



PROPERTY DESCRIPTION

Fully built training facility for lease. The property offers an efficient 5 per 1,000 SF parking ratio, supporting high volume businesses and ensuring convenient access for patients, customers, and staff. Combined with its strategic East Orlando location near major roadways and residential density, this property is well-positioned for a variety of retail, professional and medical users looking to expand or relocate.

PROPERTY HIGHLIGHTS

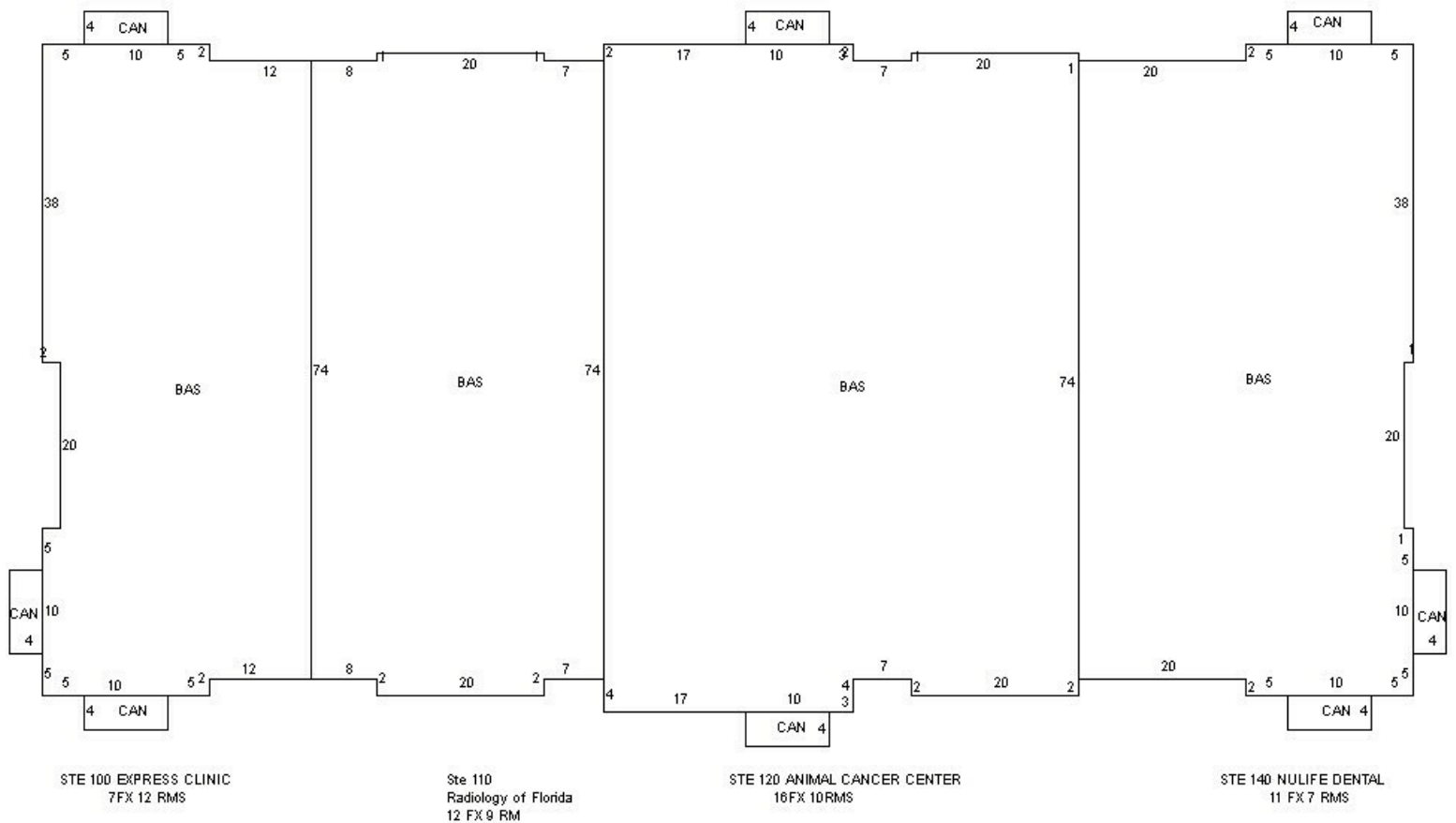
- Open Floor Plan
- Previous D1 Performance Location
- Exposed Duct System
- 5/1,000 Parking Ratio

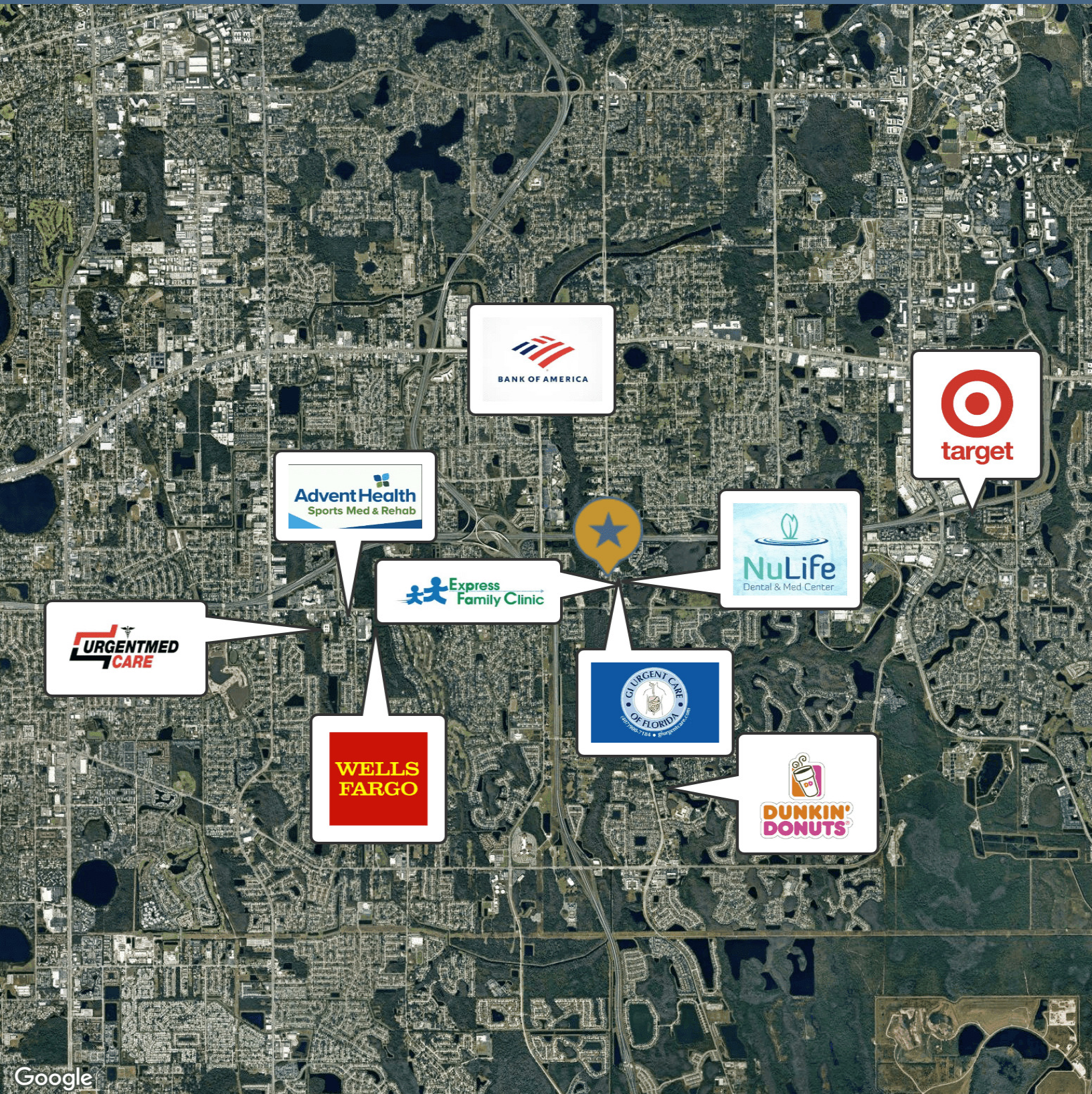
OFFERING SUMMARY

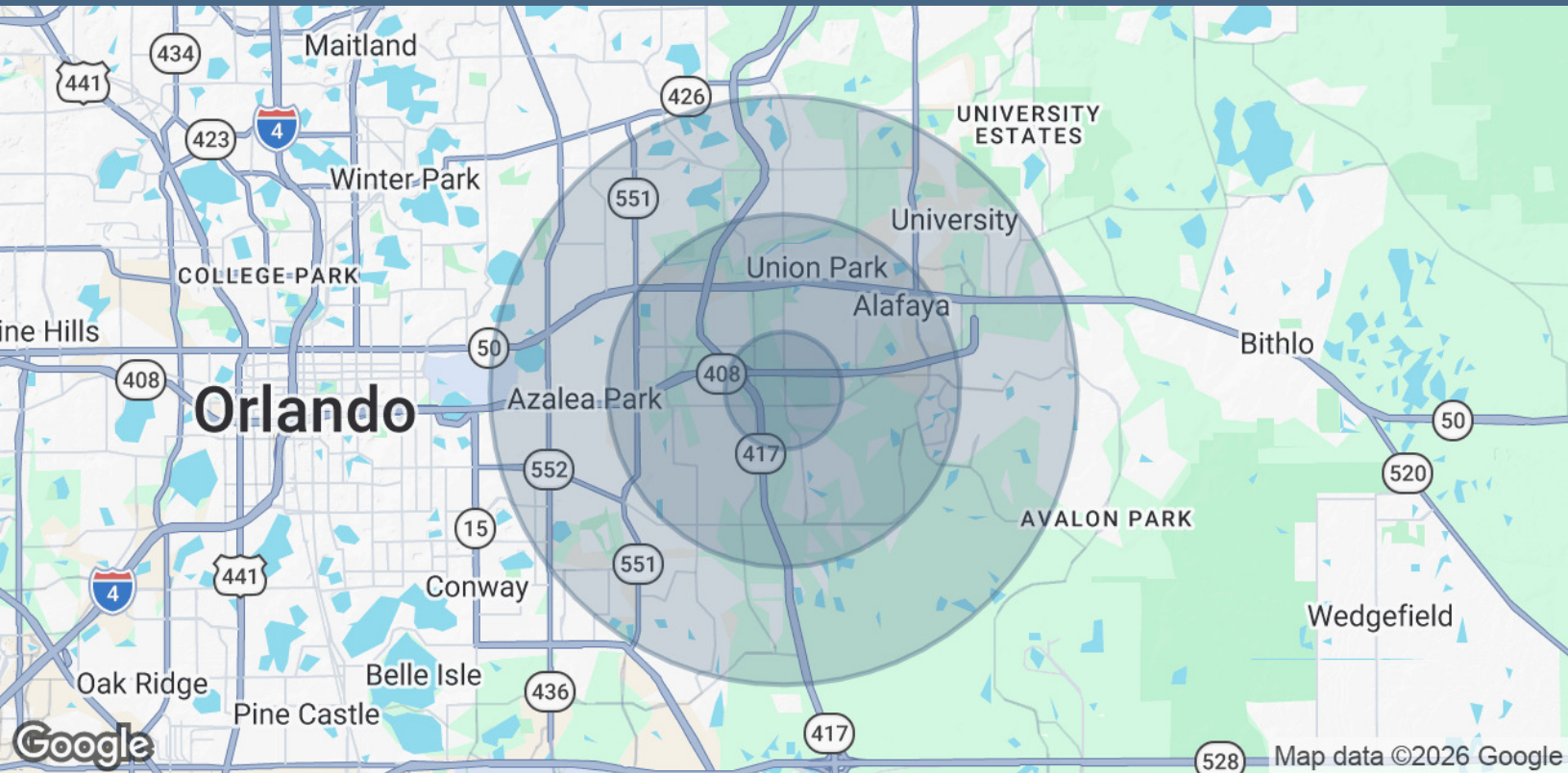
Lease Rate:	Negotiable
Available SF:	5,600 SF
Lot Size:	15.4 Acres
Building Size:	12,856 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,833	32,902	97,665
Total Population	11,319	93,998	285,328
Average HH Income	\$89,489	\$88,478	\$86,695









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,319	93,998	285,328
Average Age	35.3	36.4	35.6
Average Age (Male)	32.1	34.8	34.2
Average Age (Female)	37.9	38.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,833	32,902	97,665
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$89,489	\$88,478	\$86,695
Average House Value	\$322,802	\$315,834	\$311,132

2023 American Community Survey (ACS)