

# EXECUTIVE SUMMARY

• 6150 Silver Star Rd Orlando, FL 32808



## OFFERING SUMMARY

<b>Available SF:</b>	3,936 SF
<b>Lease Rate:</b>	\$10,000.00 per month (NNN)
<b>Lot Size:</b>	2.42 Acres
<b>Year Built:</b>	1980
<b>Building Size:</b>	3,936 SF
<b>Zoning:</b>	C-1

## PROPERTY OVERVIEW

This versatile property features a 3,936-square-foot building, comprising 1,570 square feet of office space and 2,366 square feet of additional area, situated on a substantial 2.42-acre parcel. It offers dual access points from both Silver Star Road and North Power Drive, enhancing its accessibility and development potential. The zoning designation of T5.2 allows for low-intensity urban development, accommodating commercial, mixed-use, and moderate-intensity residential projects.

## LOCATION OVERVIEW

Situated at 6150 Silver Star Road in Orlando, Florida, this property benefits from a prime location with a traffic count exceeding 30,000 Annual Average Daily Traffic (AADT), ensuring high visibility and accessibility. The area is characterized by a robust commercial real estate market, supported by Orlando's dynamic economy and consistent population growth. The property's strategic position within this thriving market makes it an attractive opportunity for investors and businesses seeking to capitalize on the region's economic momentum.

### VITOR DE SOUSA, CCIM

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321.722.0707 X15  
vitor@teamlbr.com

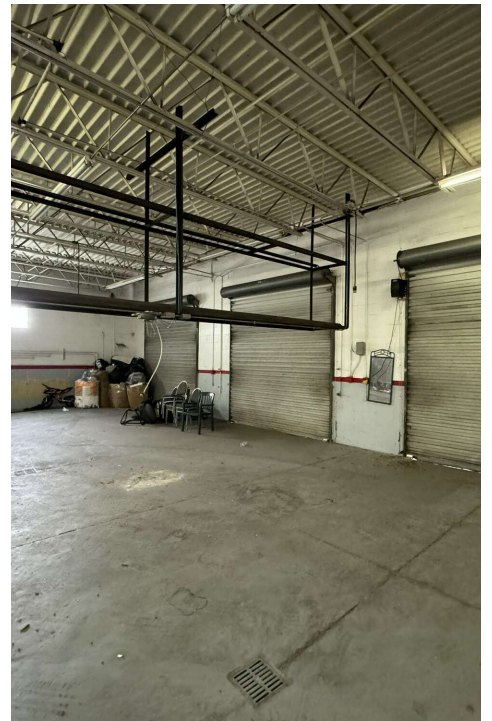
### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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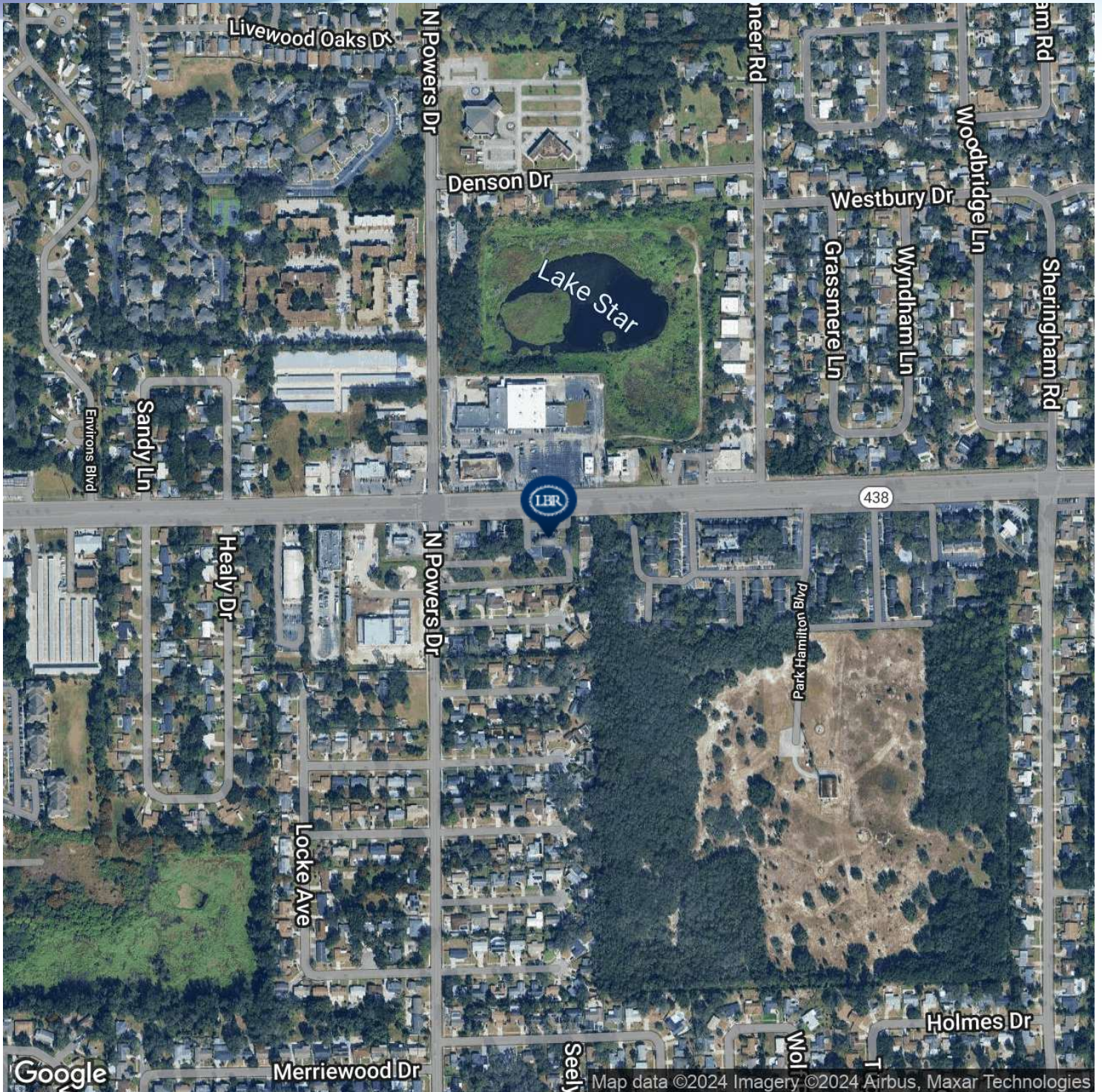
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# LOCATION MAP

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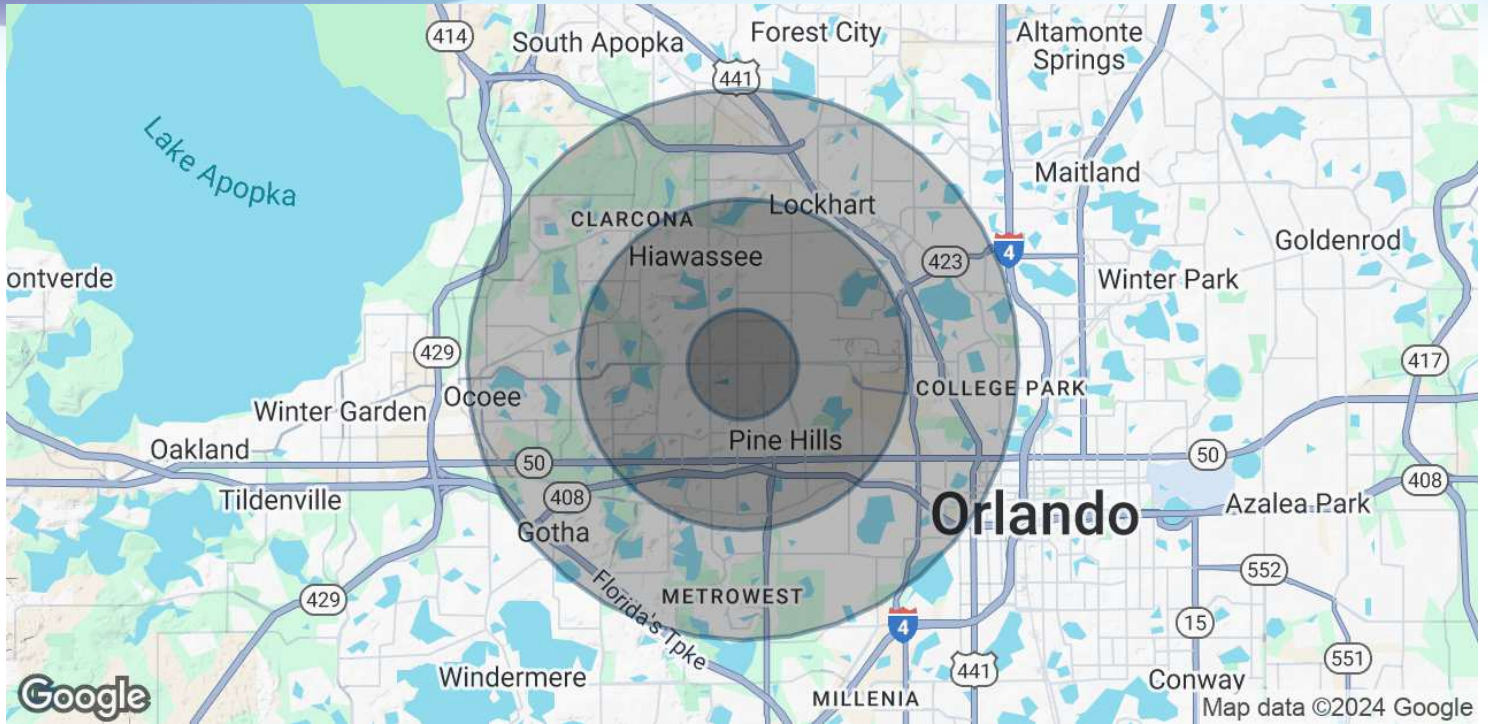
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,310	118,335	275,751
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,293	39,481	98,403
# of Persons per HH	3.1	3	2.8
Average HH Income	\$56,251	\$66,240	\$80,459
Average House Value	\$242,086	\$288,380	\$341,848

Demographics data derived from AlphaMap

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