



Desirable, Gorgeous Oviedo Office For Sale

1227 EAST BROADWAY STREET
OVIDO, FL 32765

Price:
\$1,625,000



ROBIN KESLER, CCIM
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1227 East Broadway Street | Oviedo, FL 32765

**1227 E Broadway, Oviedo Fl. 32765**

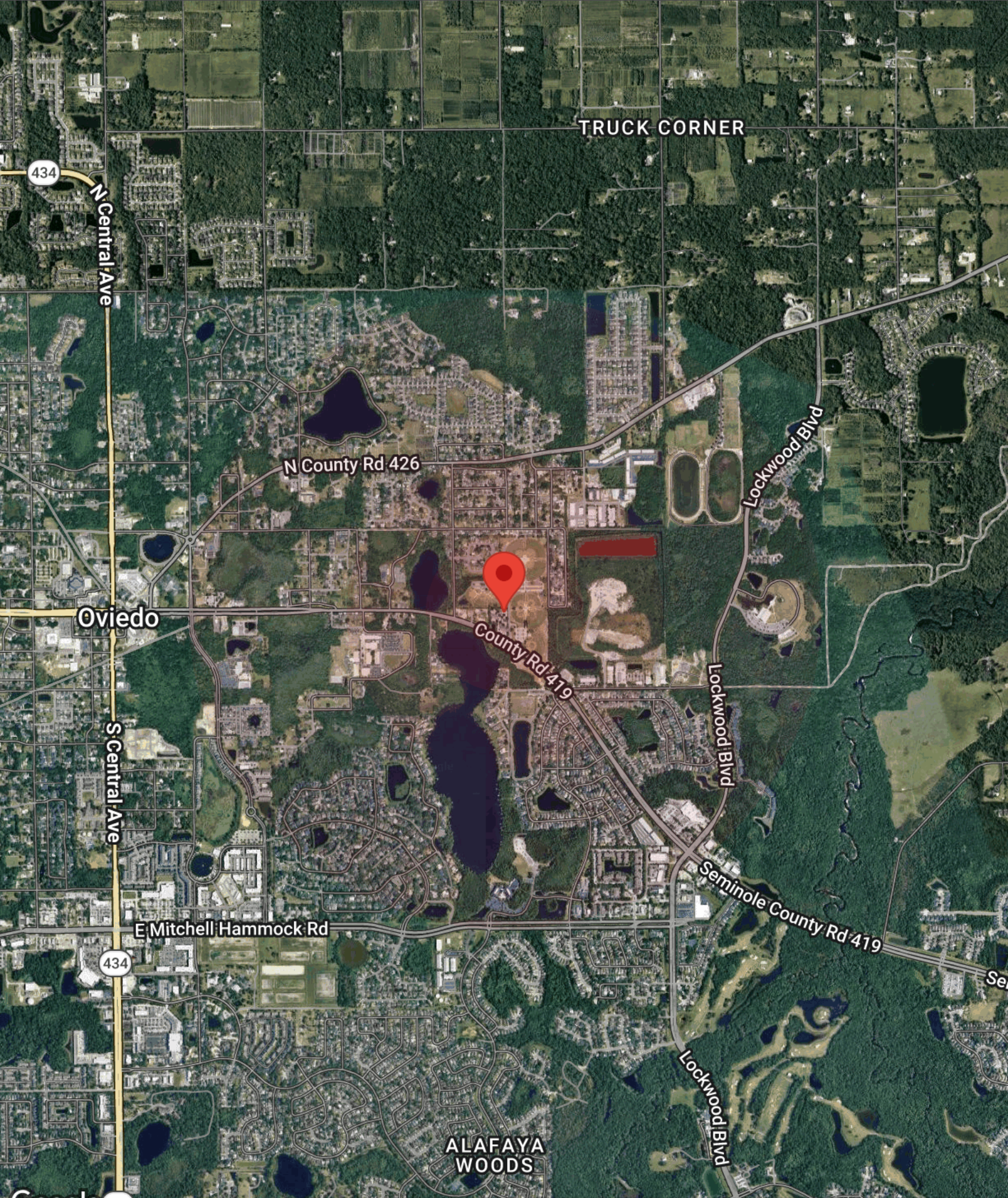
First Time on the Market! Newer Office Building of 5000 sq ft. Built as one unit, divisible into two units of 4102 & 898 sq ft. The C1 zoning allows for Office and Light Retail. Built in 2009, the office offers complementary colors, wooden blinds, tile and carpet, chair railings, large, functional break rooms and four ADA Restrooms. All offices feature large windows for natural light as well as the surrounding greenery.. The large conference room is friendly, modern and very usable. The building also offers a two room loft for an additional office or storage. The smaller office offers a reception area, a large ADA Restroom, Breakroom, three offices upfront and a large executive office in the back., Monument signage is available on Broadway. This office is fully separated from the larger office if desired.

With a newer roof, four a/c units, alarm system, two ADA ramps and four entry/exit locations, monument signage on Broadway, and safety night lights for the parking lot, this office can fit just about any need! There is also a pleasing picnic area in the backyard!!

Located off Broadway, within minutes to Oviedo Blvd, Lockwood, Mitchell Hammock, SR 434 and 426, the 417 and the UCF area.

This office is functional, flexible, very usable, gorgeous and an easy move in!!

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PROPERTY PHOTOS

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STE 101 FLOORPLAN

1227 E Broadway, Oviedo Fl. 32765
1227 East Broadway Street | Oviedo, FL 32765

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TOTAL: 3985 sq. ft
1st floor: 3433 sq. ft, 2nd floor: 552 sq. ft
EXCLUDED AREAS: PORCH: 97 sq. ft, WALLS: 187 sq. ft
FLOOR PLAN CREATED BY CLIRKUSA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

STE 111 FLOORPLAN

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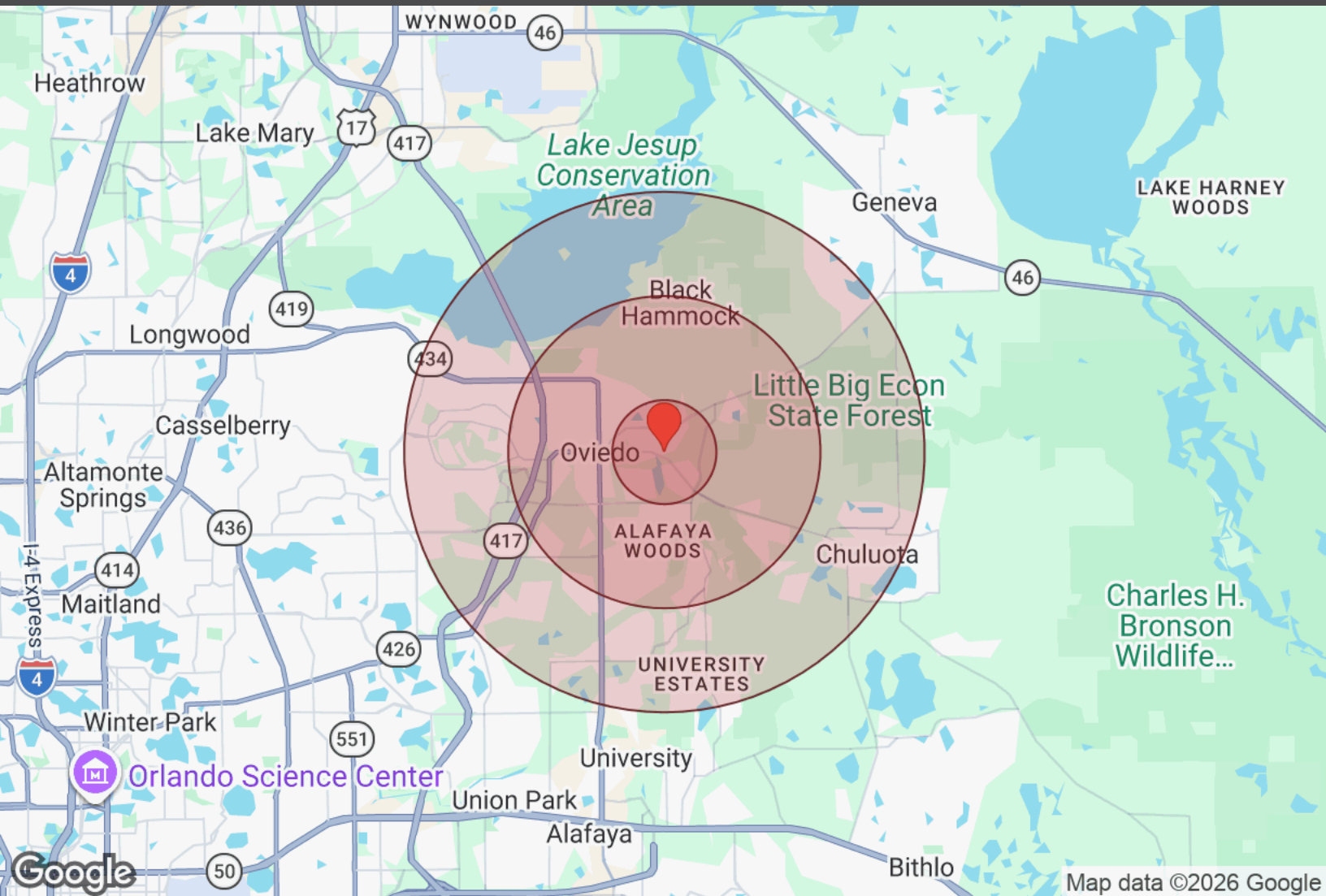
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TOTAL: 1269 sq. ft.
1st floor: 1269 sq. ft.
EXCLUDED AREAS: WALLS: 86 sq. ft.

FLOOR PLAN CREATED BY CLIRKADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,671	22,429	59,758
Female	4,002	23,279	52,377
Total Population	7,673	45,707	112,134

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,131	26,460	66,305
Black	1,144	4,717	10,428
Am In/AK Nat	7	37	78
Hawaiian	2	9	45
Hispanic	1,736	10,284	24,793
Asian	450	2,994	7,558
Multiracial	177	1,097	2,669
Other	25	114	258

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,927	16,794	40,055
Occupied	2,822	16,201	38,462
Owner Occupied	1,727	11,464	26,715
Renter Occupied	1,095	4,737	11,747
Vacant	105	592	1,593

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,402	8,095	16,841
Ages 15 - 24	1,132	6,427	25,002
Ages 25 - 54	3,254	18,876	40,390
Ages 55 - 64	934	5,745	13,076
Ages 65+	950	6,562	16,823

Income	1 Mile	3 Miles	5 Miles
Median	\$107,085	\$113,098	\$110,272
Under \$15k	152	806	2,476
\$15k - \$25k	102	398	1,409
\$25k - \$35k	144	512	1,277
\$35k - \$50k	155	1,147	2,522
\$50k - \$75k	392	2,254	4,899
\$75k - \$100k	366	1,961	4,961
\$100k - \$150k	636	3,747	8,080
\$150k - \$200k	300	2,021	4,530
Over \$200k	577	3,355	8,310

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Optima Real Estate

1108 Howell Creek Winter Springs, FL 32708

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.

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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.