



Gateway Business Park

- Two, two-story, 59,000± sf office buildings
- Security guard on-site from 7:00pm-1:00am
- Pre-wired call center space, fiber to building
- Zoning: I2/I3 - ideal uses include medical/ dental labs, daycares and office space
- Within close proximity to SR 528, Interstate-4, the Florida Turnpike, and other major throughfares



4/1,000 sf parking available



On-site management
and building engineer



Signage available
(building and monument)

**For further
information**

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Principal
407 440 6645

Emily Zinaich
Senior Vice President
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Available spaces

Building	Suite	Square Footage	Condition
7700	120	3,897± sf	Full buildout
7700	140 B	1,308± sf	Shell Space - Ready in 6 months
7700	2nd Floor	30,262± sf	Full buildout

For further information

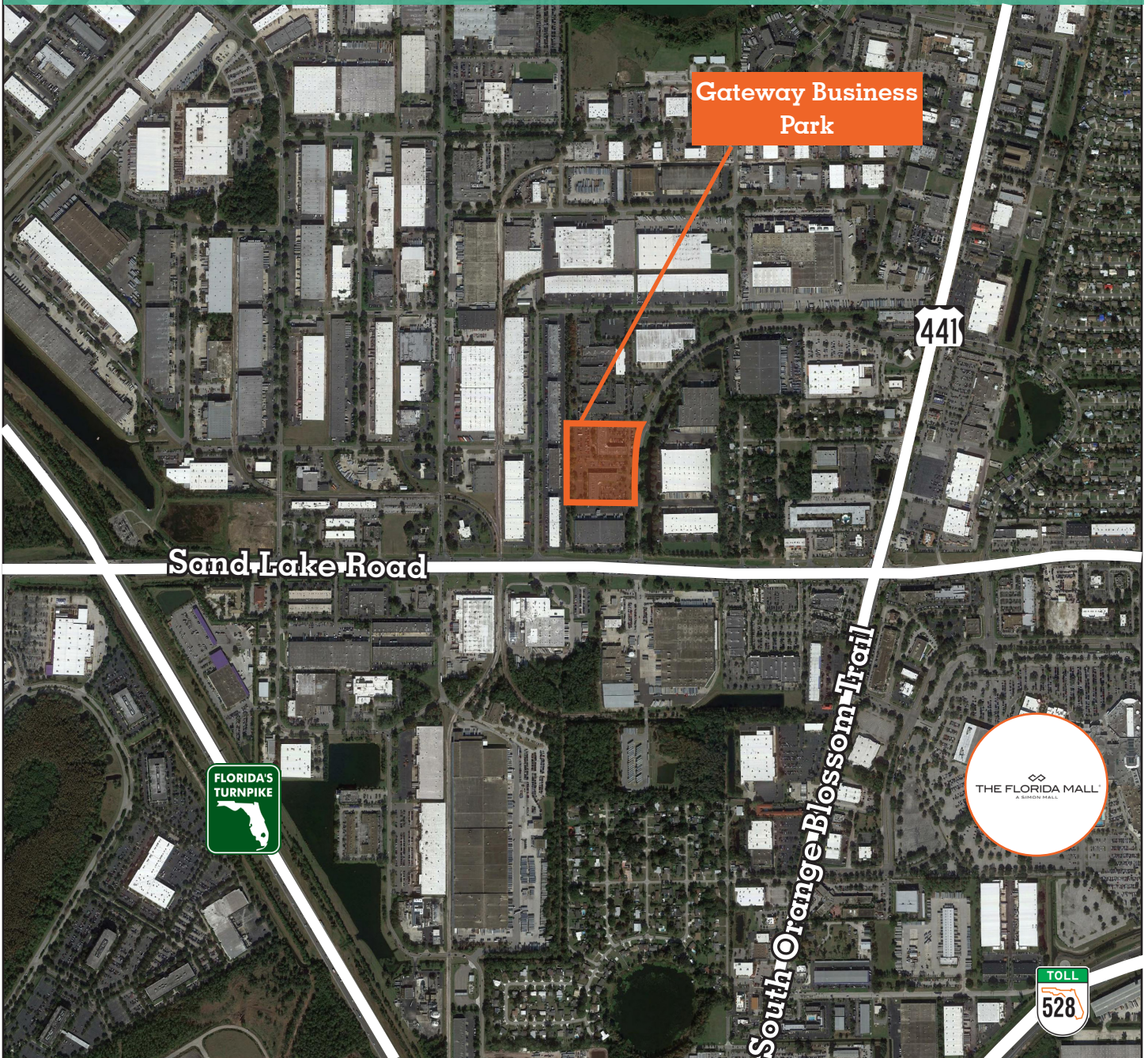
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Downtown Orlando - 7.8 Miles

Orlando International Airport - 8.3 miles



Universal Orlando Resort - 6 Miles
Walt Disney World Resort - 11.8 Miles

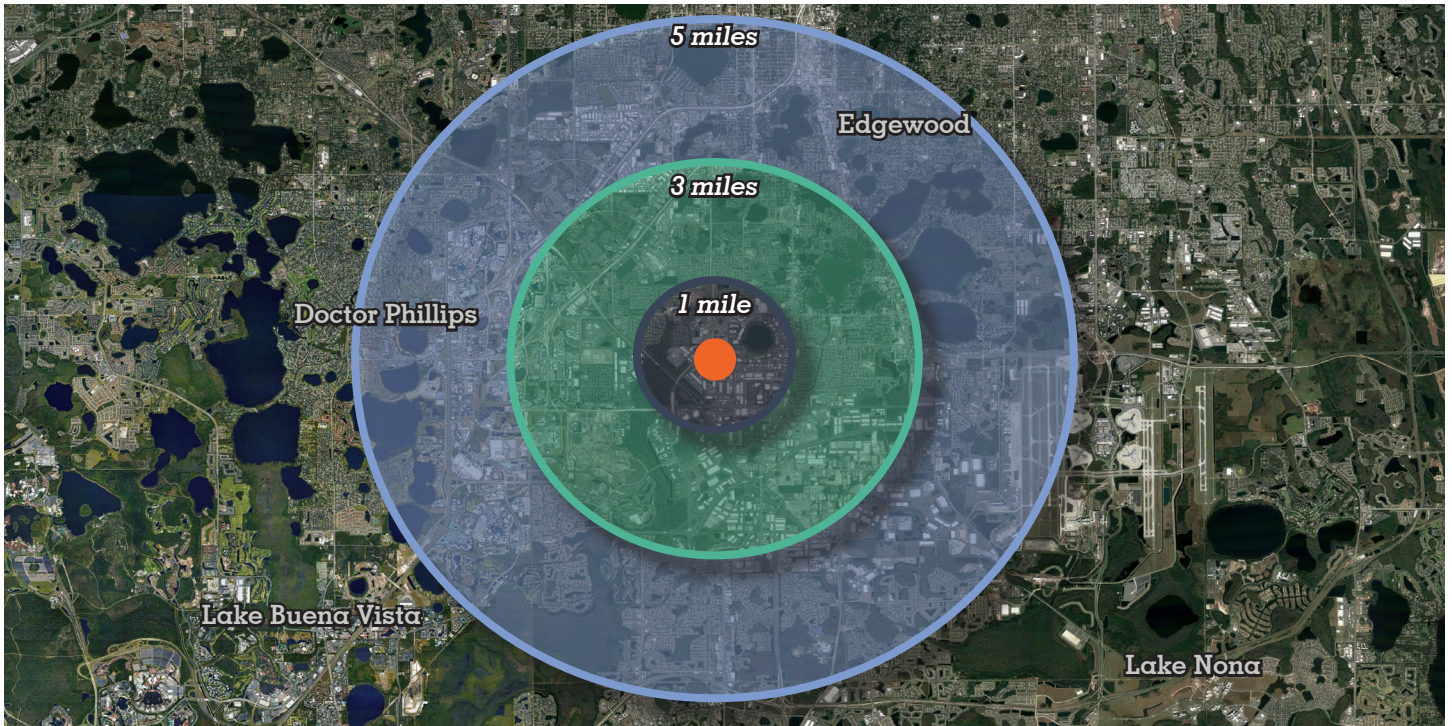
Epic Universe - 3.1 Miles
SeaWorld Orlando - 7.1 Miles

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1-3-5 Mile Demographics

Population	1 mile	3 miles	5 miles
2022 Estimated population	2,895	84,416	210,480
2027 Estimated population	2,939	87,911	216,287
Projected annual growth 2022 to 2027	1.9%	2.0%	1.8%
Households	1 mile	3 miles	5 miles
2022 Estimated households	987	30,320	78,272
2027 Estimated households	1,084	31,957	81,151
Projected household growth 2022 to 2027	1.9%	2.1%	1.8%
Household income	1 mile	3 miles	5 miles
2022 Estimated average household income	\$50,613	\$49,215	\$56,001
2022 Estimated median household income	\$73,965	\$66,302	\$80,587
Business and employees	1 mile	3 miles	5 miles
2022 Total businesses	984	8,226	17,681
2022 Total employees	14,584	93,012	221,122
Employee / Residential Ratio (per 100 residents)	504	110	105

5 Mile Highlights



Population
210,480



Growth by 2027
1.8%



Total employees
208,283



Avg. HH income
\$69,832

Data provided by ESRI

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Office Space | For Lease

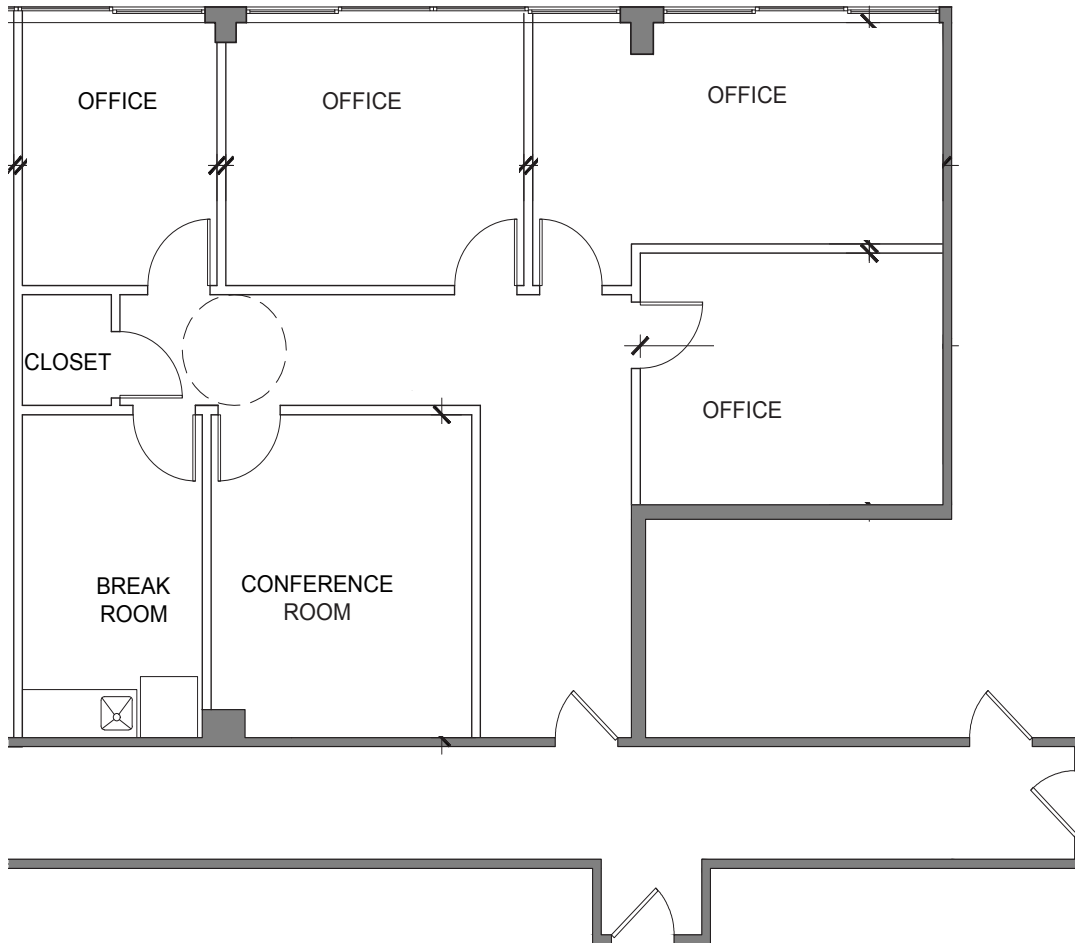
Building 7700

Suite 140 B - 1,308± rsf

Spec Space (Proposed)

Gateway Business Center

7700-7800 Southland Blvd, Orlando, FL 32809



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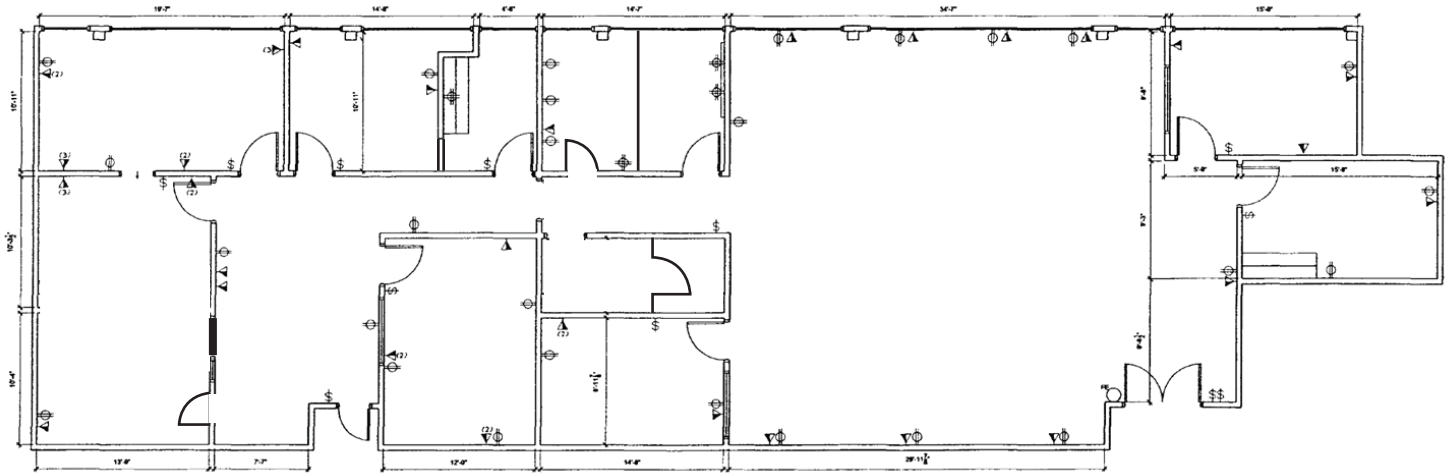
Office Space | For Lease

Building 7700

Suite 120 - 3,897± rsf

Gateway Business Center

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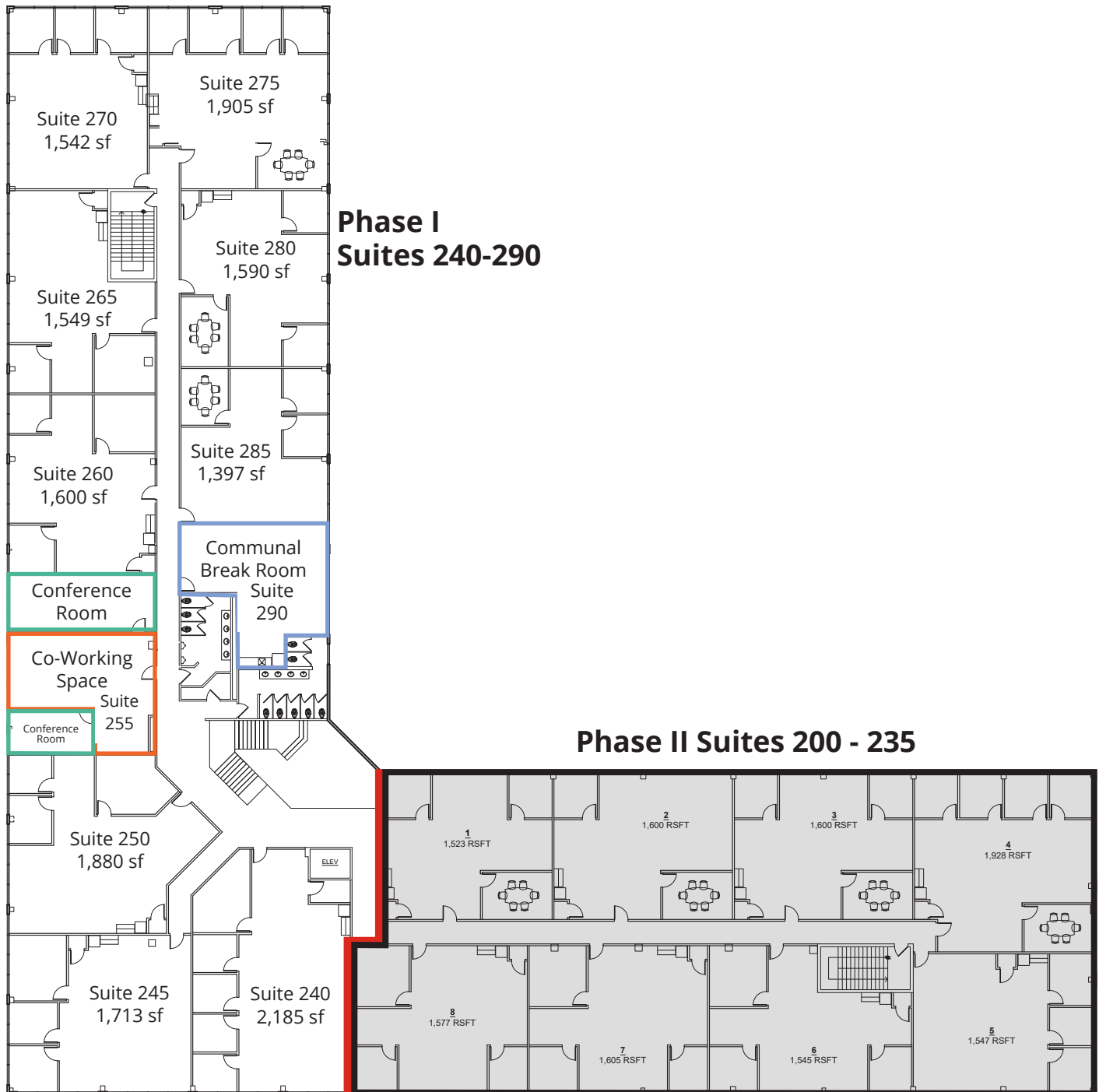
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Office Space | For Lease

Gateway Business Center
7700-7800 Southland Blvd, Orlando, FL 32809

Building 7700
2nd Floor Suites
Available Q4 2024



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