

For Lease

# Sanlando Commerce Center

2,500 SF | \$14 / SF



## 224 West Central Pkwy

Altamonte Springs, Florida 32714

### Property Highlights

- (2) 2,500± SF office/warehouse units available now
- Just re-modeled with attractive finishes
- Great value rates
- Highly visible corner at Douglas Avenue & West Central Parkway
- Great location near I-4, SR 436 (Semoran Blvd) and SR 434
- Less than 4 minutes from I-4/SR 436 interchange
- Easy access to entire Metro Orlando area
- Only 1 mile from Cranes Roost/Altamonte Mall shopping and dining
- Estimated 2026 Operating Expenses: \$5.50/SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 1022	\$14.00 SF/yr	2,500
Suite 1024	\$14.00 SF/yr	2,500



For more information

**Tom R. Kelley II, CCIM**

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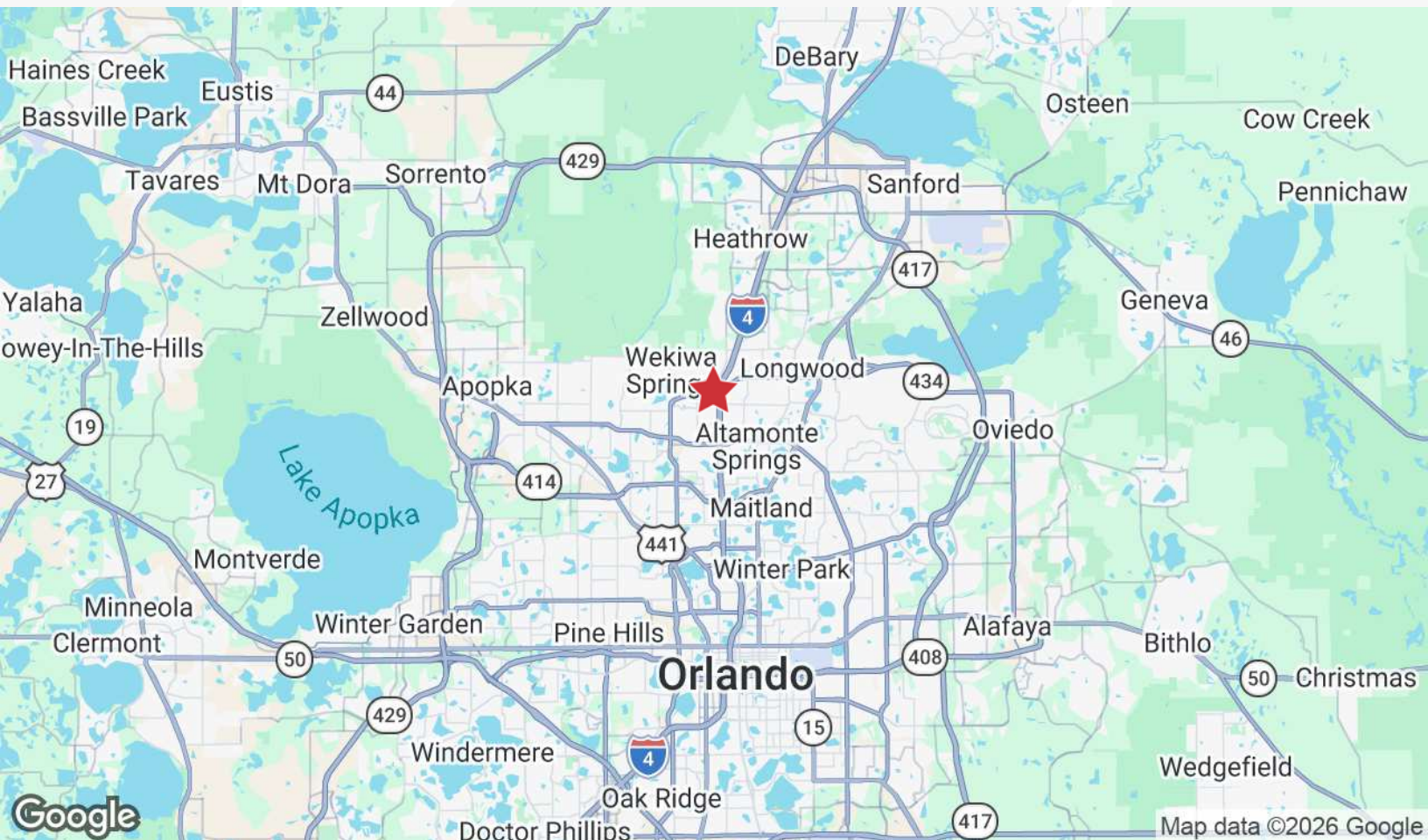
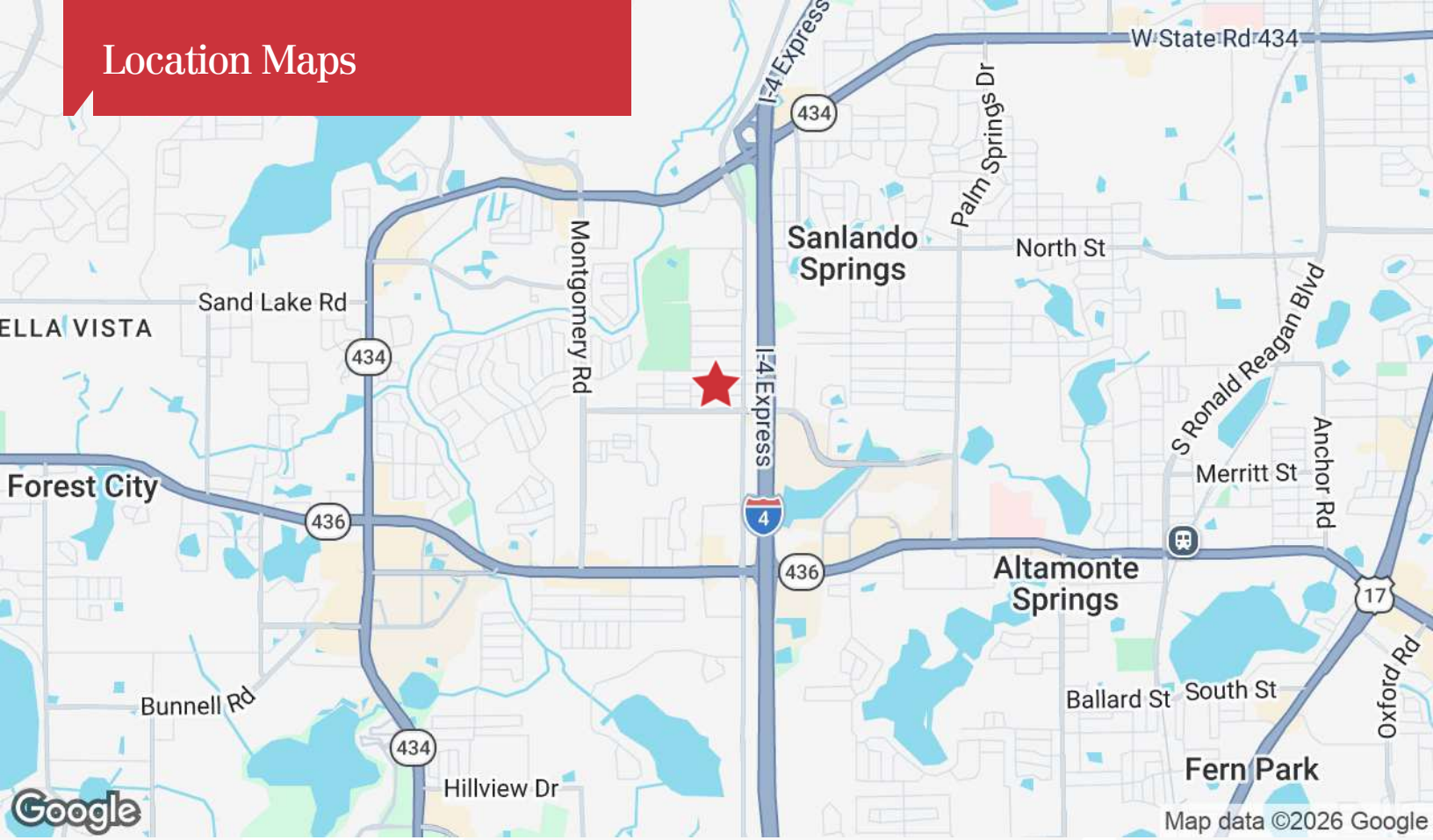
tkelley@realvest.com

**Lease Rate: \$14 / SF NNN**

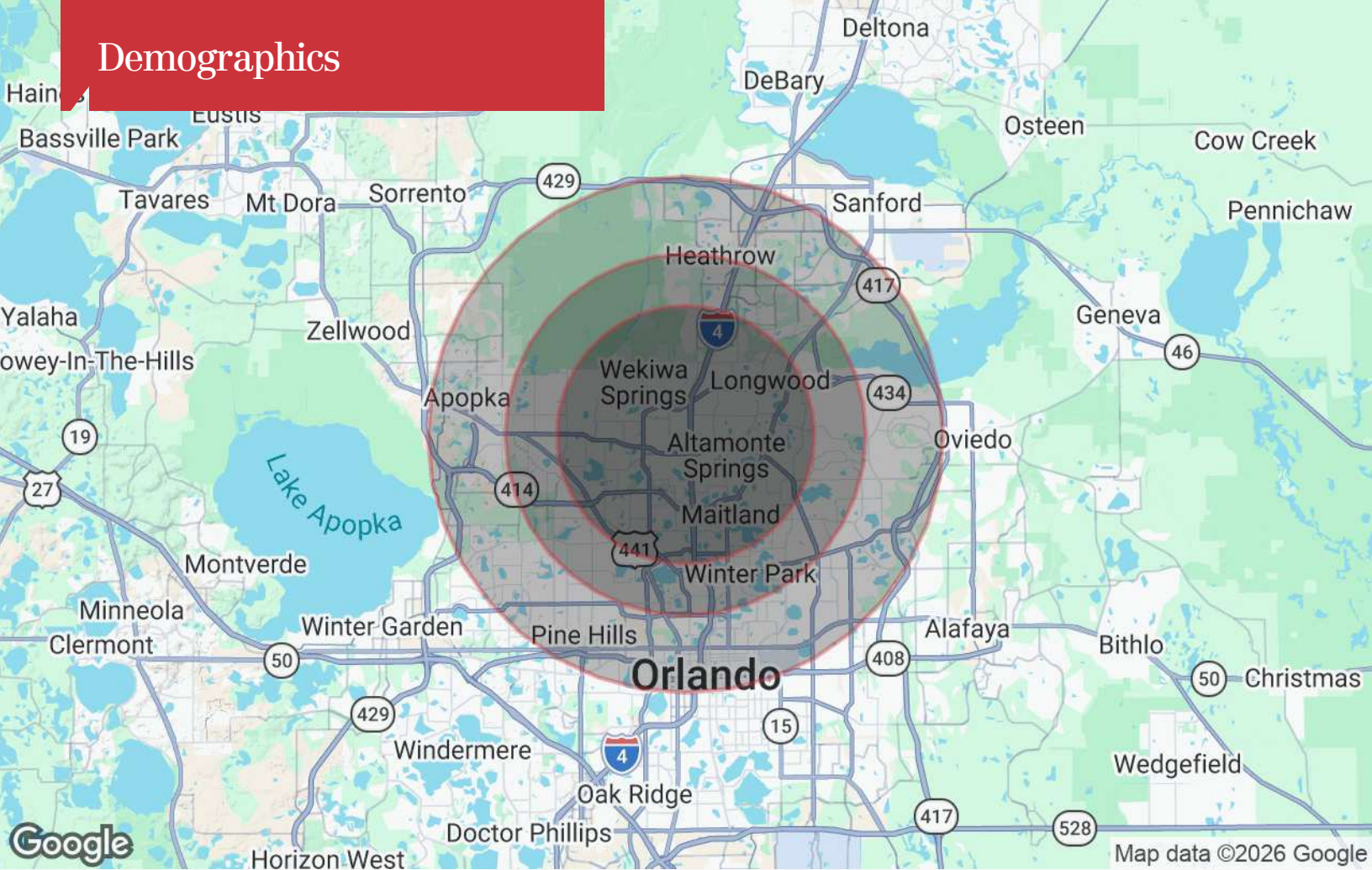
# Property Photos



# Location Maps



# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	227,940	407,485	722,348
MEDIAN AGE	42	42	41
MEDIAN AGE (MALE)	40	40	40
MEDIAN AGE (FEMALE)	43	43	42

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	93,318	164,329	283,121
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$104,490	\$103,787	\$104,975
AVERAGE HOUSE VALUE	\$419,825	\$429,458	\$423,899

\* Demographic data derived from 2020 ACS - US Census