

For Lease

Office/Warehouse Building

6,351 - 14,255 SF | \$15.00 / SF



South Park Business Center

531 South Econ Circle, Oviedo, Florida 32765

Property Highlights

- 14,255± SF vacant office/warehouse building on 1.06± acres
- 2 spaces available: Suite 1001 - 6,351± SF & Suite 1002 - 7,904± SF - both spaces are 100% air-conditioned
- Fully built-out with upgraded office space in both suites
- Great location in the South Park Business Center
- Clear height: 20'; 3-phase power and 1 grade-level overhead door per suite
- Suites can be leased separately or entire building is available
- 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 Avenue), SR 408 (East-West) and SR 417 (GreeneWay)



Lease Rate: \$15.00 / SF NNN
(Estimated OpEx: \$3.30/SF)

For more information

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C: 407 341 0805
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Property Photos



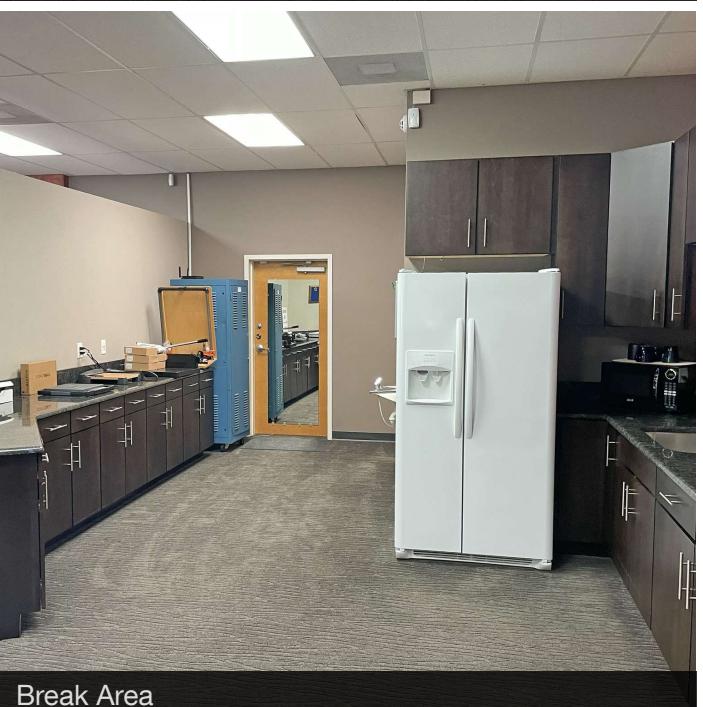
Overhead Door



Office



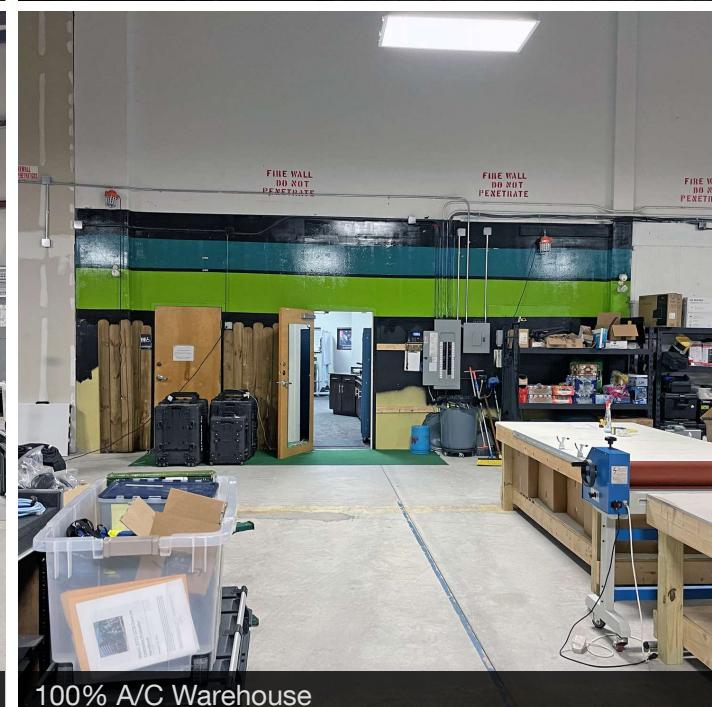
Conference Area



Break Area

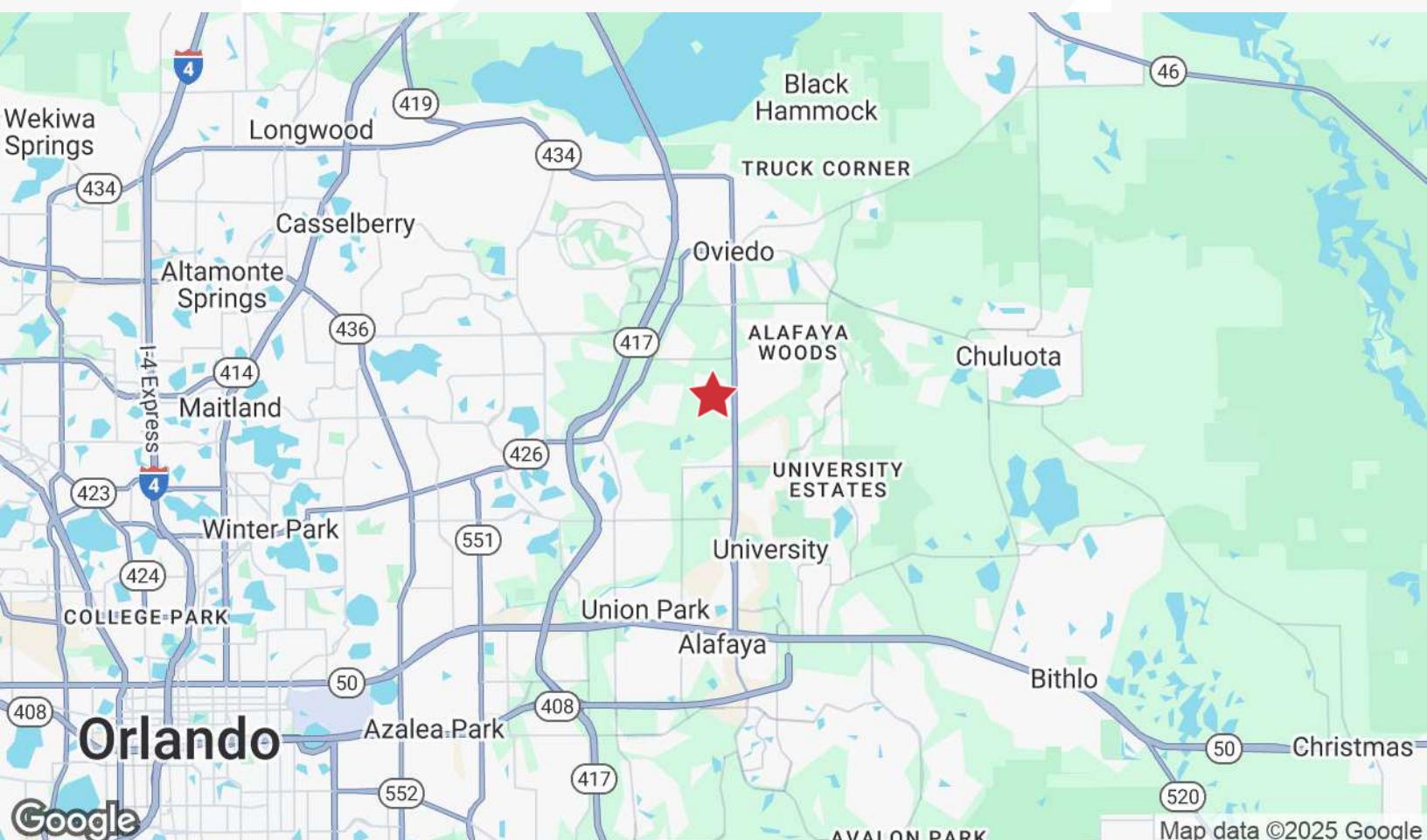
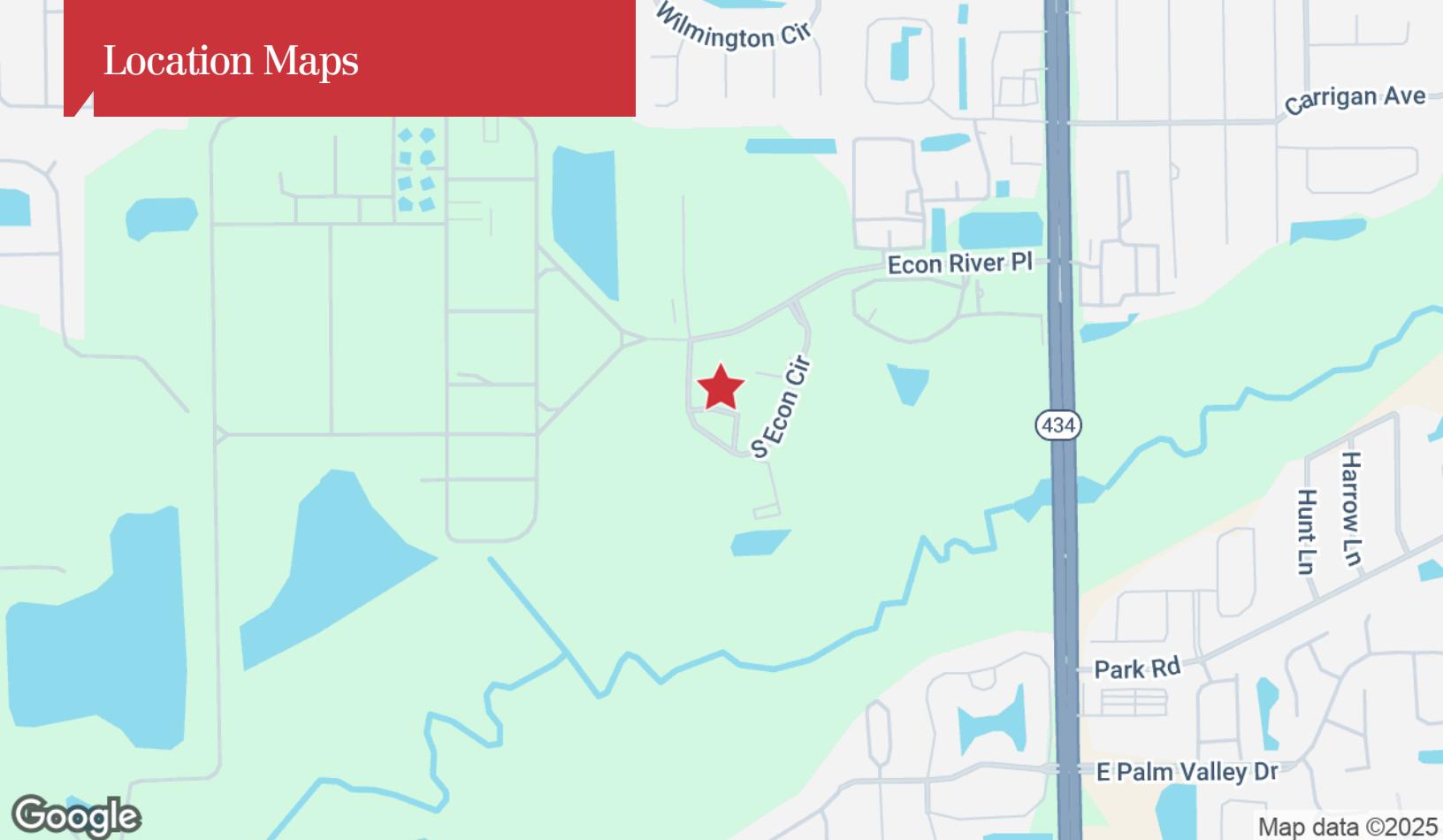


Warehouse with Grade-Level Overhead Door



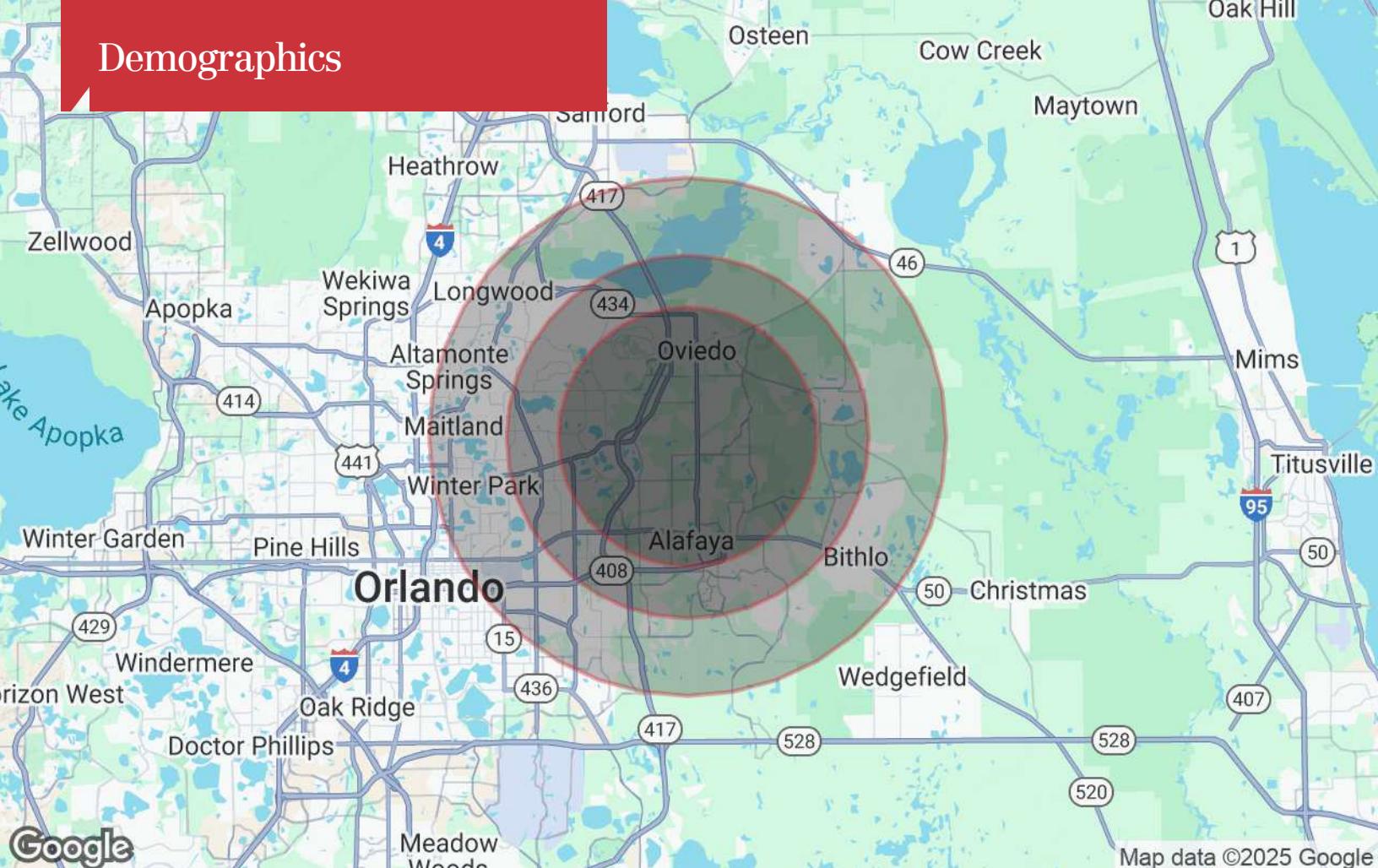
100% A/C Warehouse

Location Maps



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.

Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	235,969	396,902	680,547
MEDIAN AGE	37	38	39
MEDIAN AGE (MALE)	36	37	38
MEDIAN AGE (FEMALE)	38	39	40

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	81,060	141,471	252,394
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$104,221	\$102,363	\$103,288
AVERAGE HOUSE VALUE	\$395,361	\$390,981	\$402,088

* Demographic data derived from 2020 ACS - US Census

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