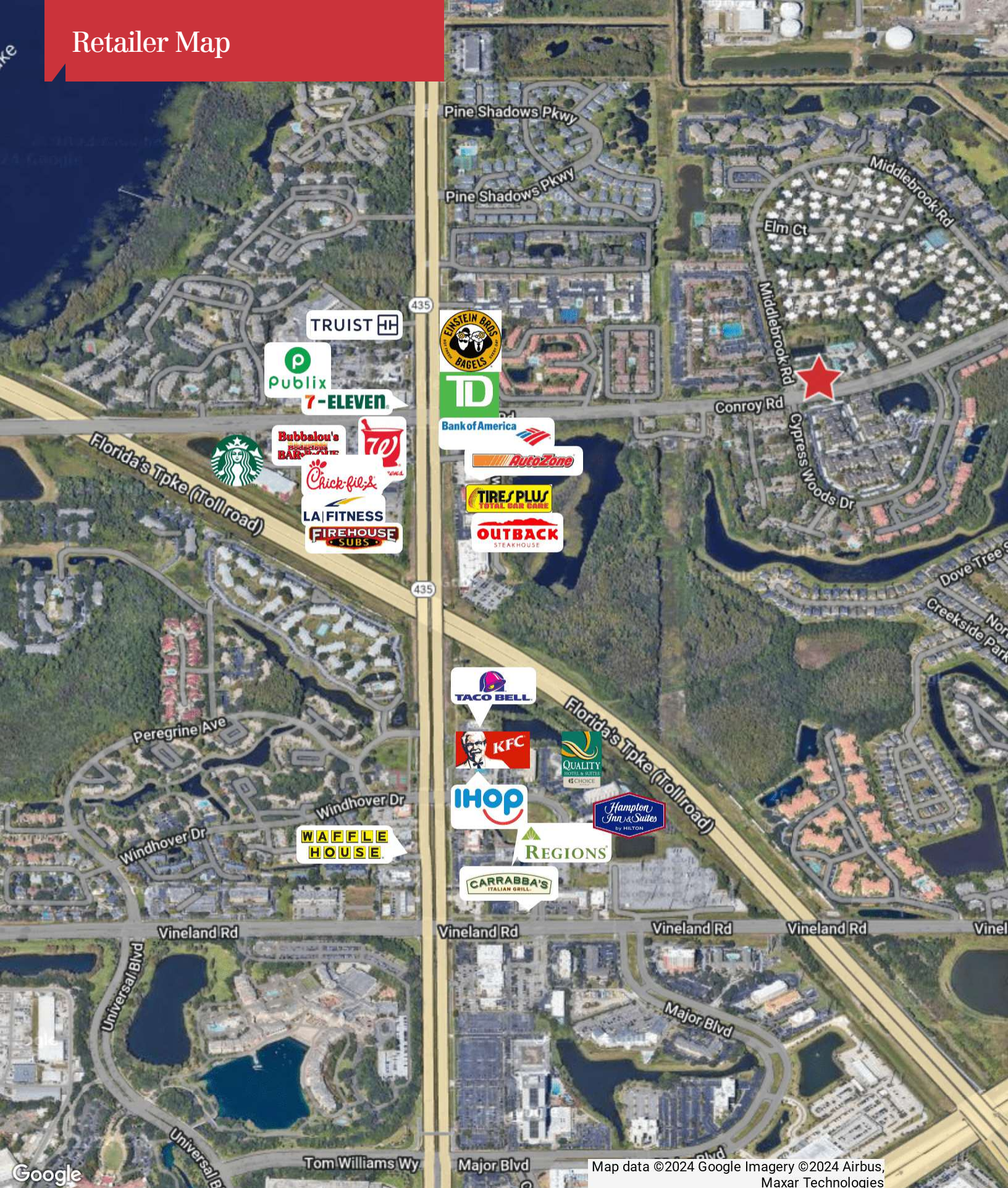
Frontage on Busy Conroy Road



Private Offices



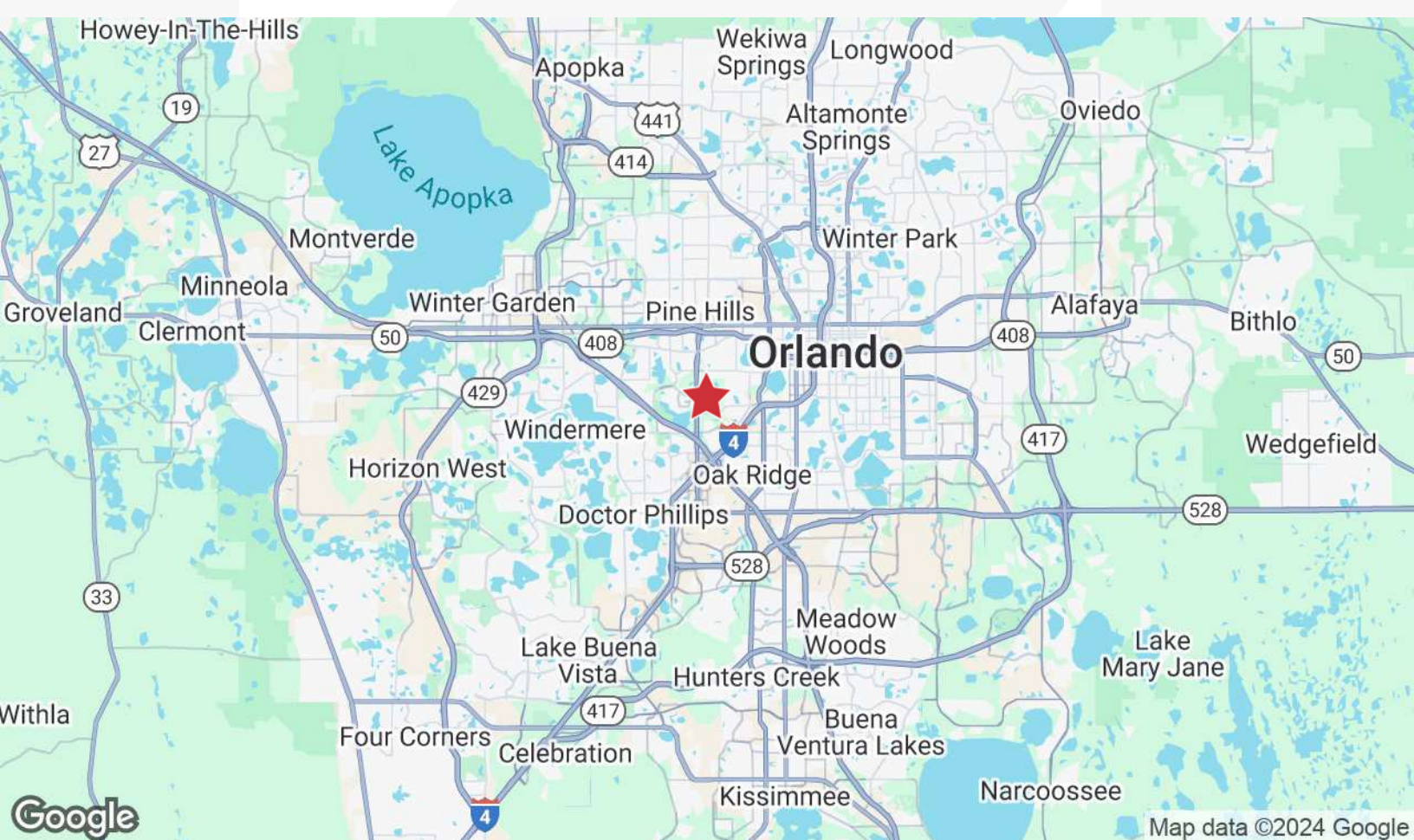
# Retailer Map



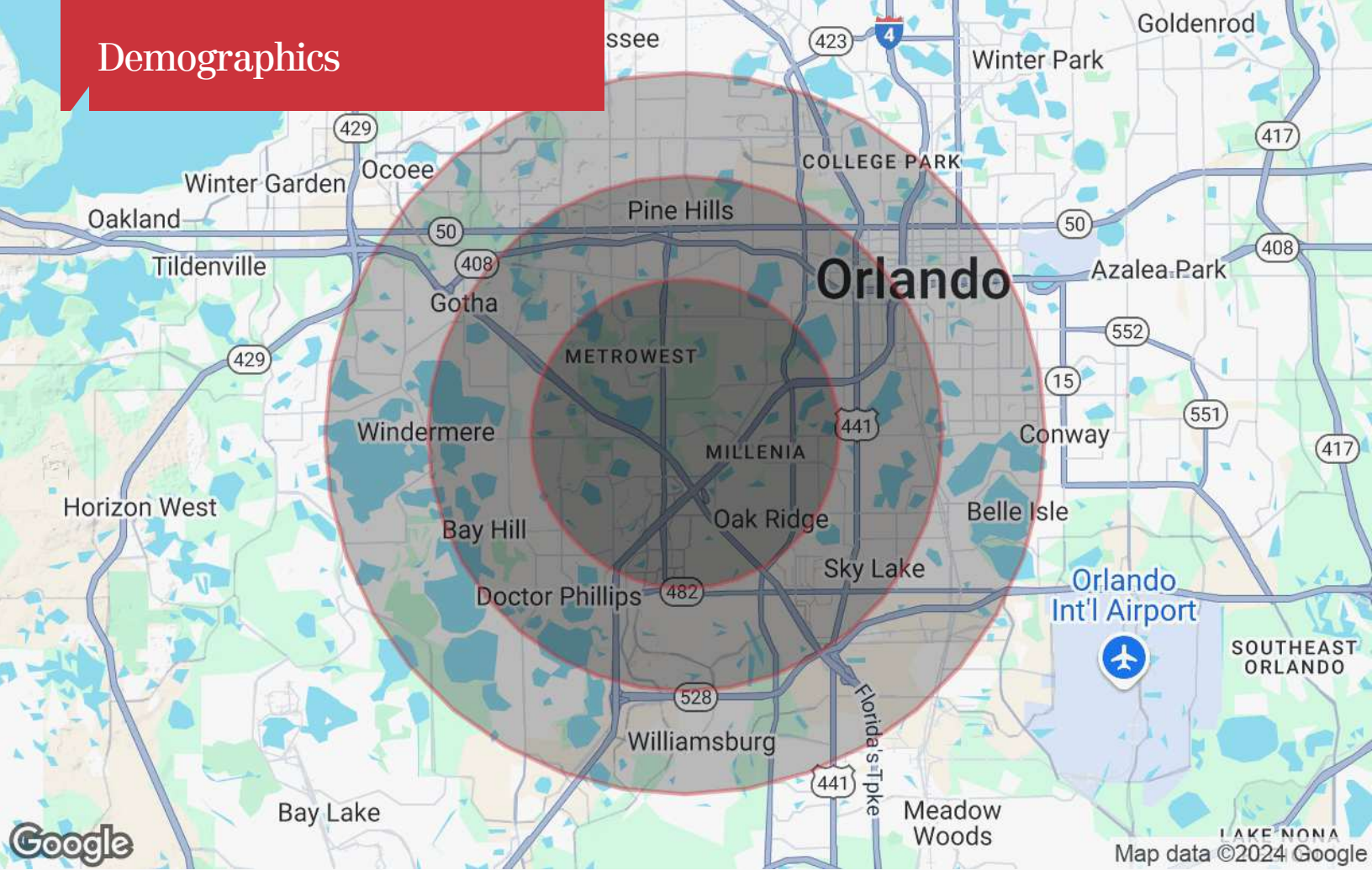
Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

# Location Maps



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	136,018	255,902	474,042
MEDIAN AGE	36	38	39
MEDIAN AGE (MALE)	35	37	38
MEDIAN AGE (FEMALE)	37	39	40

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	50,115	95,514	179,393
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$78,100	\$84,377	\$94,636
AVERAGE HOUSE VALUE	\$305,128	\$364,915	\$416,081

\* Demographic data derived from 2020 ACS - US Census