Goldenrod Professional Office 1315 N. Goldenrod Rd, Orlando, FL 32807



Lease Rate: \$22-\$24 NNN

LOCATION DETAILS

Located on Goldenrod Road, less than a mile south of E Colonial Dr, with a traffic count of +34,000 cars per day. Surrounded by condos with Colonial High School nearby. Less than 2 miles from AdventHealth East Orlando Hospital and less than 3 miles from Valencia College. Easy access to and from the 417 and 408 Interchange.

PROPERTY DETAILS

- 2 Units available at ±1,500 SF each
- Can be combined for up to ±2,953 SF
- Professional office only
- Shared monument signage
- 69 Shared parking spaces
- T.I. Available (Contact broker for *more information*)



2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	14,282	114,383	318,328
Average HH Income	\$65,698	\$94,082	\$103,587
Median HH Income	\$54,411	\$67,025	\$70,670

CONTACT FOR MORE INFORMATION

Cindy Hall (407) 925-5976 cindyhall@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice. Licensed Real Estate Broker.

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Commercial Real Estate Services Licensed Real Estate Broker





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