



**Stately And  
Gorgeous!**

**820 CLARK STREET  
OVIEDO, FL 32765**

**Price: \$879,000  
2574 sq. ft. Office Building  
Located in Prestigious  
Business Park  
Zoned C2**



**ROBIN KESLER, CCIM**  
Commercial Director  
(407) 366-4500  
rkesler@mac.com  
BK694599, Florida



# PROPERTY SUMMARY

820 CLARK STREET | OVIEDO, FL 32765



## Property Summary

Price:	\$879,000
Building SF:	2,574
Rentable SF:	2,574
Floors:	1
Lot Size:	0.59 Acres
Signage:	Pole Sign
Year Built:	2003
Renovated:	2011
Parking:	14
Zoning:	C2

## Property Overview

The robust Oviedo/Winter Springs demographics reflects a local growth of 2.97%, with a homeownership of 84%, median home value of \$499,190 and an unemployment rate of 3.5%- all of which suggest a strong , local economy to support commercial activity.

## Location Overview

Located directly off Broadway St./426,in a prestigious business community, minutes away from Red Bug Lk Rd/Mitchell Hammock, SR 434, Winter Springs Blvd, SR 434 and the 417.



# PROPERTY PHOTOS

820 CLARK STREET | OVIEDO, FL 32765

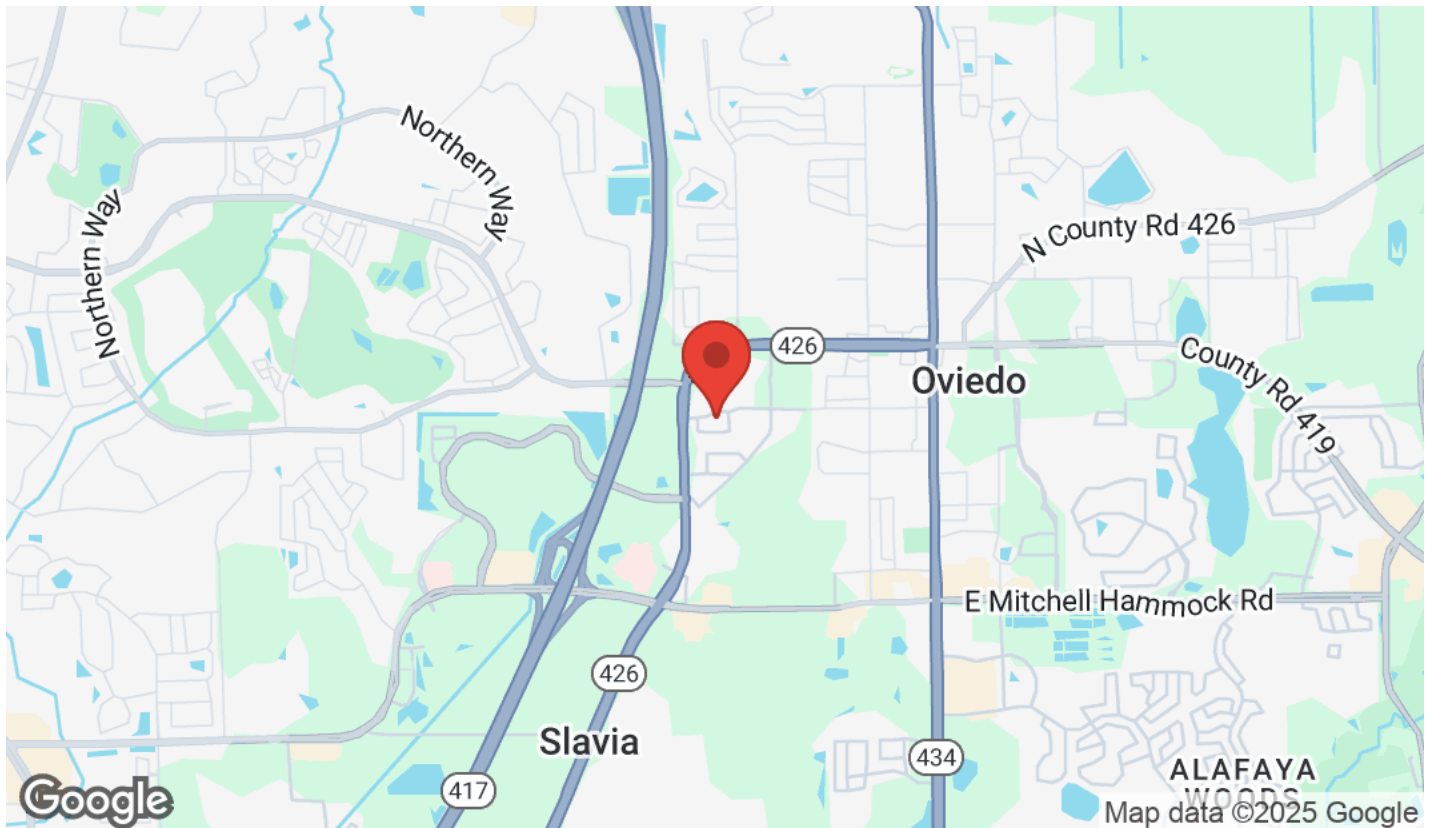


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7250 Red Bug Lake Rd, Ste 1000  
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# LOCATION MAPS

820 CLARK STREET | OVIEDO, FL 32765



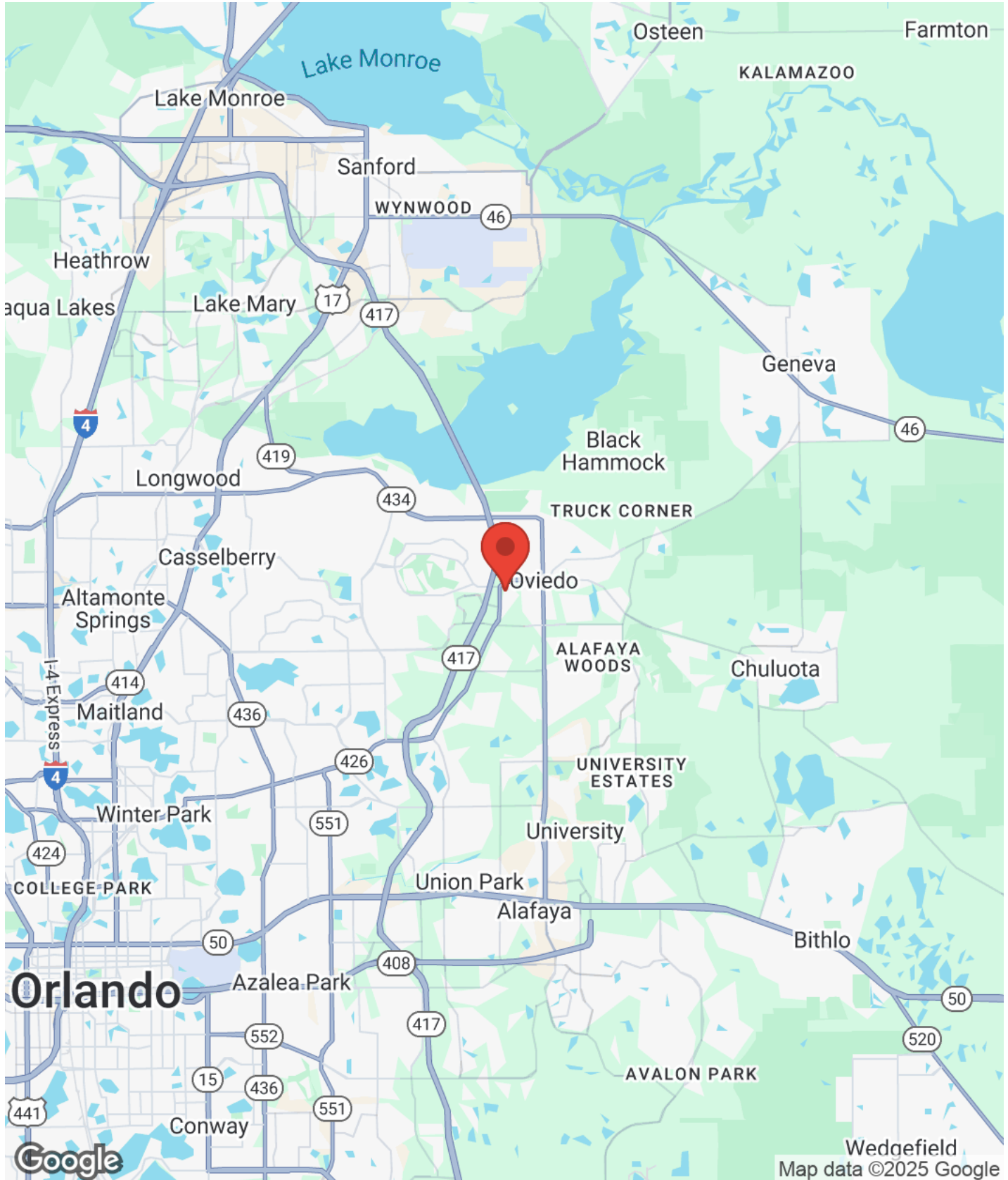
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# REGIONAL MAP

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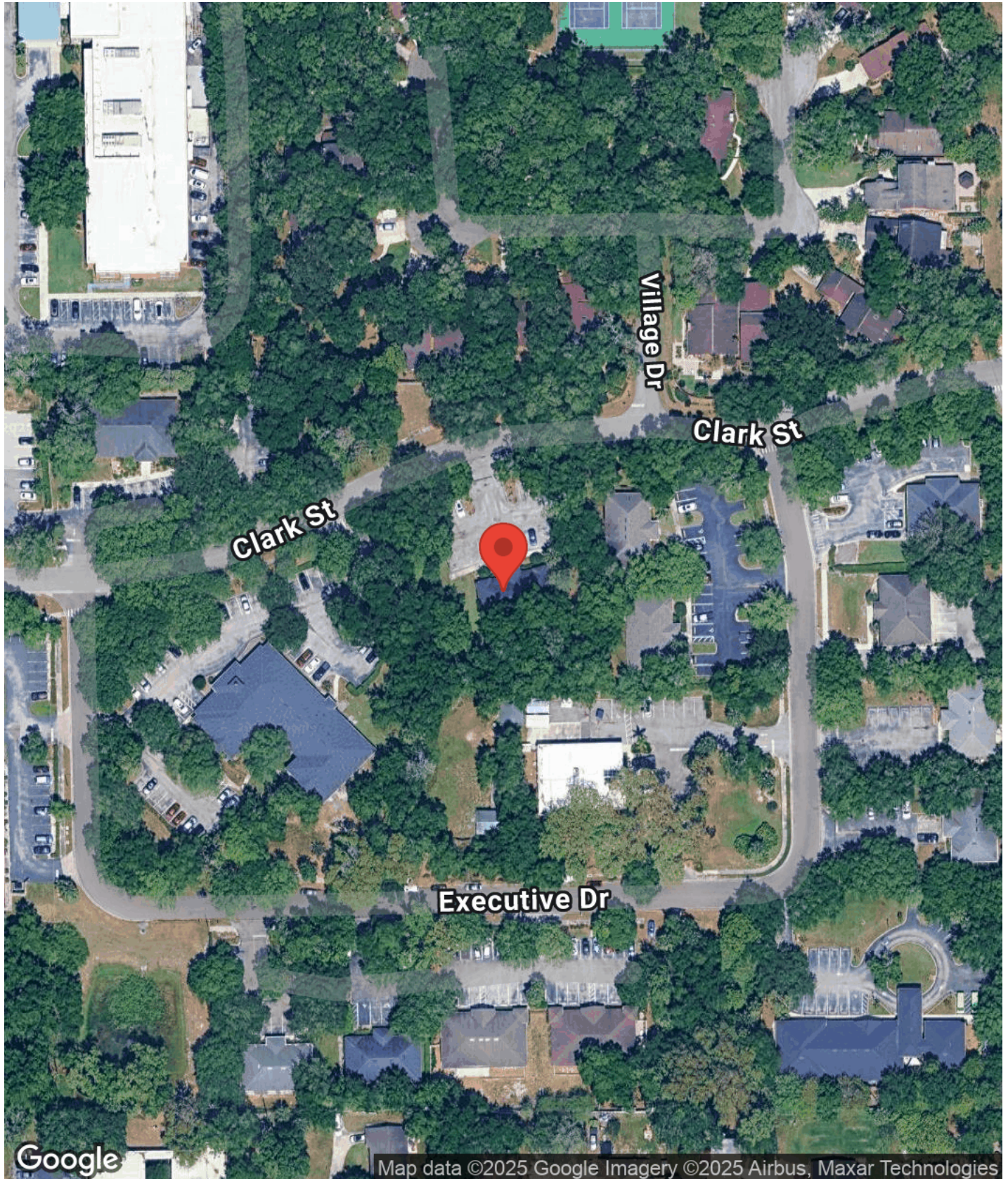
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# AERIAL MAP

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# FLOORPLAN

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EDO FL STREET  
CLARK 2765  
60' PLATTED R

CLARK  
CENTERLINE OF 60' PLATTED R/W

EDGE OF PAVEMENT

ASPHALT PAVEMENT

CONC SIDEWALK

FOUND 1/2"  
IRON ROD  
#6300

N.10°14'35"W

⊙  
LP

4N

LOT 16	LOT 15
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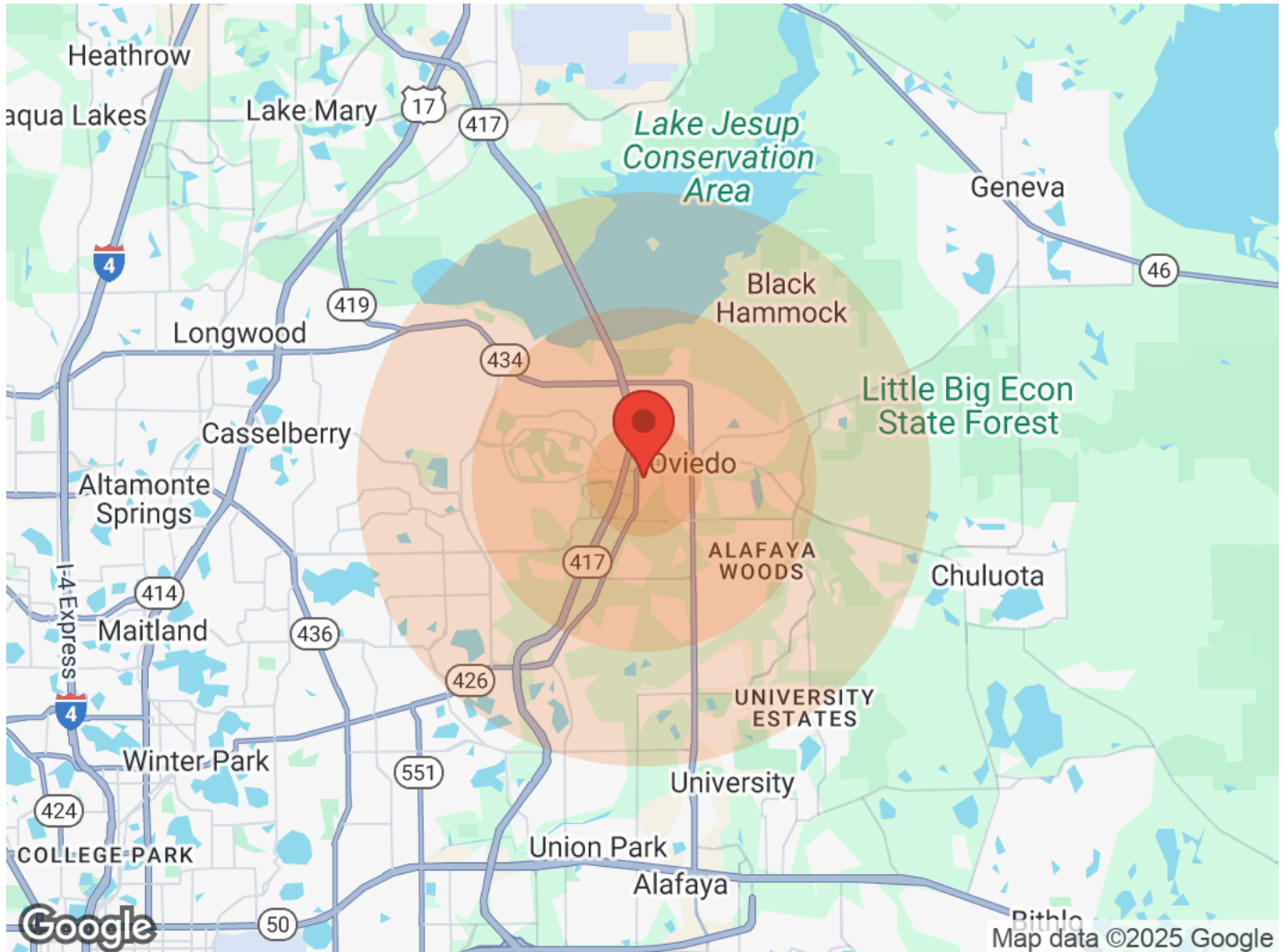
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ORIGINAL 64-407-402-1400



# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,837	24,706	60,871	Median	\$58,673	\$81,274	\$77,369
Female	2,084	25,735	62,930	< \$15,000	161	1,065	3,480
Total Population	3,921	50,441	123,801	\$15,000-\$24,999	100	1,097	3,041
				\$25,000-\$34,999	189	1,395	4,098
				\$35,000-\$49,999	232	1,614	4,649
				\$50,000-\$74,999	189	3,430	8,100
				\$75,000-\$99,999	262	2,713	6,508
				\$100,000-\$149,999	232	3,822	8,990
				\$150,000-\$199,999	74	1,784	3,708
				> \$200,000	77	1,317	2,644
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	662	8,604	21,140	Total Units	1,687	19,717	49,054
Ages 15-24	514	7,266	16,654	Occupied	1,545	18,485	46,033
Ages 25-54	1,530	19,521	49,366	Owner Occupied	1,089	14,470	34,455
Ages 55-64	509	6,895	16,710	Renter Occupied	456	4,015	11,578
Ages 65+	706	8,155	19,931	Vacant	142	1,232	3,021
Race	1 Mile	3 Miles	5 Miles				
White	3,534	43,768	105,840				
Black	153	3,116	7,356				
Am In/AK Nat	N/A	5	10				
Hawaiian	N/A	N/A	N/A				
Hispanic	526	7,289	19,831				
Multi-Racial	330	4,132	11,894				

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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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820 CLARK STREET



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## *PRESENTED BY:*

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