

**PARK NORTH AT
CHENEY PLACE**



OFFICE CONDO FOR SALE

860 N. Orange Avenue Unit 135, Orlando, FL 32801

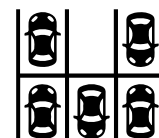
Contact: Dominique Greco, MS
 Sales & Leasing Associate

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For Sale: \$670,000

Unit 135 ± 1,575 SF

Parcel ID: 23-22-29-5974-00-010



**9 TOTAL DEDICATED
PARKING SPACES**

2nd-gen law office condo offering 6 private offices, conference room, lobby area, and kitchenette

Includes 7 deeded parking spaces, plus exclusive use of 2 spots directly in front of the unit's entrance

Monthly condo association fees include utilities, maintenance, and shared restrooms, community conference room and additional amenities

Power, water, and trash removal are covered by the condo association, reducing out-of-pocket operating expenses

Located within a Community Redevelopment Area (CRA), making the property eligible for a variety of city-sponsored business incentives and improvement programs

Situated 1 block from East Colonial Drive (SR 50), 2 minutes (0.4 miles) from the I-4 on-ramp, and 4 minutes (1.3 miles) to State Road 408

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

Seller open to short-term leaseback providing immediate cash flow and operational continuity

LOCATION



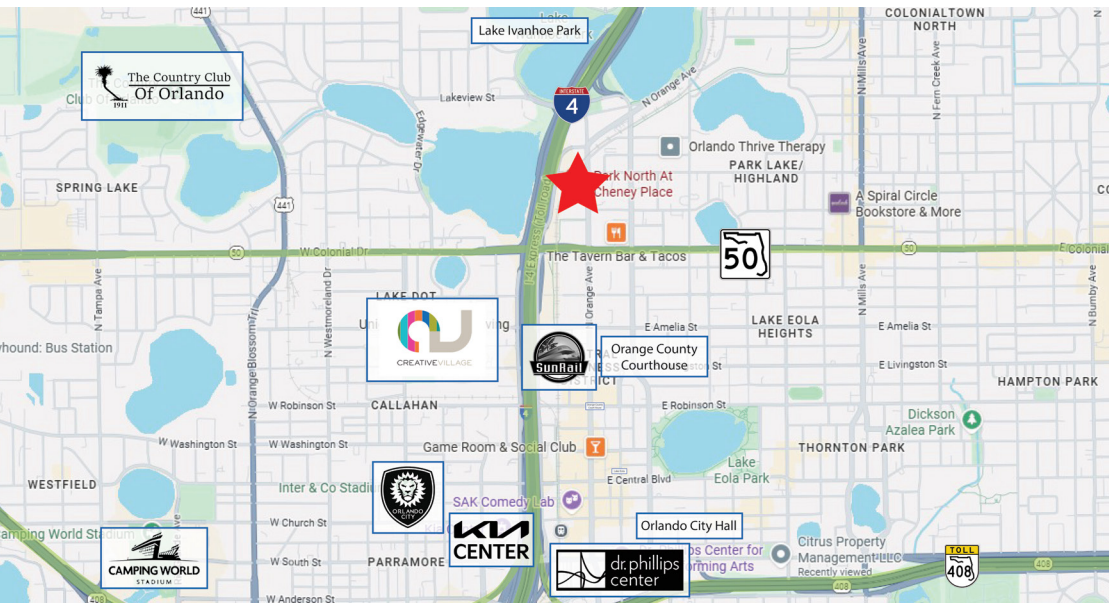
1 minute
(0.2 miles)







2 minutes
(0.4 miles)



4 minutes
(1.3 miles)



					
		Total Population	Total Families	Total Households	Average Income
5 Mins	2025	15,545	2,954	8,755	\$118,594
	2030	16,803	3,164	9,543	\$125,275
10 Mins	2025	100,570	20,945	47,937	\$124,106
	2030	104,999	21,870	50,405	\$132,555
15 Mins	2025	405,283	92,575	169,513	\$103,707
	2030	417,466	95,421	175,793	\$113,472



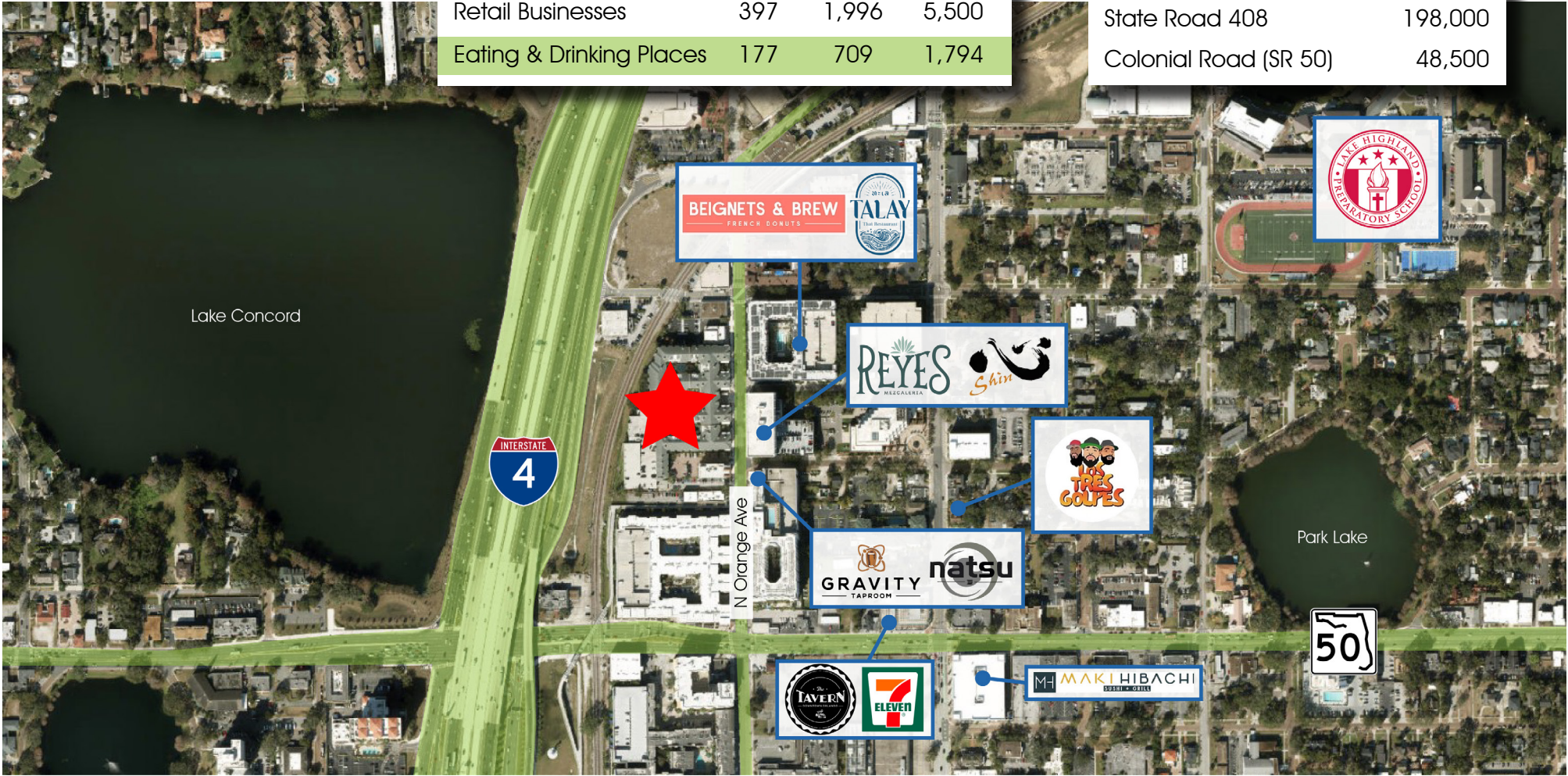
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NEIGHBORHOOD MAP

Surrounding Businesses			
2025	5 Mins	10 Mins	15 Mins
Retail Businesses	397	1,996	5,500
Eating & Drinking Places	177	709	1,794

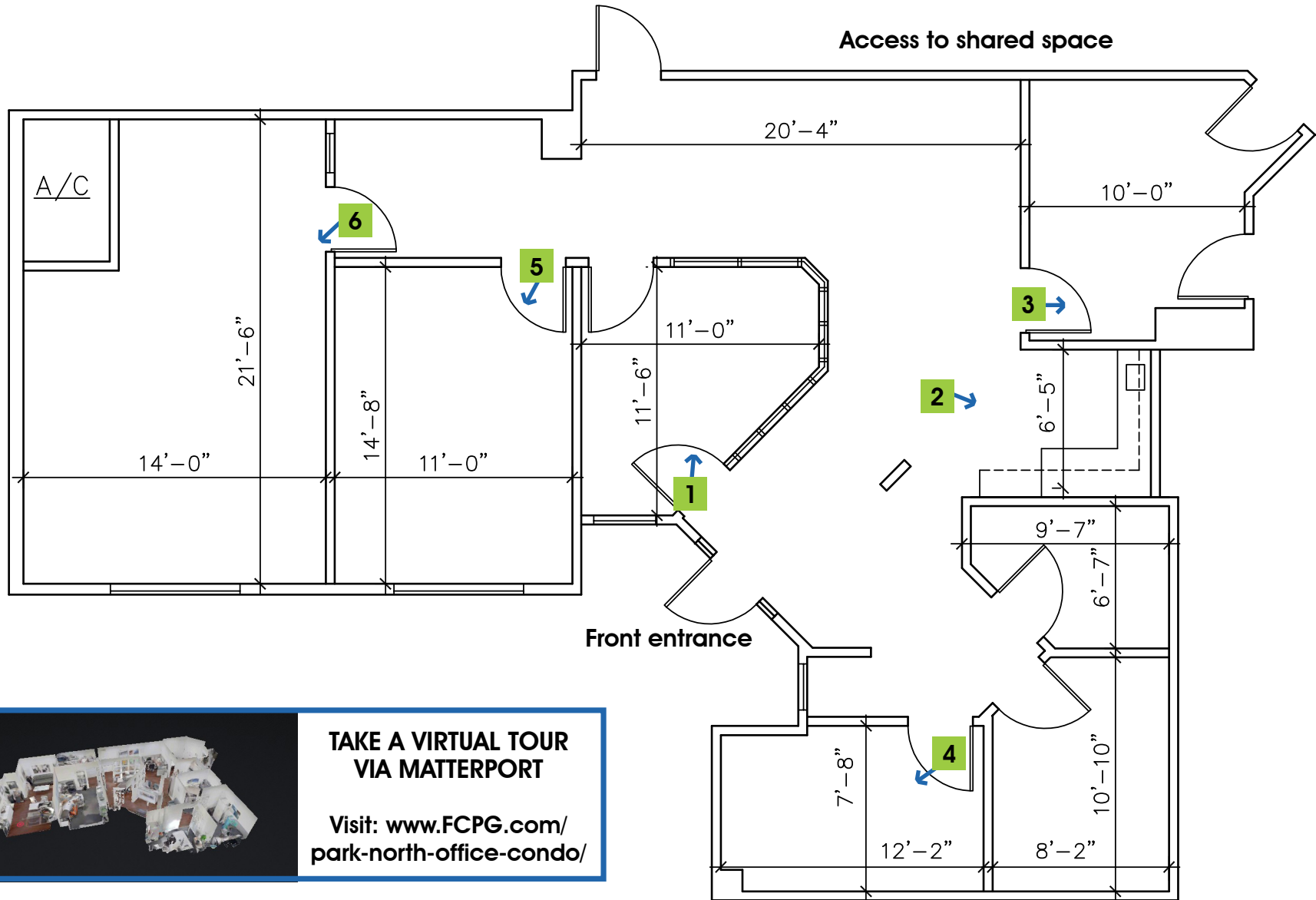
Average Annual Daily Trips	
2024	
Interstate 4	176,000
State Road 408	198,000
Colonial Road (SR 50)	48,500



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FLOORPLAN



**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: [www.FCPG.com/
park-north-office-condo/](http://www.FCPG.com/park-north-office-condo/)

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PICTURES



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MARKET HIGHLIGHTS



**52.4% DOWNTOWN
PROFESSIONALS ARE
COLLEGE EDUCATED**

DTO Live Work Play, 2025



**75,767
DAYTIME
POPULATION**

ESRI, 2025



**#1 BEST LARGE
CITY TO START A
BUSINESS**

WalletHub, 2025



**LEARN MORE ABOUT
THE SURROUNDING
MARKET IN OUR
“WHY DOWNTOWN
ORLANDO” PACKET**

[www.FCPG.com/
Why-Downtown-Orlando](http://www.FCPG.com/Why-Downtown-Orlando)

WHY DOWNTOWN ORLANDO - FLORIDA
MARKET HIGHLIGHTS
First Capital Property Group / CORFAC International is a full service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1995, FCPG has specialized in acquisition, disposition, leasing, property management & consultation for commercial owners & investors.

F C FIRST CAPITAL
P G PROPERTY GROUP
CORFAC
INTERNATIONAL
Affiliate Firm



HIGHLIGHTS

2nd Best State for Business in the United States by Chief Executive Magazine (2025)

4th Best Tax Climate in the United States by the Tax Foundation (2025)

4th Fastest Growing MSA in the United States and Florida's largest MSA with $\pm 1,500$ people moving to Orlando each week

#1 in Job Growth per the Florida Department of Commerce (2025) with a current workforce of 1.2 million people

#1 Fastest Growing US Tech Hub for IT Talent per CIO (2025) and **#1 Best Large City to Start a Business**, WalletHub (2025)

Features the **Highest Rate of Growth in STEM Jobs** in the Country (Forbes, 2018), and sees \$13.4 billion in economic impact from high-tech industries

Only 20% of Orlando Workforce is within the Tourism Industry, where there is **\$30 Billion in Economic Impact** annual

Concentrated Downtown Core of $\pm 4,990$ businesses and over $\pm 95,180$ employees within the 1.78 mile subject area

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