

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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Property Photos



Overhead Door



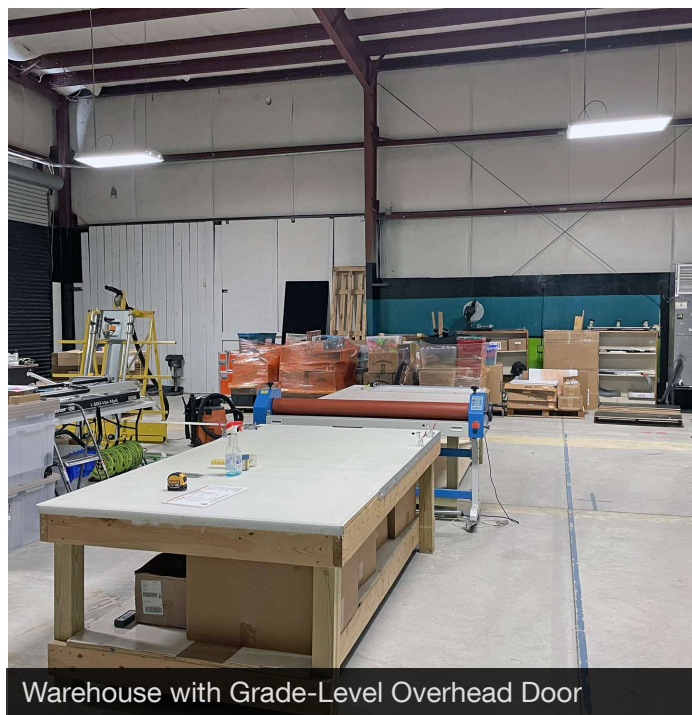
Office



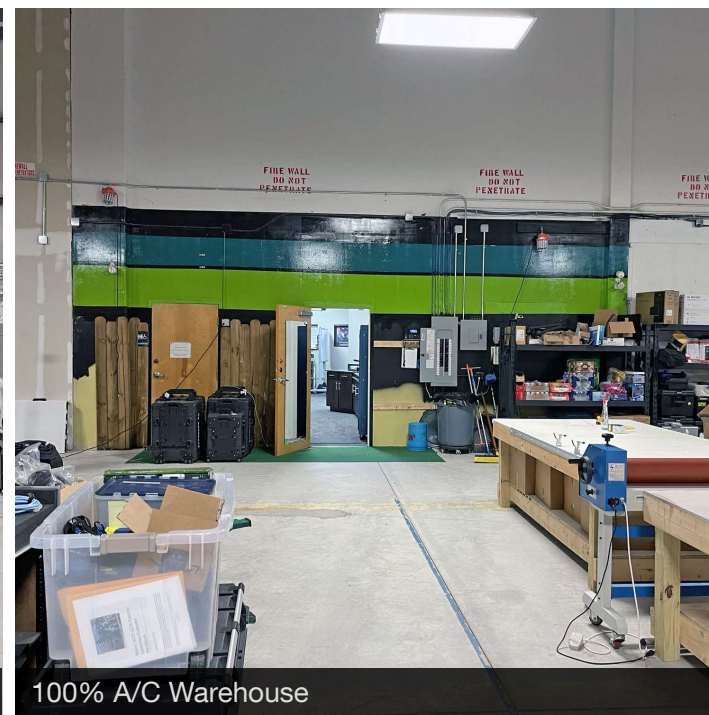
Conference Area



Break Area

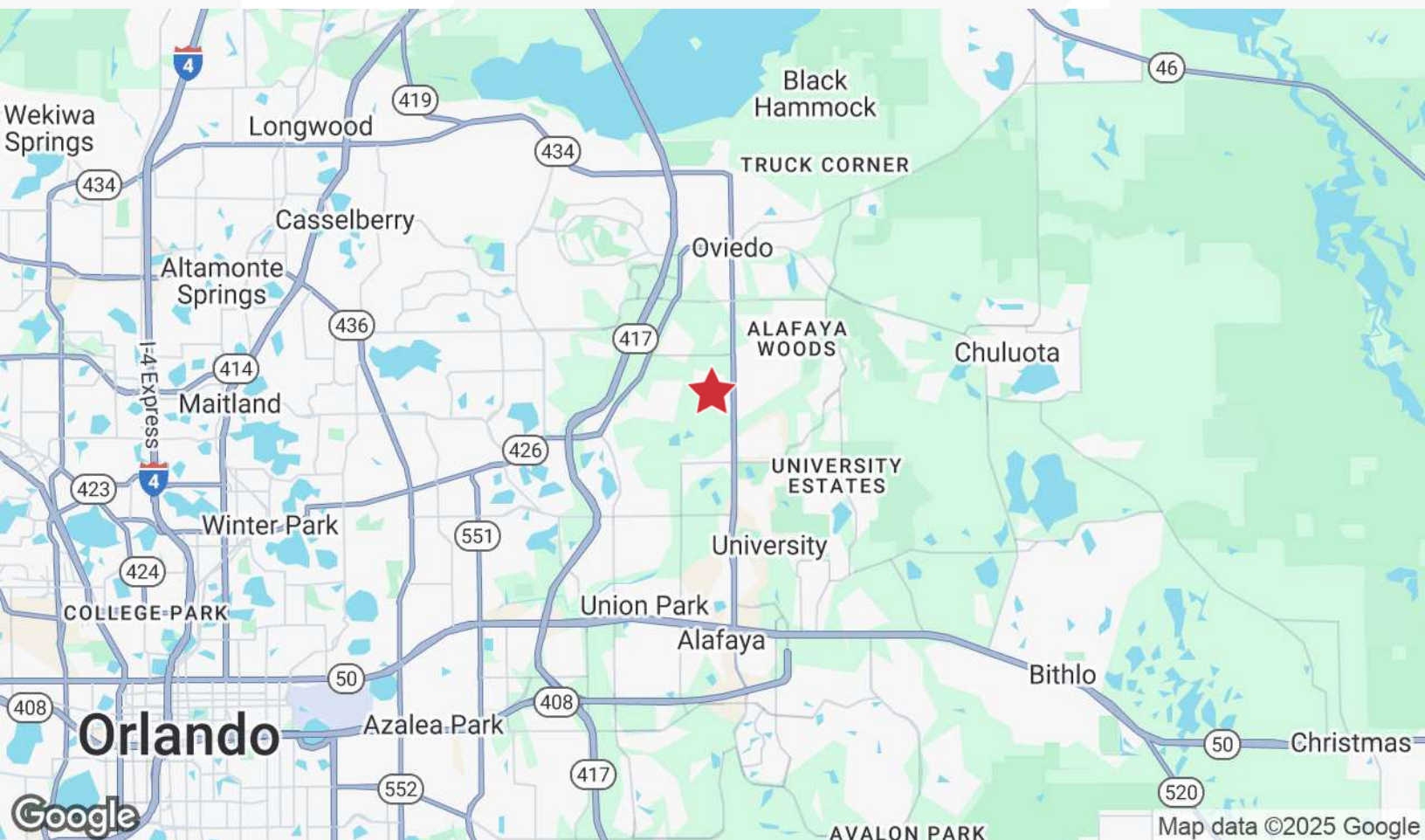
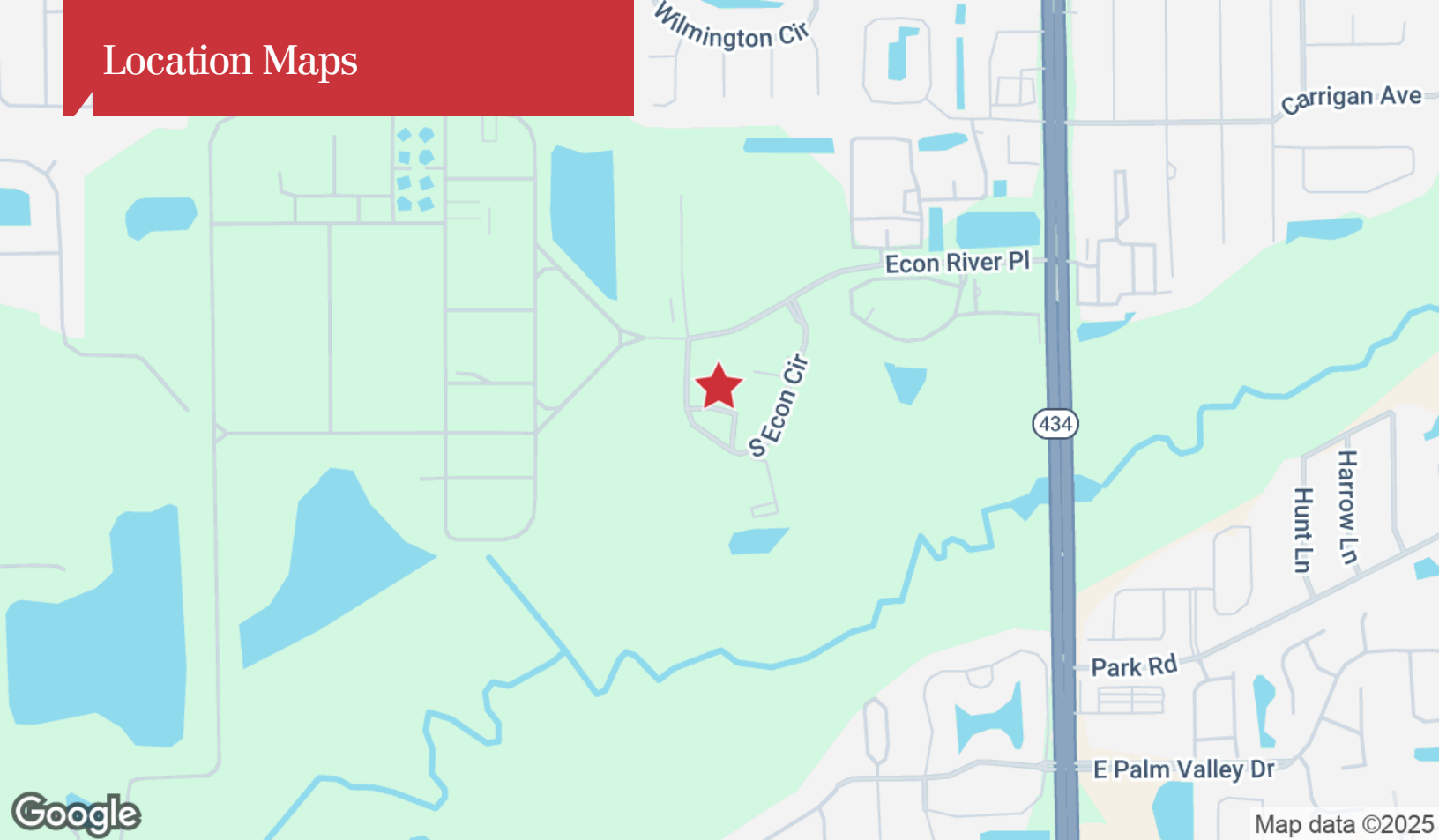


Warehouse with Grade-Level Overhead Door

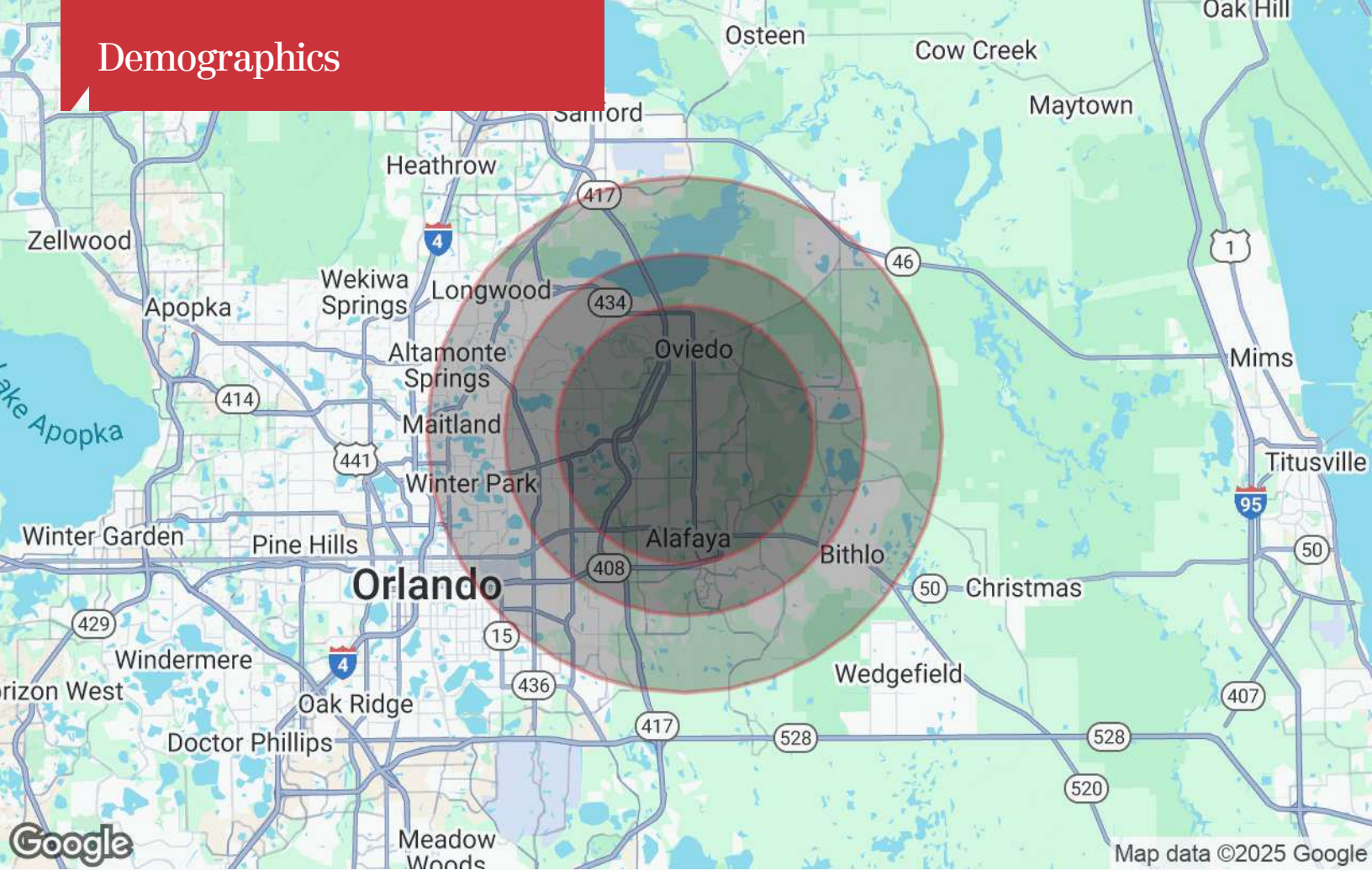


100% A/C Warehouse

Location Maps



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