

311 N Cumberland



Ocoee, Florida
North Bluford & Silverstar

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

EXCLUSIVELY MARKETING BY

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EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

Qualifying Broker: Sharon Williams, Exchange Place Brokerage, LLC | FL No.000000

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INVESTMENT SUMMARY

Newly built office building in the heart of Ocoee, designed as a modern professional workspace with a clean, upgraded finish and a flexible layout ideal for a wide range of business users. Approximately 3,137 SF office property on an established business site, offering a polished presence and efficient use of space.

The plan includes an open office area, conference room, executive offices, IT/copy-storage, kitchen, and restrooms, creating a functional and attractive environment for a small professional team or owner-user seeking a move-in-ready building.



OFFERING SUMMARY



OFFERING

Pricing	\$2,240,000.00
Pro-Forma NOI (NNN)	\$131,750
Pro-Forma CAP Rate	5.4%

PROPERTY SPECIFICATIONS

Address	311 North Cumberland Ave.
Building Square Feet	3,137
Year Built	2025
Parcel Number	18-22-28-4100-00160
Land Size	.90 Acres
Traffic Count	15.5K (Silver Star Rd)
Ownership	Fee Simple (Land and Building Ownership)

INVESTMENT HIGHLIGHTS

Southwest Orlando up and coming Ocoee Market | Brand New Construction | Superior Design | Creative Space

- Opportunity to purchase a newly constructed Class A office building
- Modern professional layout with open office, private offices, conference room, kitchen, and support spaces.
- Flexible floor plan suitable for professional office, creative office, boutique firm, or owner-user occupancy.
- New build condition offers a low-maintenance opportunity for an end user or investor.

Centrally Located

- Located minutes from the 429 expressway, Hwy 50 and Winter Garden

Demographics In 5-Mile Trade Area

- With a youthful population, solid HH income and strong percentages of higher education balanced with a low unemployment rate, the surrounding area supports investment grade opportunities and owner/user.



DEMOGRAPHICS

311 N Cumberland Ave, Ocoee, Florida, 34761

Ring: 5 mile radius

KEY FACTS

178,039

Population



61,168

Households

38.8

Median Age

\$76,389

Median Disposable Income

EDUCATION

10.2%

No High School Diploma



27.2%

High School Graduate



26.8%

Some College/
Associate's Degree



35.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$90,923

Median Household Income



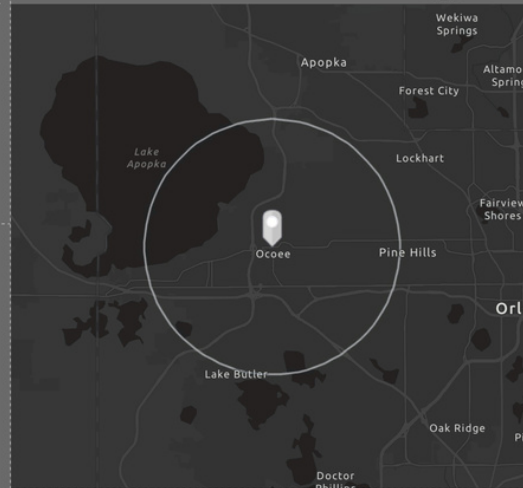
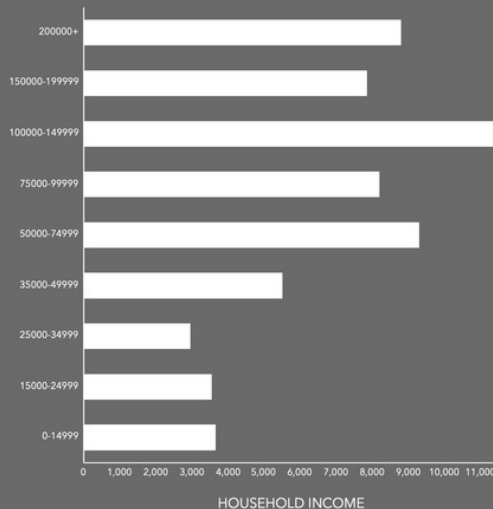
\$42,979

Per Capita Income



\$296,155

Median Net Worth



EMPLOYMENT



White Collar

64.4%



Blue Collar

18.6%



Services

21.2%

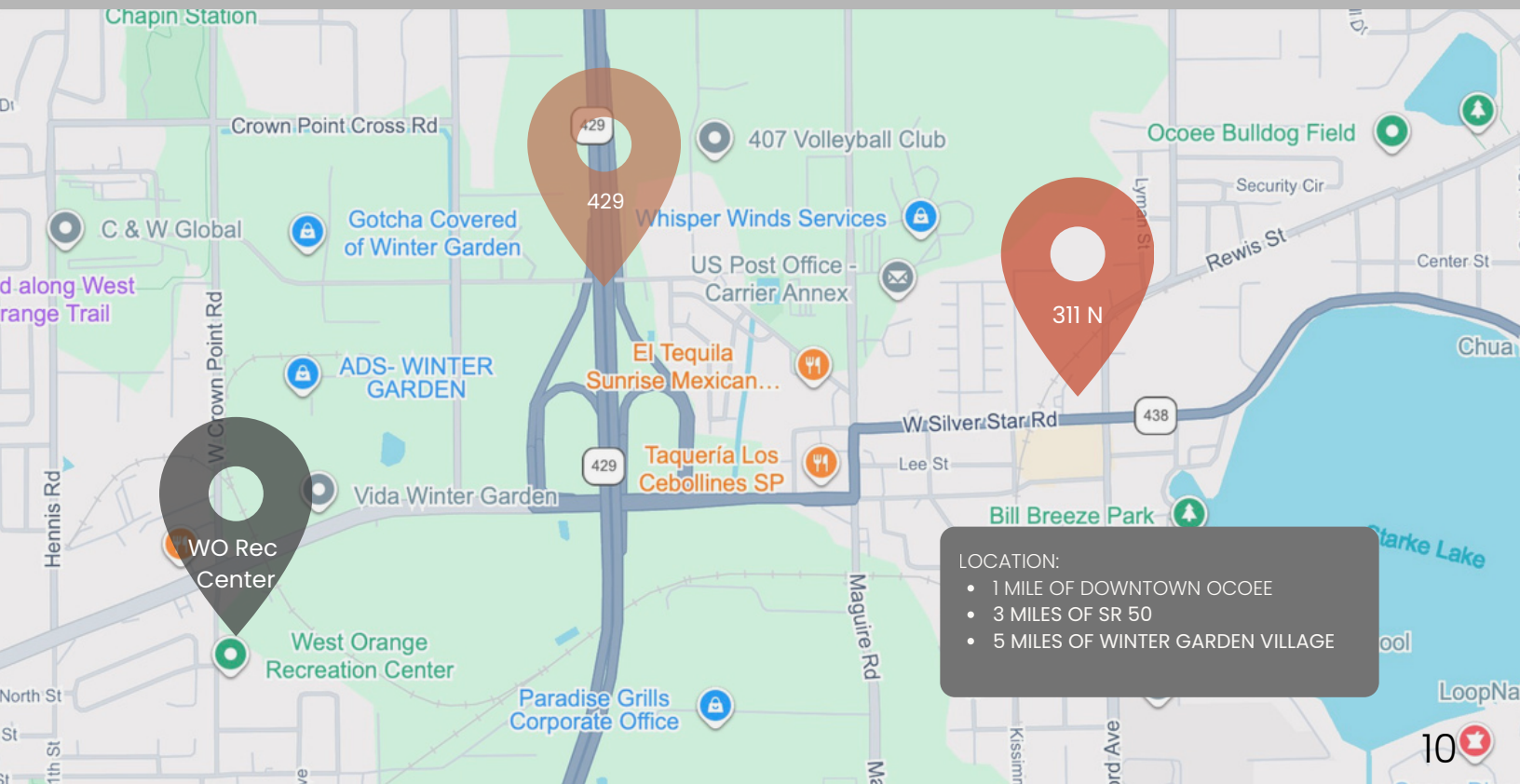
5.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri



GEOGRAPHY



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