

Unique and Impressive Office For Sale or Lease

1351 SUNDIAL PT
WINTER SPRINGS, FL 32708

1351 Sundial Pt
Winter Springs, FL 32708

Price: \$1,099,000
For Lease : \$25NNN



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
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BK694599, Florida

PROPERTY SUMMARY

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Property Summary

Price:	\$1,099,000
Building SF:	3,534
Price / SF:	311psf
Lease Rate:	\$25 NNN
Lease Term:	NEG
Rentable SF:	3,534
Available SF:	3,534
Lot Size:	0.09 Acres
Signage:	Monument and Door
Parking Ratio:	8.4/1000
Year Built:	2007
Renovated:	2020
Generator Incl	50kw Generac Diesel
Air Handlers	2

Property Overview

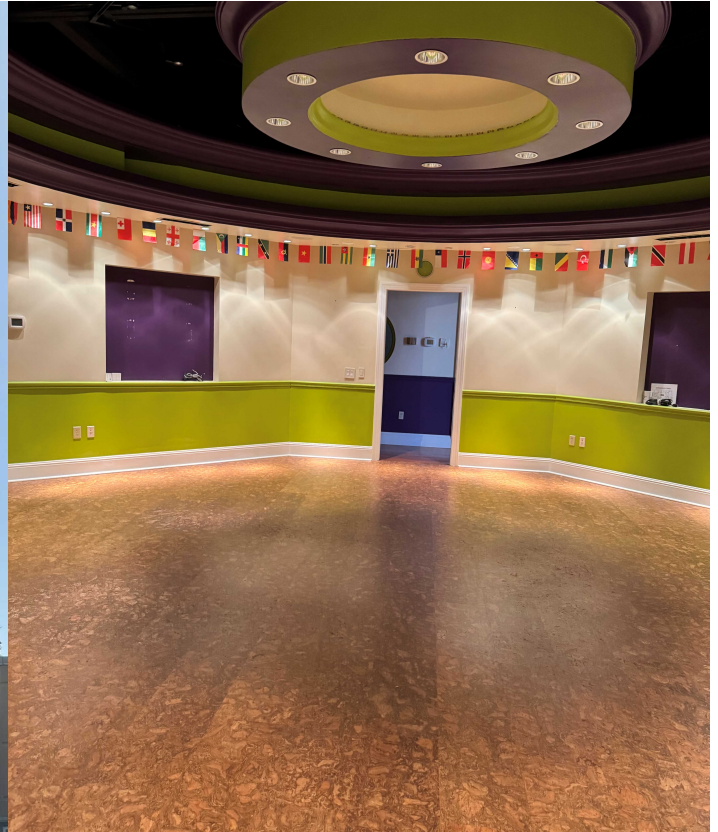
This end unit, stand alone building is ideal for any professional, medical or light retail use. Equipped with a newer 50kw Generac generator, metal shutters on all windows, and two a/c units for durability. The flexible floorplan includes reception, a large, central meeting room, 9 offices, a beautiful, large break room (with dishwasher and refrigerator), 3 ADA restrooms AND tons of storage.. Flooring varies from wood in the entry to tile in wet areas and carpet in the offices. There is ample parking with plenty of amenities nearby. The Building is adjacent to a parking lot as well as facing the front lot. Signage on the Building and Monument.

Location Overview

Located in a prestigious business office park, off Willa Springs Dr. Willa Springs Dr connects to Tuskawilla Rd and Red Bug Lk Rd. Ideal Winter Springs/Oviedo Demographics. Easy connection to Red Bug, Tuskawilla, SR 426, SR 436, 435 and the 417.

PROPERTY PHOTOS

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OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
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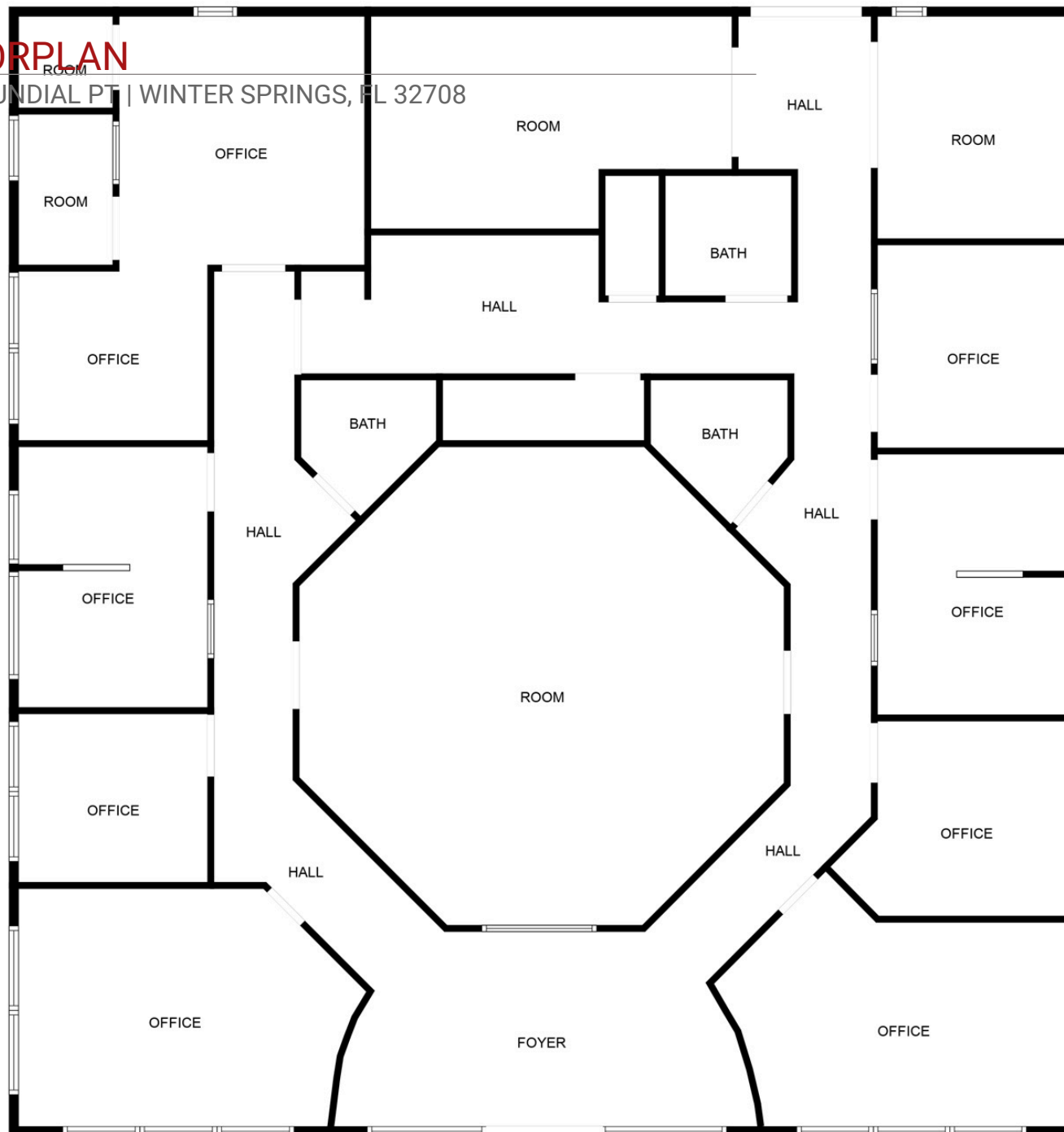


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FLOORPLAN

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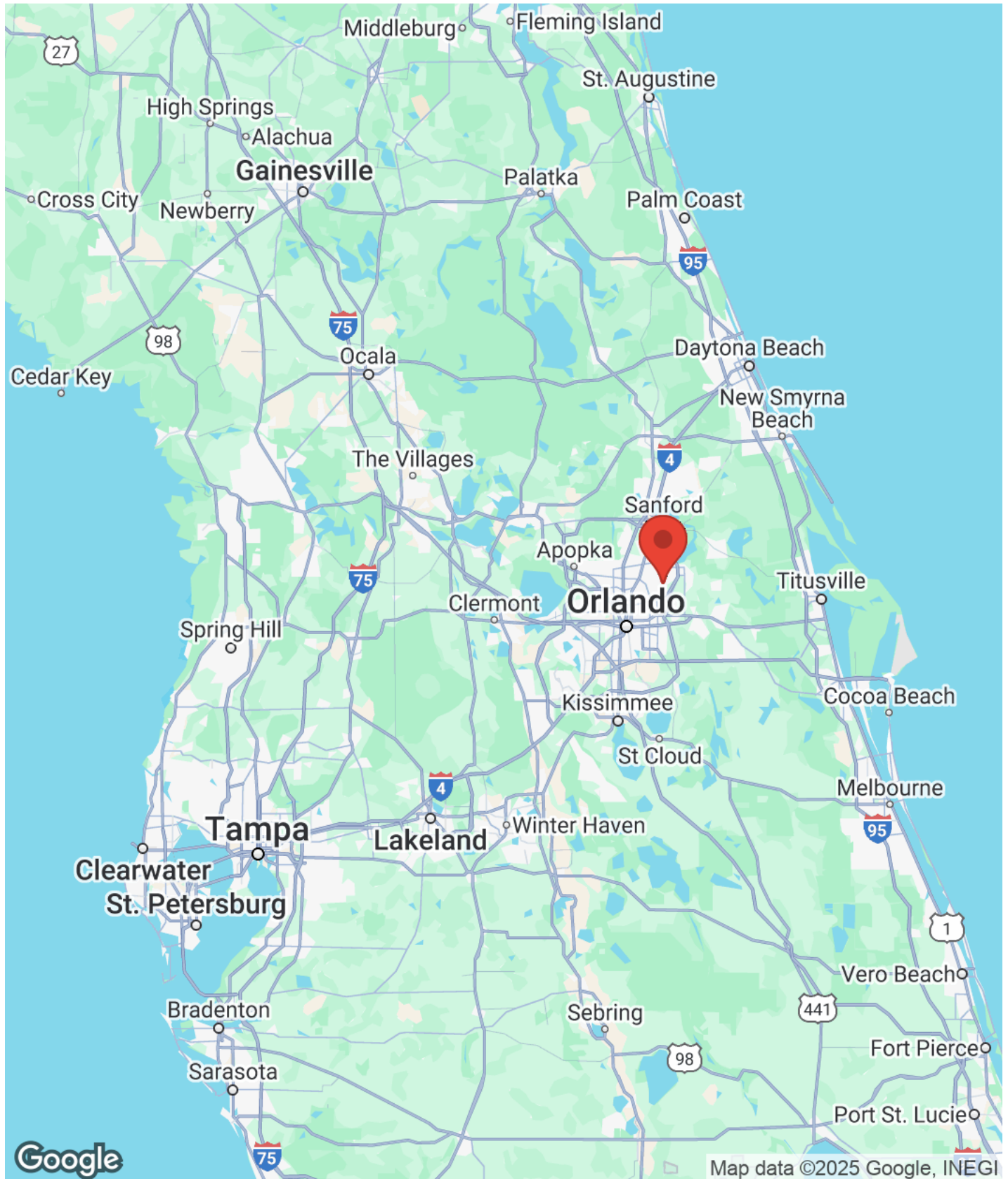
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FLOOR PLAN CREATED BY OPTIMA REAL ESTATE. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

REGIONAL MAP

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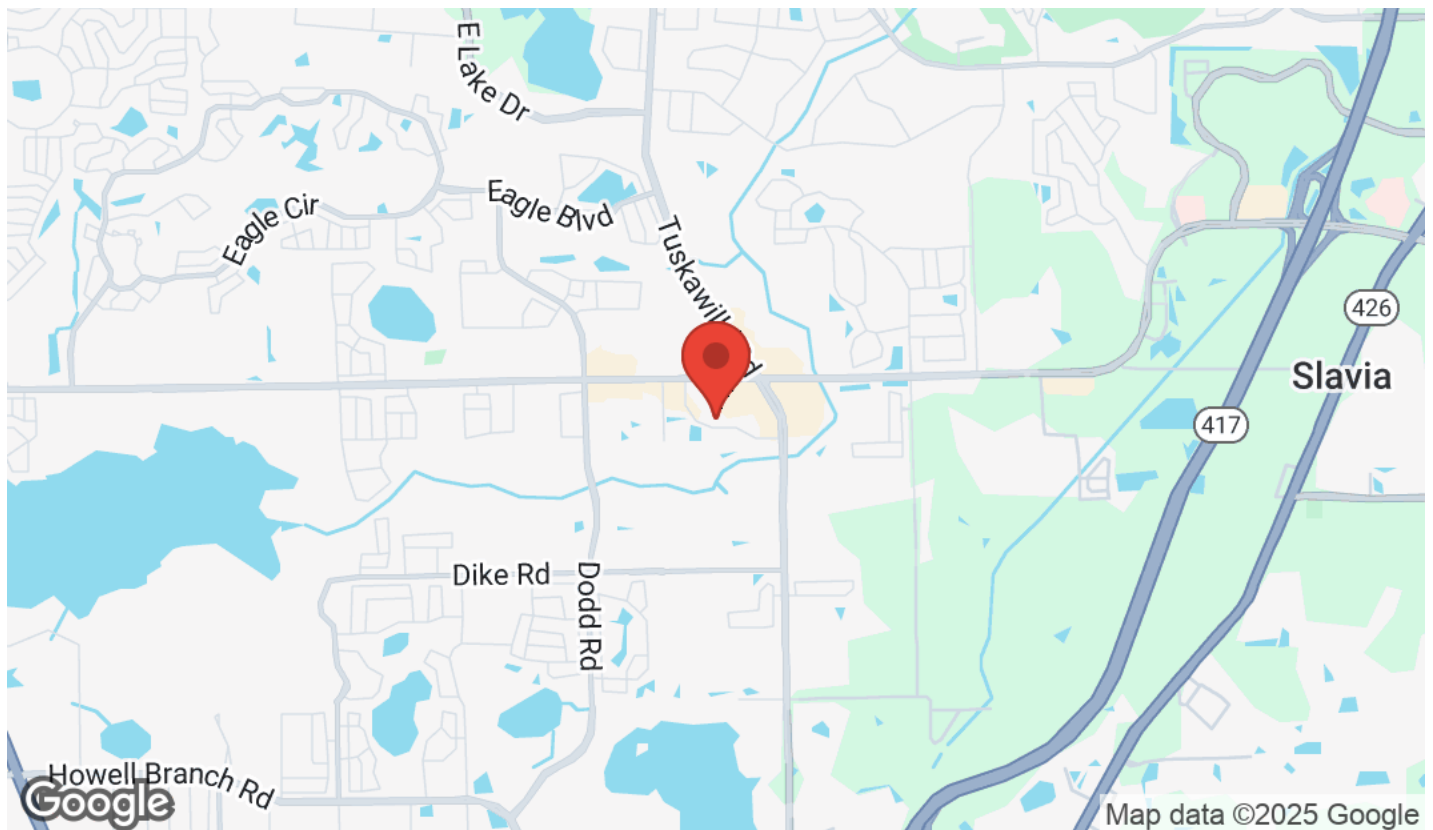
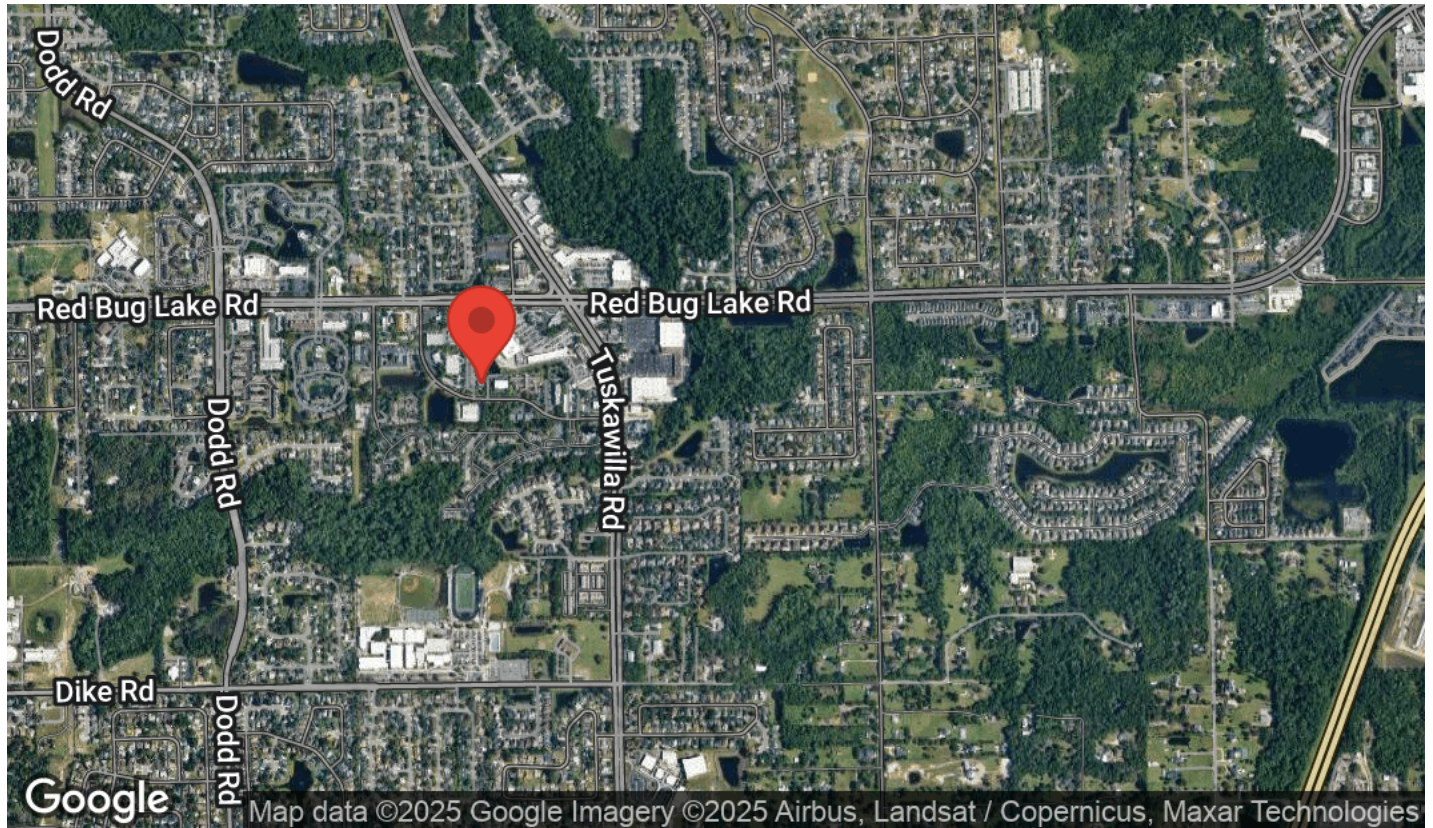


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LOCATION MAPS

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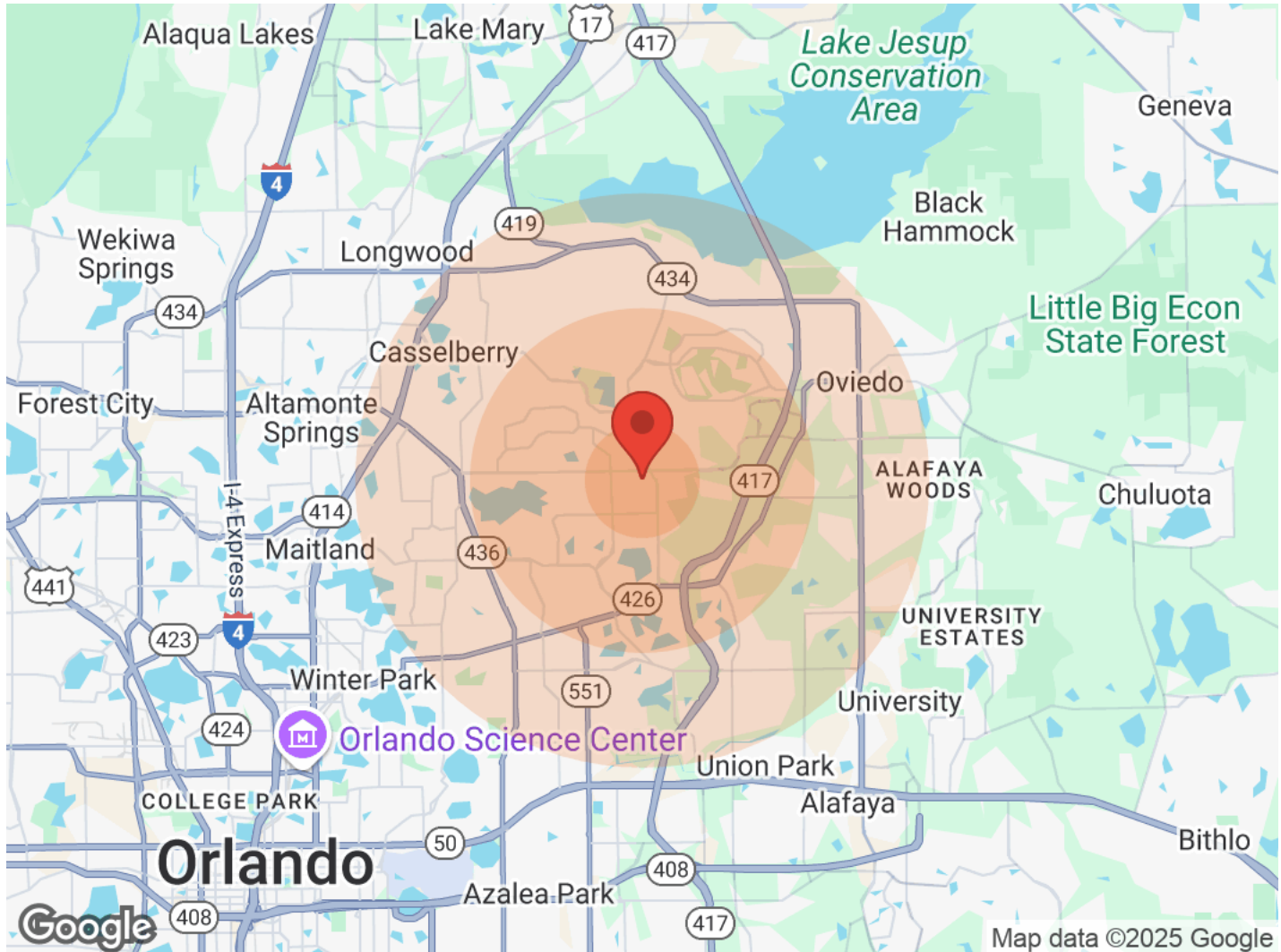


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,070	35,851	105,758	Median	\$78,531	\$70,694	\$62,107
Female	4,296	37,000	109,481	< \$15,000	143	2,068	10,033
Total Population	8,366	72,851	215,239	\$15,000-\$24,999	226	2,066	8,790
				\$25,000-\$34,999	362	2,899	9,893
				\$35,000-\$49,999	352	2,998	10,676
				\$50,000-\$74,999	704	5,919	15,591
				\$75,000-\$99,999	382	4,554	11,172
				\$100,000-\$149,999	677	4,657	11,545
				\$150,000-\$199,999	291	1,863	4,200
				> \$200,000	181	1,434	3,706
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,346	11,630	35,033	Total Units	3,648	31,512	96,428
Ages 15-24	1,106	9,212	25,681	Occupied	3,310	29,443	88,460
Ages 25-54	3,648	28,500	91,543	Owner Occupied	2,010	21,837	55,575
Ages 55-64	1,163	10,667	27,205	Renter Occupied	1,300	7,606	32,885
Ages 65+	1,103	12,842	35,777	Vacant	338	2,069	7,968
Race	1 Mile	3 Miles	5 Miles				
White	7,095	63,625	179,972				
Black	430	3,080	14,754				
Am In/AK Nat	N/A	11	60				
Hawaiian	N/A	N/A	3				
Hispanic	1,850	12,830	42,782				
Multi-Racial	1,148	7,826	26,570				

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PROFESSIONAL BIO

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Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.



Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.

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PRESENTED BY:

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