



OFFICE CONDO FOR SALE

7463 Unit A Conroy Windermere Rd, Orlando, FL 32835

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

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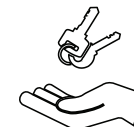
Contact: Ben Kuykendall
Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Sale: \$575,000 (\$451 / SF)

± 1,239 SF Office Condo

5 / 1,000 Parking Ratio



**MOVE-IN READY
OWNER-USER**

First-floor 1,239 SF office condo featuring 2 private offices, conference room, reception area, kitchen, and 3 restrooms

Former law firm ideally situated for a variety of administrative or professional uses; featuring two oversized private offices and a large conference room

Within a four building condo association. Featuring shared 5 / 1,000 parking and quarterly association dues of \$700

Available vacant or furnished with existing FF&E for an additional cost — move-in ready or ready to customize

Ideally positioned at the high-traffic intersection of Conroy Windermere Road and Hiwassee Road (40,500 AADT)

Excellent Dr. Phillips location; minutes from Windermere, Universal Studios, I-4, and the FL Turnpike



7 MINS
(2.6 Miles)



9 MINS
(3.8 Miles)

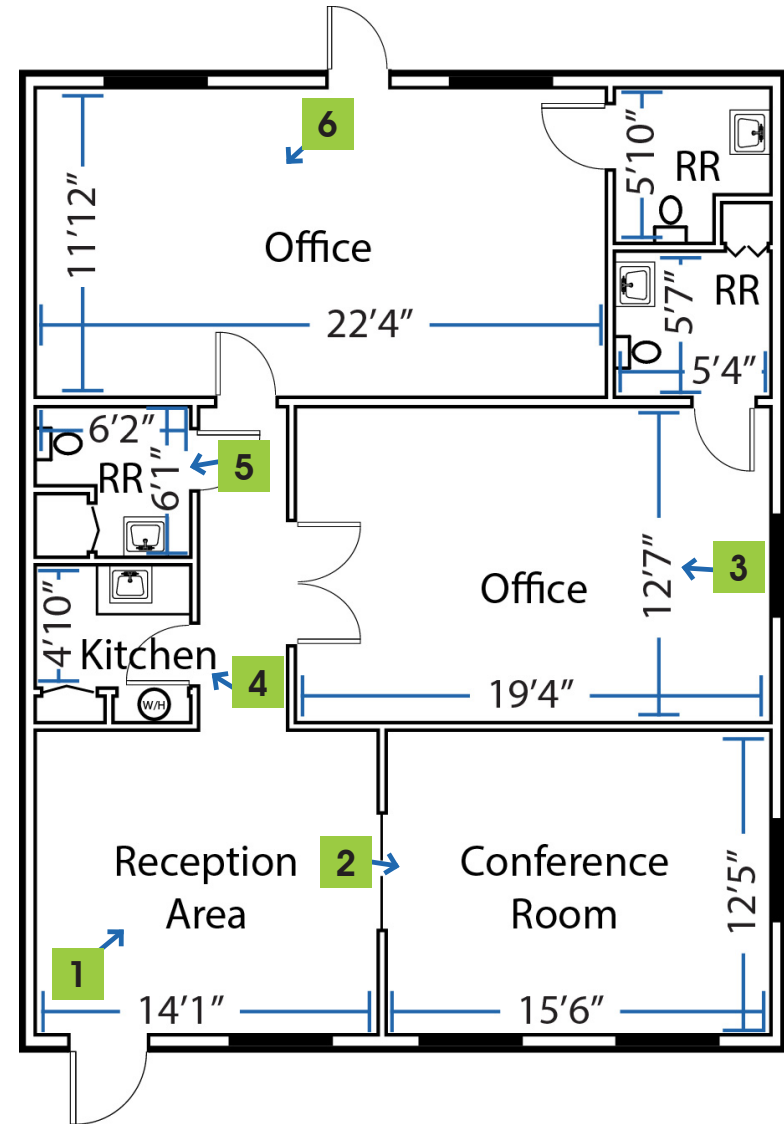


12 MINS
(5.6 Miles)

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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FLOORPLAN



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AERIAL MAP



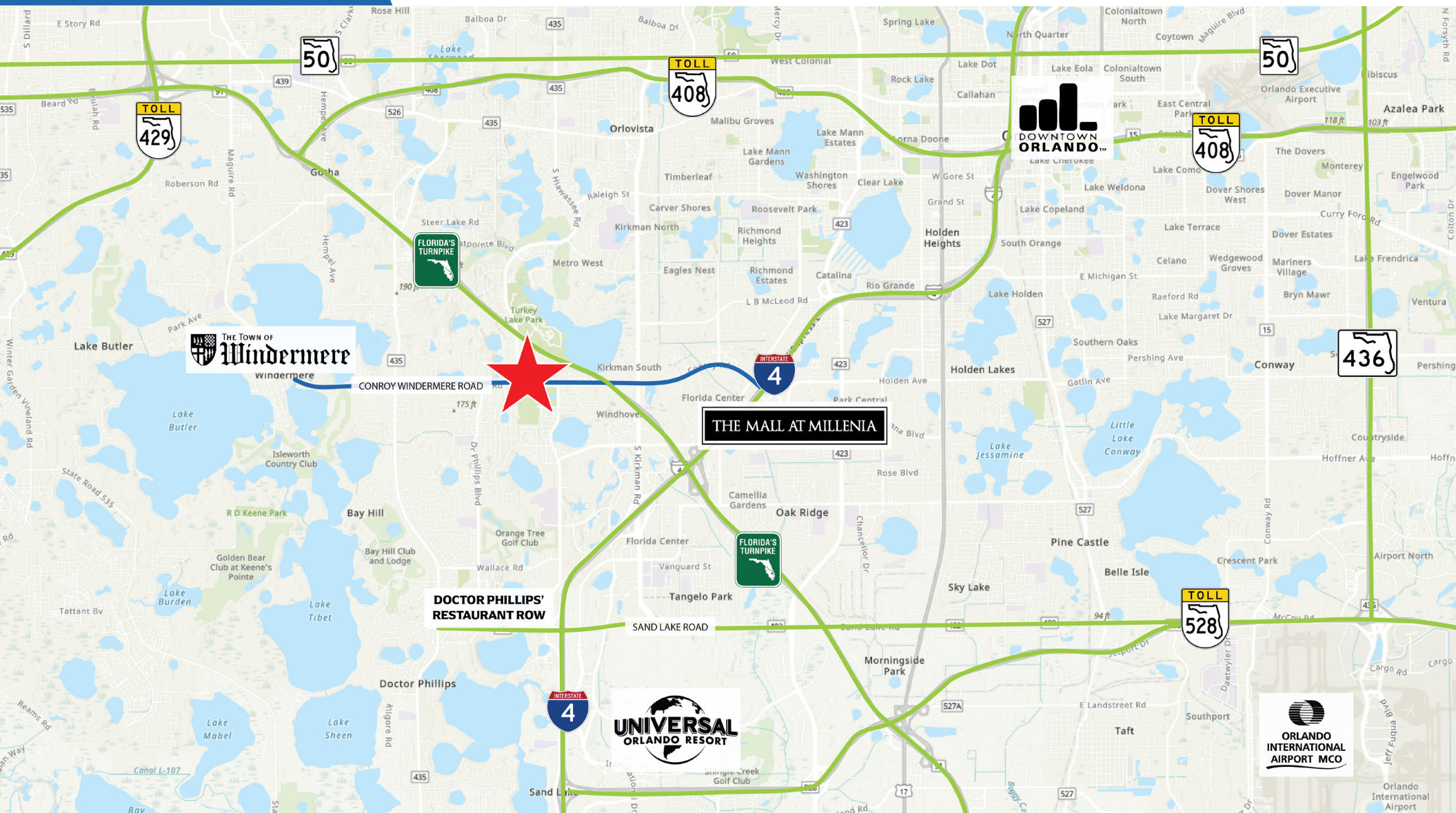
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LOCATION



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THE NEIGHBORHOOD

SURROUNDING BUSINESSES

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	174	846	2,481
Food & Drink Businesses	79	375	899

2024 DEMOGRAPHICS



Total Population

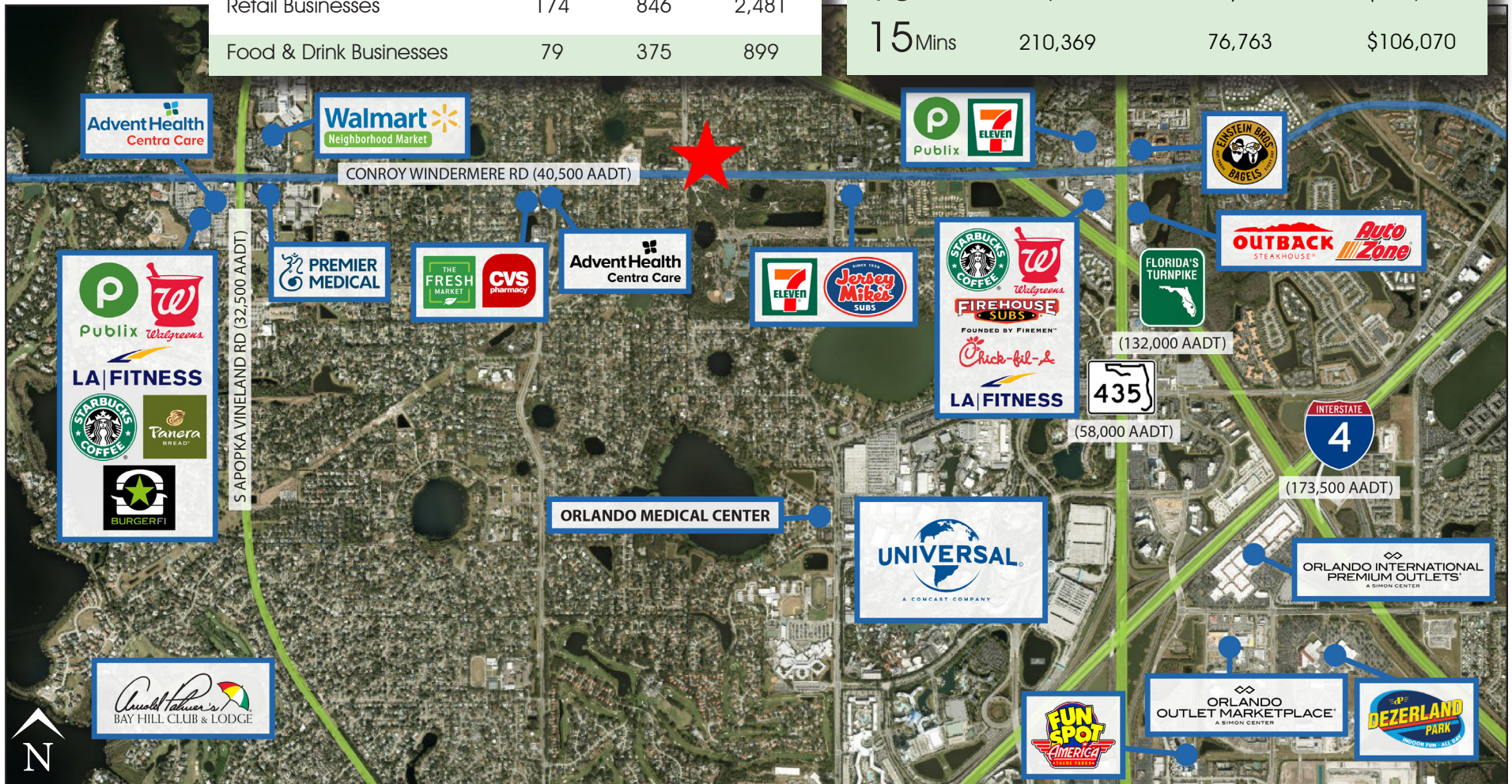


Total Households



Average HH Income

5 Mins	14,341	5,421	\$141,862
10 Mins	94,129	36,370	\$112,921
15 Mins	210,369	76,763	\$106,070



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