

Orlando Office Building

36 S. Semoran Blvd. | Orlando, FL 32807



Property Overview

This owner/user/investor opportunity includes a free-standing office building totaling $\pm 2,144$ sf on a ± 0.20 acre lot. The property has direct frontage on Semoran Boulevard (SR 436) and is easily accessible with close proximity to major thoroughfares such as State Road 408, State Road 50, and State Road 417. Minutes from the Orlando Executive Airport and several popular neighborhoods such as Downtown Orlando, SoDo, Mills50, Ivanhoe, and Baldwin Park.

Property Stats

Building SF	$\pm 2,144$ sf
Land	± 0.20 ac
Zoning	O-1/AN/SP
Year Built	1954
Parking	12 surface spaces
Occupancy	100% leased - 3 tenants Lease terms 2-5 years

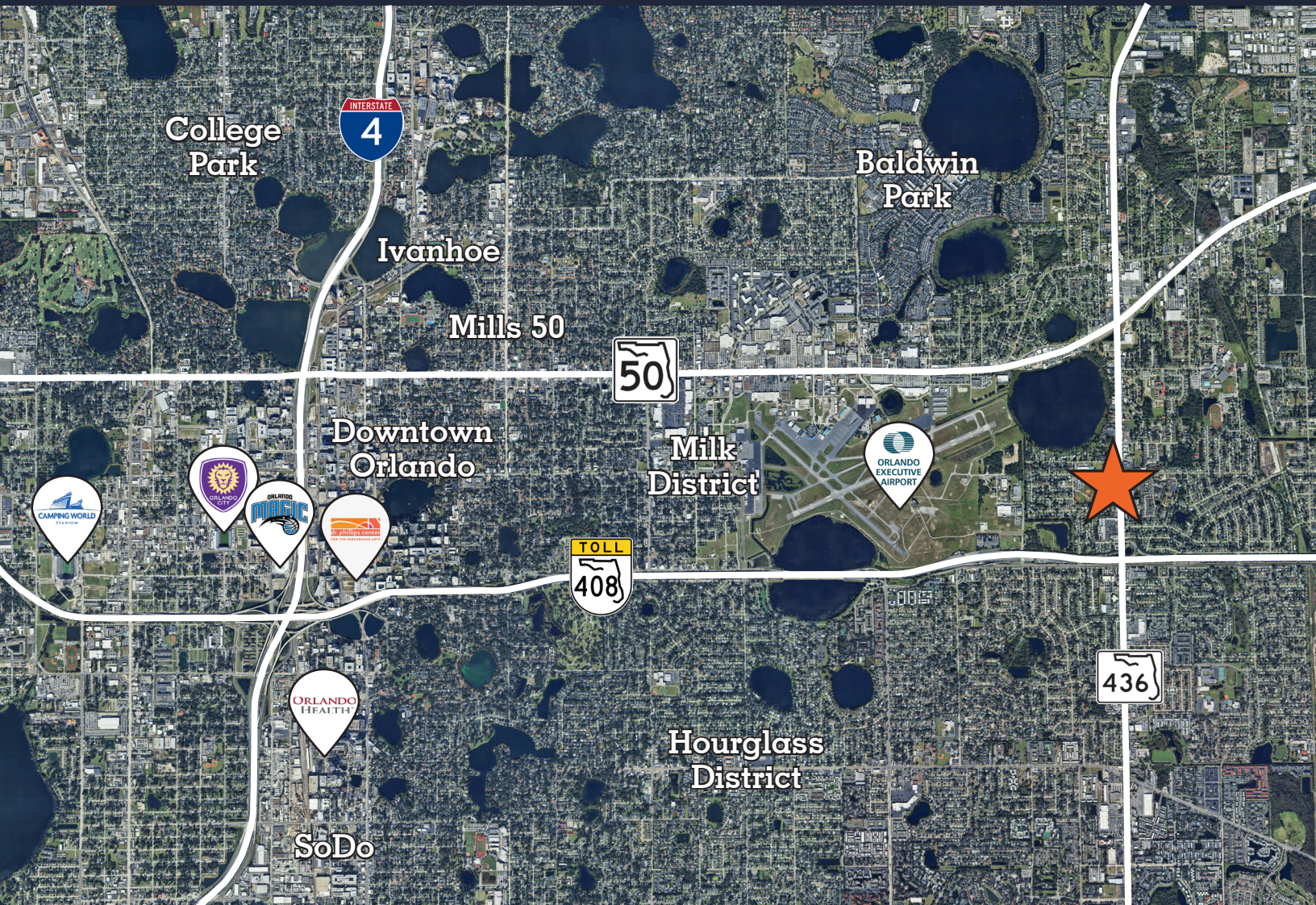
For further information

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Asking Price: \$699,000 (\$326/SF)

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Drive Time Demographics (5 Miles)



331,568

Population



138,326

Households



\$106,823

Average HH income



2.36

Average HH size



266,157

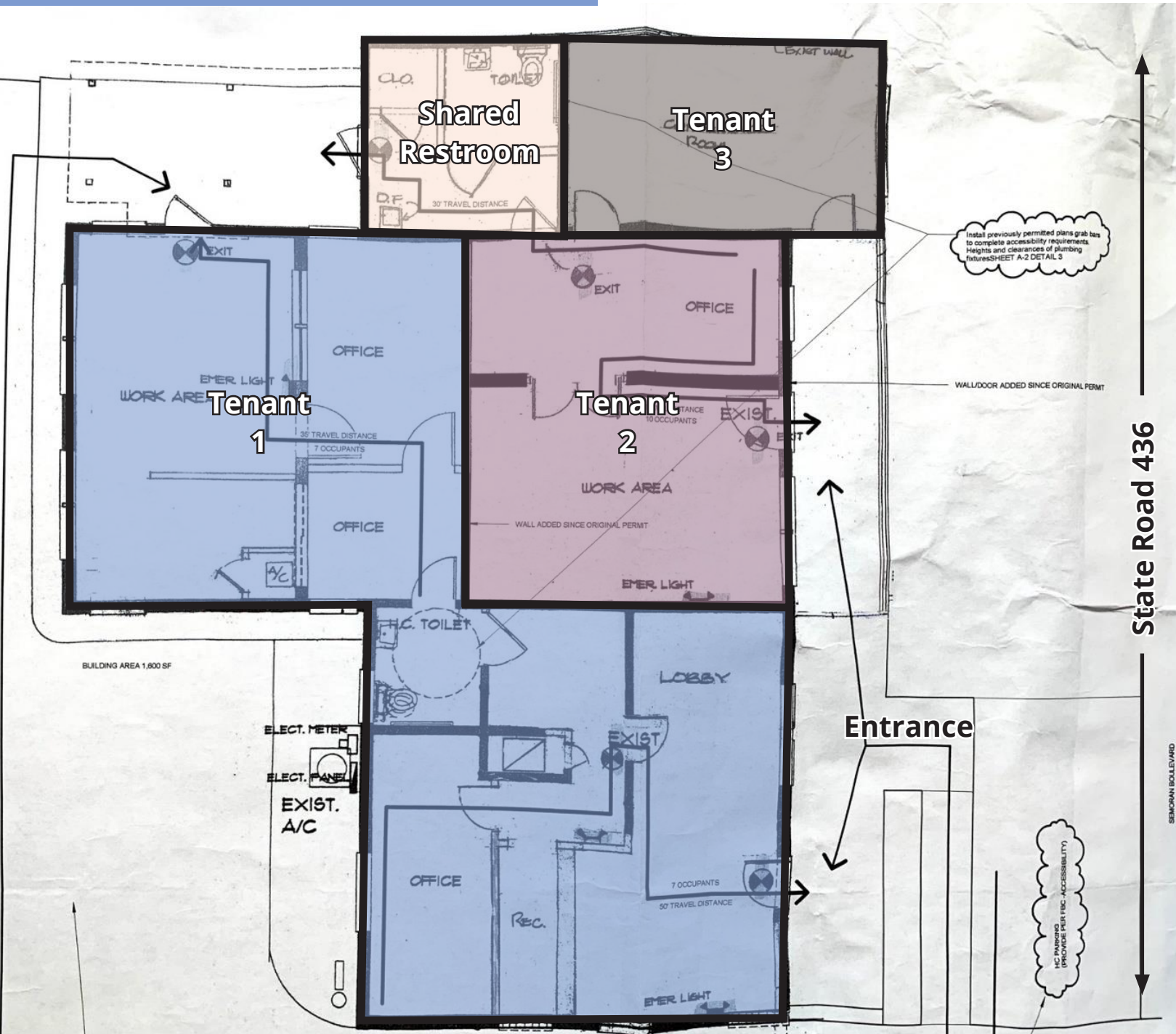
Employees

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Building Floorplan



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