

For Lease

Office/Warehouse Space

6,351 SF | \$15.00 / SF NNN



South Park Business Center

531 South Econ Circle, Oviedo, Florida 32765

Property Highlights

- 14,255± SF office / warehouse building on 1.06± acres
- 1 space available: Suite 1001 - 6,351± SF; 100% air-conditioned
- Fully built-out with upgraded 1,000 SF of office
- Great location in the South Park Business Center
- Clear height: 20'; 3-phase power and 1 grade-level overhead door
- Close to the University of Central Florida; perfect for university-related projects
- Zoning: PD, Light Industrial
- Located off Econ River Place with easy access to major roadways: SR 434 (Alafaya Trail), SR 50 (Colonial Drive), SR 426 (Aloma Ave), SR 408 (East-West) and SR 417 (GreeneWay)
- Estimated operating expenses: \$3.30/SF



Lease Rate: \$15.00 / SF NNN

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

O: 407 949 0758

ppartyka@realvest.com

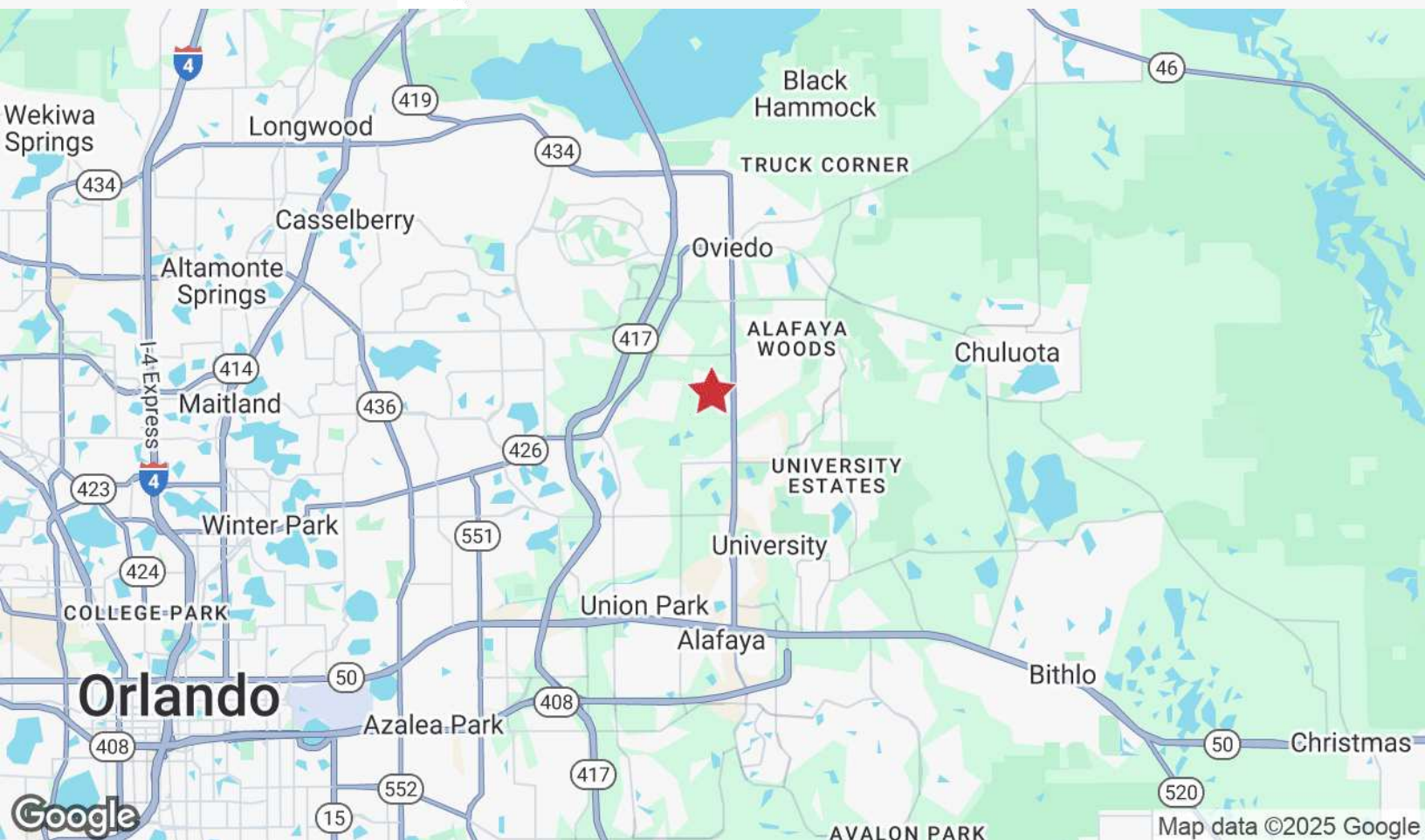
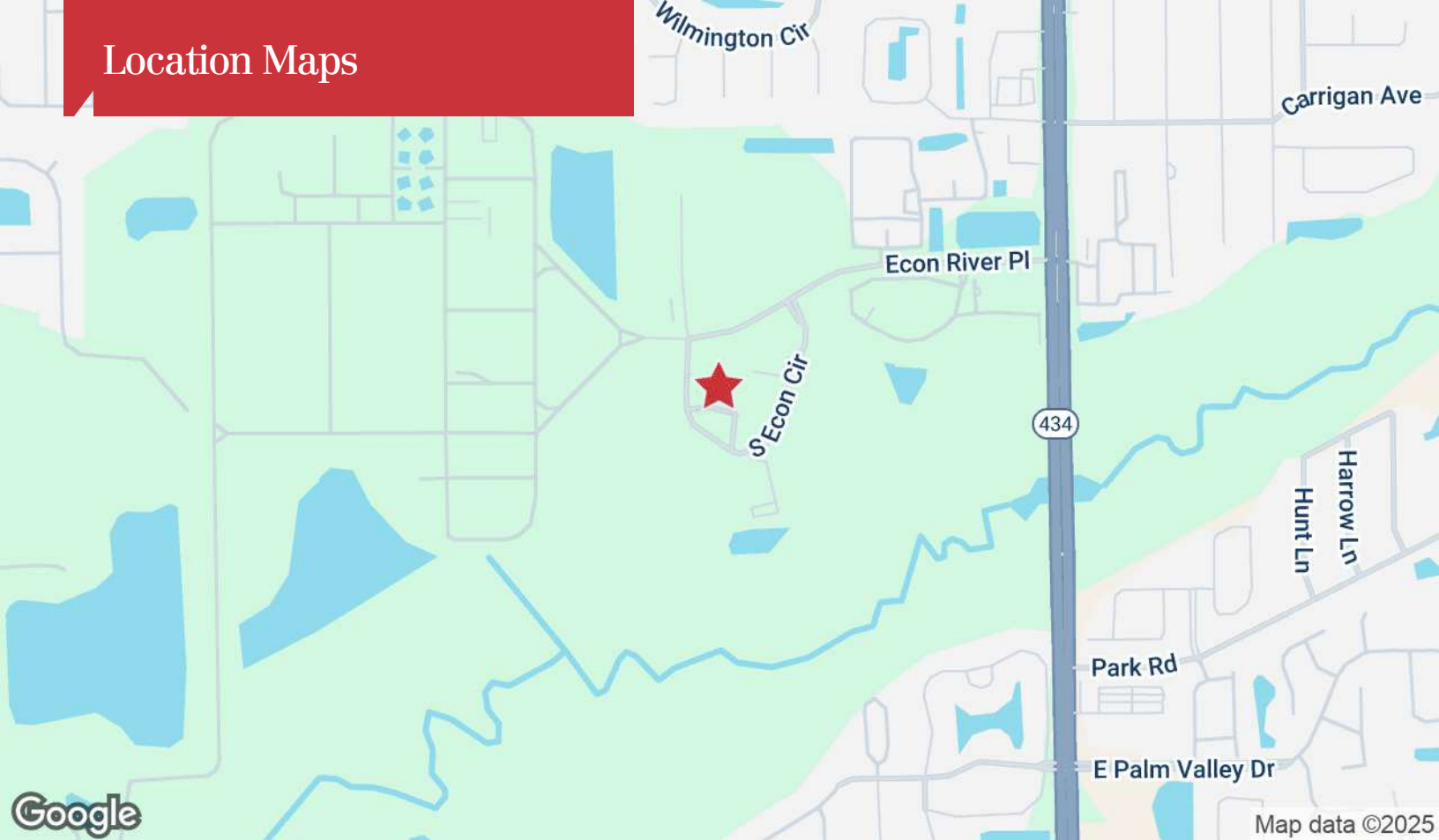


09.08.25

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

Location Maps



Property Photos



Overhead Door



Office



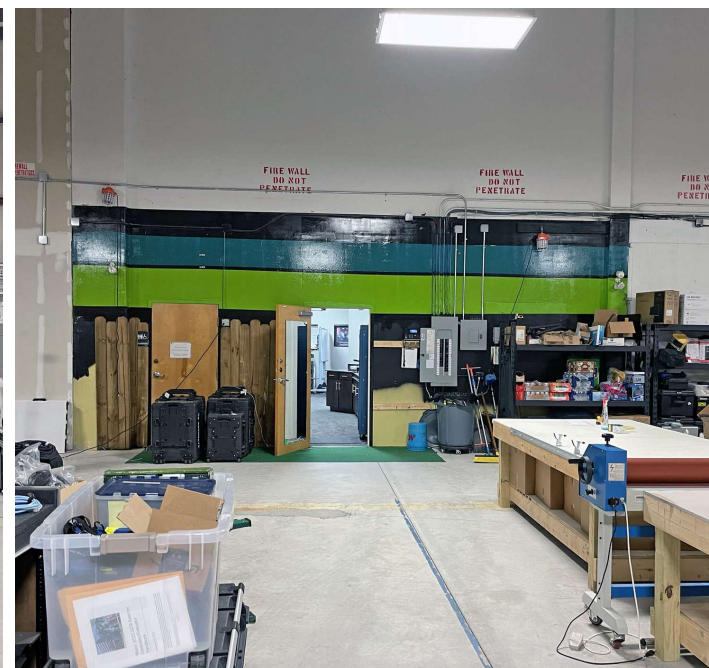
Conference Area



Break Area

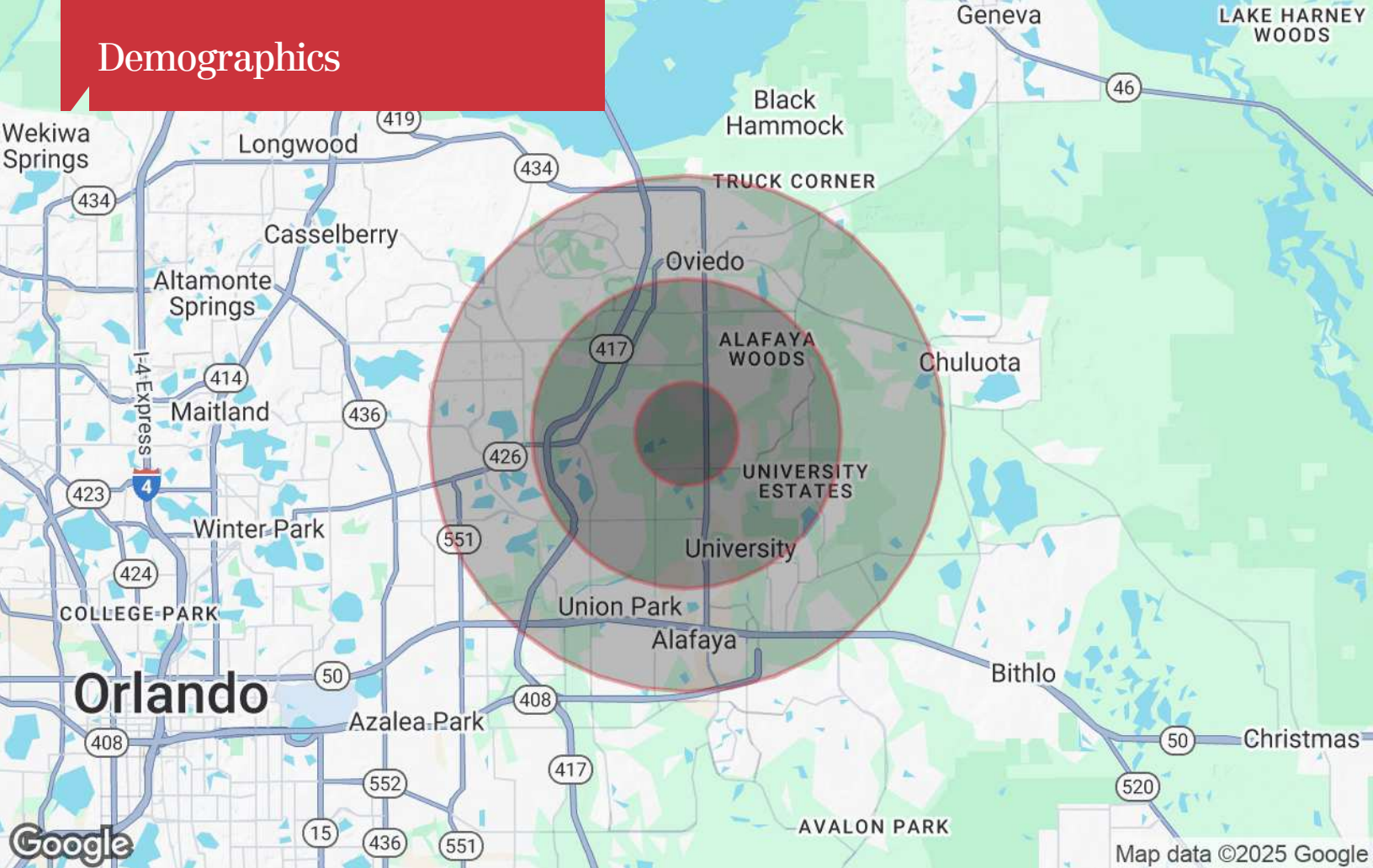


Warehouse with Grade-Level Overhead Door



100% A/C Warehouse

Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,388	81,847	207,006
MEDIAN AGE	28.9	30.4	34.5
MEDIAN AGE (MALE)	28.1	29.4	33.4
MEDIAN AGE (FEMALE)	29.8	32.6	36.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,072	25,223	73,118
# OF PERSONS PER HH	2.7	3.2	2.8
AVERAGE HH INCOME	\$79,421	\$80,802	\$80,846
AVERAGE HOUSE VALUE	\$351,396	\$258,791	\$245,428

* Demographic data derived from 2020 ACS - US Census