For Lease

Freestanding Medical Office Building 3,707 SF | \$21.00 / SF



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 O: 407 949 0709 jbloom@realvest.com



10.14.24 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.

Floor Plan







Frontage with Pole Sign



Ample Parking



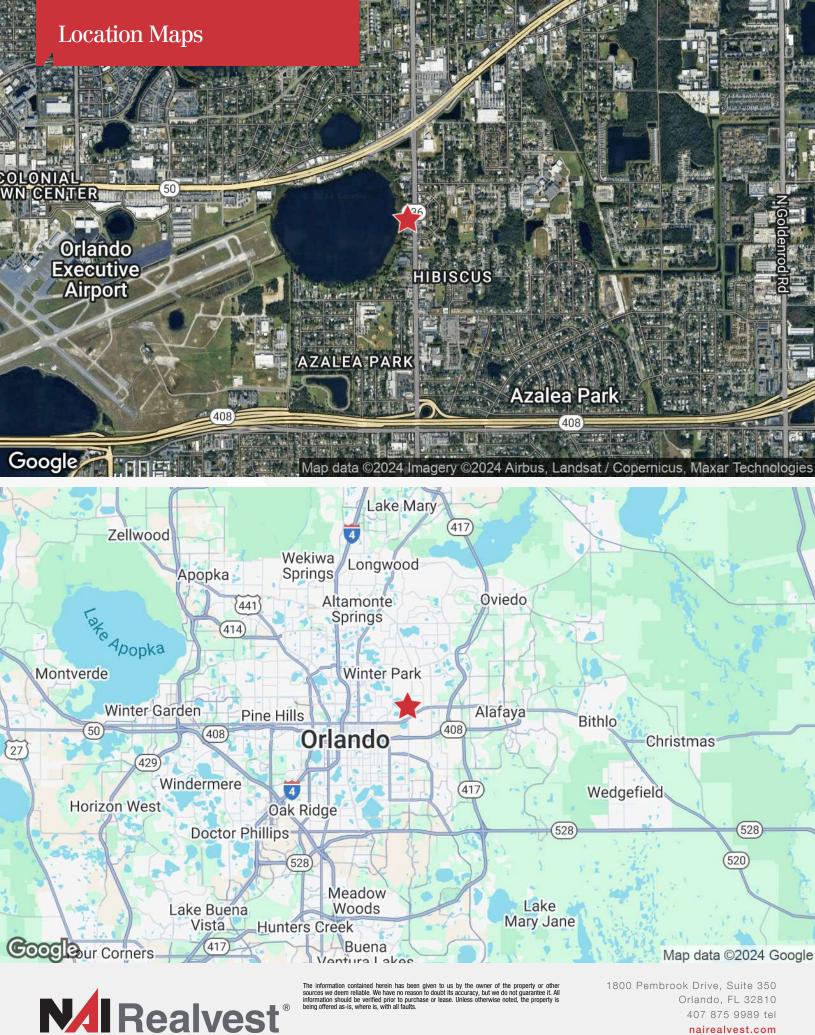
Rear of Building



Building Front

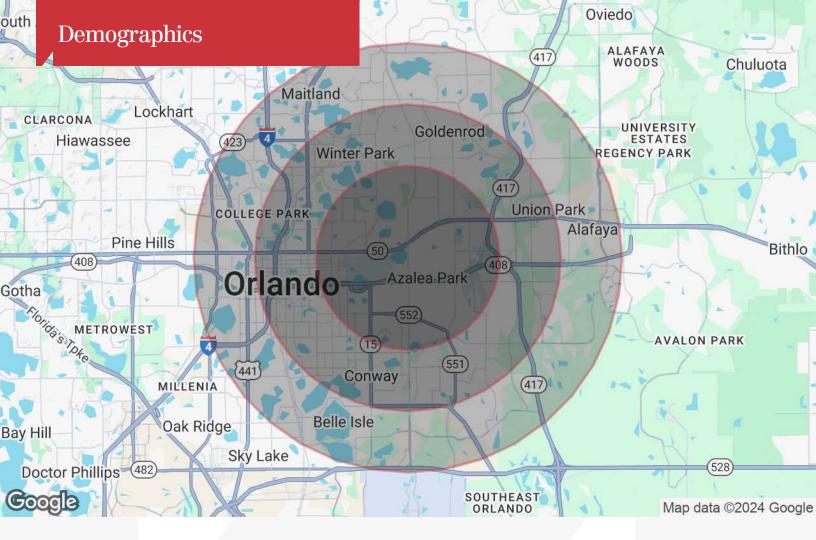


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Orlando, FL 32810 407 875 9989 tel nairealvest.com



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	
TOTAL HOUSEHOLDS	51,414	133,693	225,897	
# OF PERSONS PER HH	2.4	2.4	2.5	
AVERAGE HH INCOME	\$90,828	\$97,799	\$98,745	
AVERAGE HOUSE VALUE	\$374,438	\$409,361	\$411,370	

* Demographic data derived from 2020 ACS - US Census



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