

For Lease

Oviedo Commerce Center

1,600 - 4,800 SF | \$16 - \$17 / SF



2460-2466 West SR 426

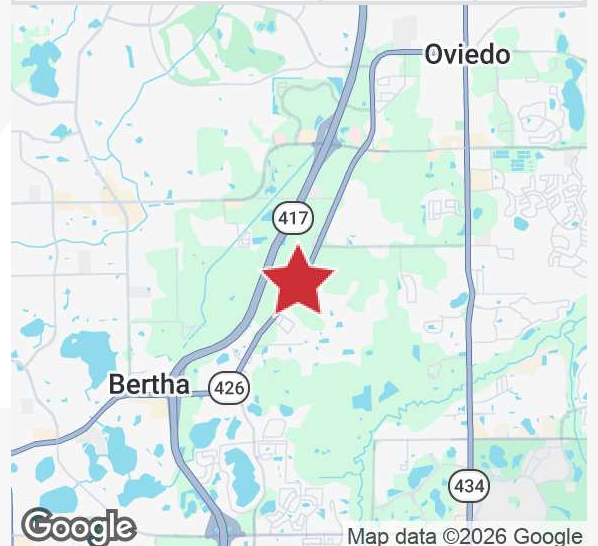
Oviedo, Florida 32765

Property Highlights

- 53,000± SF small-bay flex/industrial park consisting of four (4) buildings
- Grade-level loading with 10'W x 12'H roll-up doors
- Clear height: 15' 6" - 18' 6" (sloped)
- 3-phase power
- Zoning: PCD (Seminole County)
- Monument signage available
- Traffic count: 31,000± AADT on SR 426
- Direct frontage on SR 426 / Aloma Avenue
- Quick access to SR 417, SR 434, Dean Road and University Blvd

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
2464 W SR 426, Suite 1022	\$17.00 SF/yr	1,600
2464 W SR 426, Suite 1024	\$16.00 SF/yr	4,800



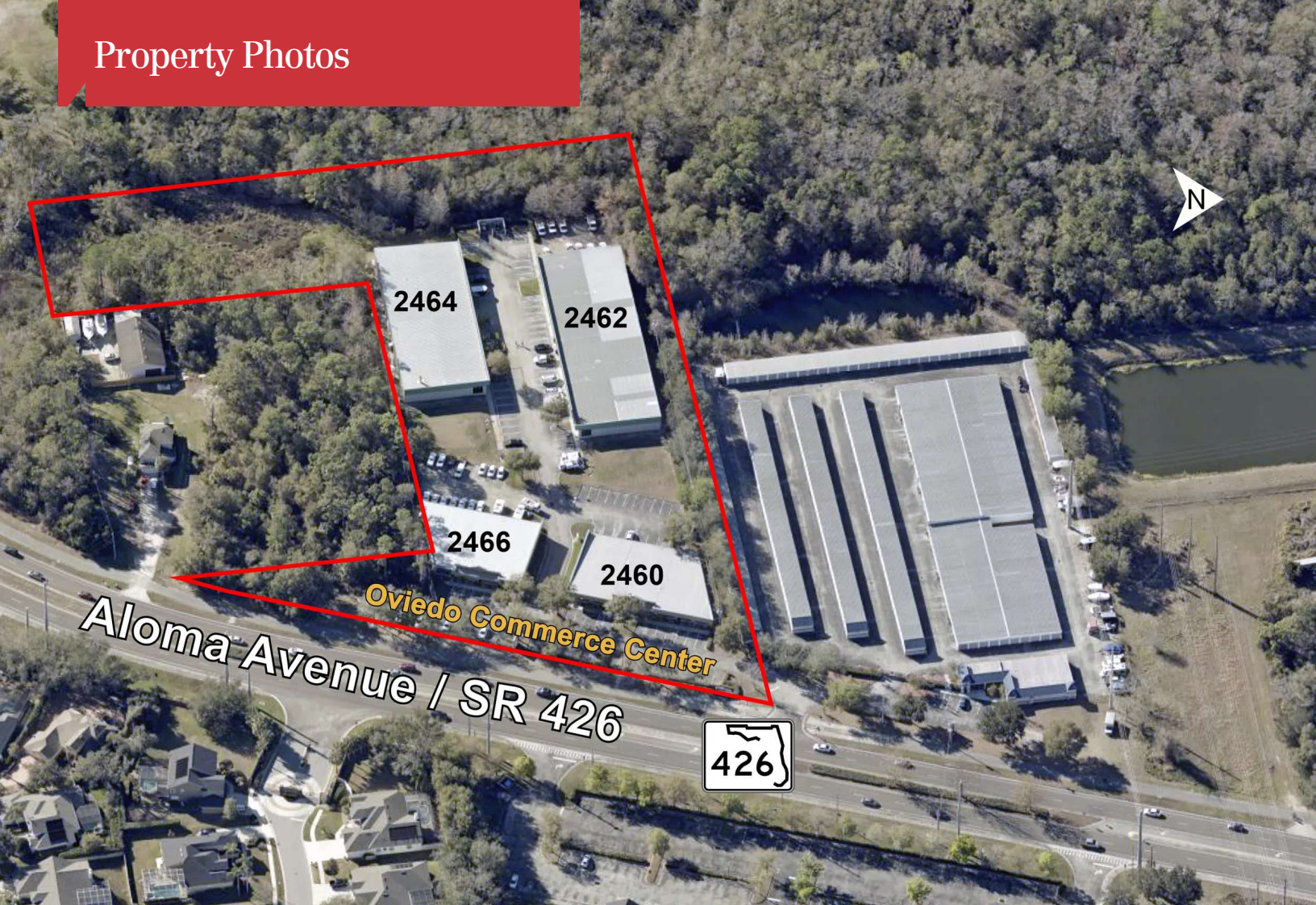
Lease Rate: \$16 - \$17 / SF NNN
(Op Ex: \$3.97/SF)

For more information

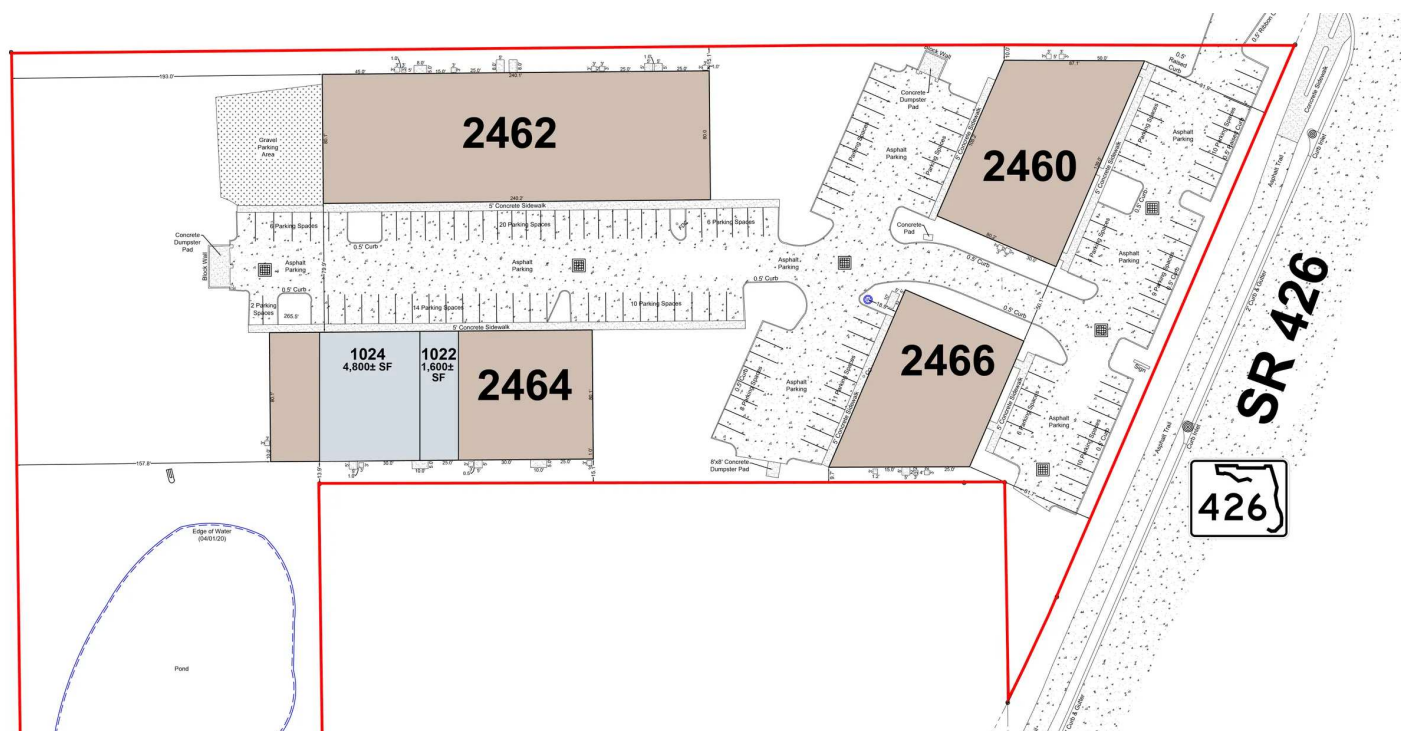
Stian Funk

O: 407 949 0747
sfunk@realvest.com

Property Photos



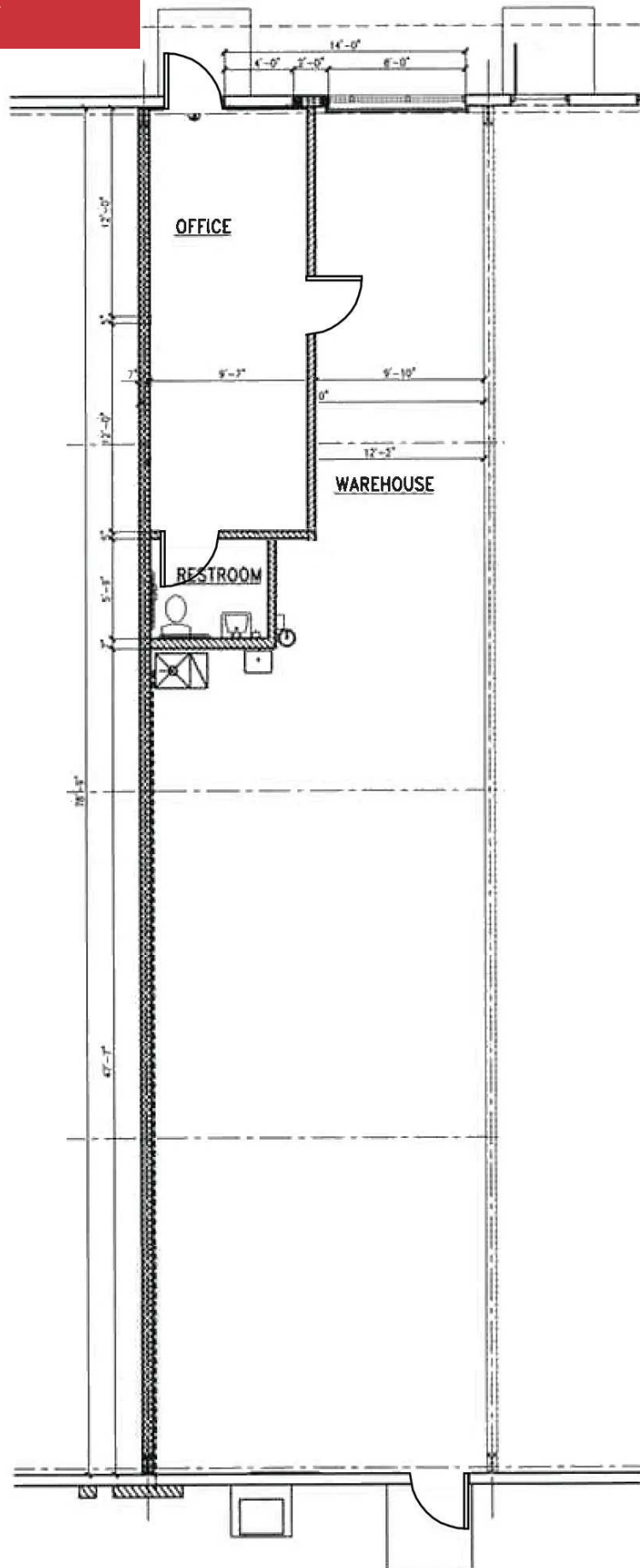
Available Spaces



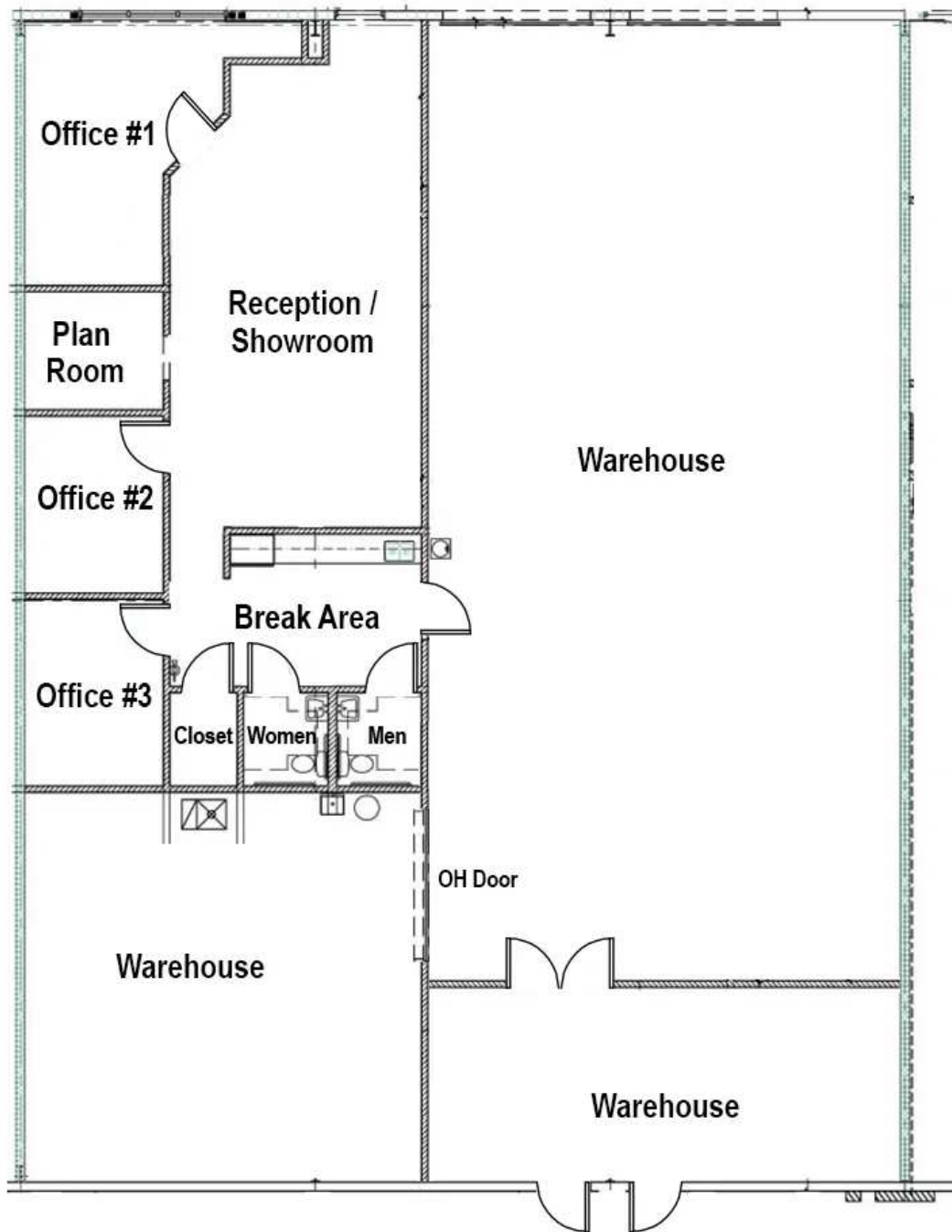
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2464 West SR 426, Suite 1022	1,600 SF	NNN	\$17.00 SF/yr	Available December 1 One Grade-Level Roll-Up Door (8' W x 12' H) Power: 3-Phase / 120-480V / 100 Amps
2464 West SR 426, Suite 1024	4,800 SF	NNN	\$16.00 SF/yr	Available December 1 Two Grade-Level Roll-Up Doors (10' W x 12' H) Power: 3-Phase / 120-480V

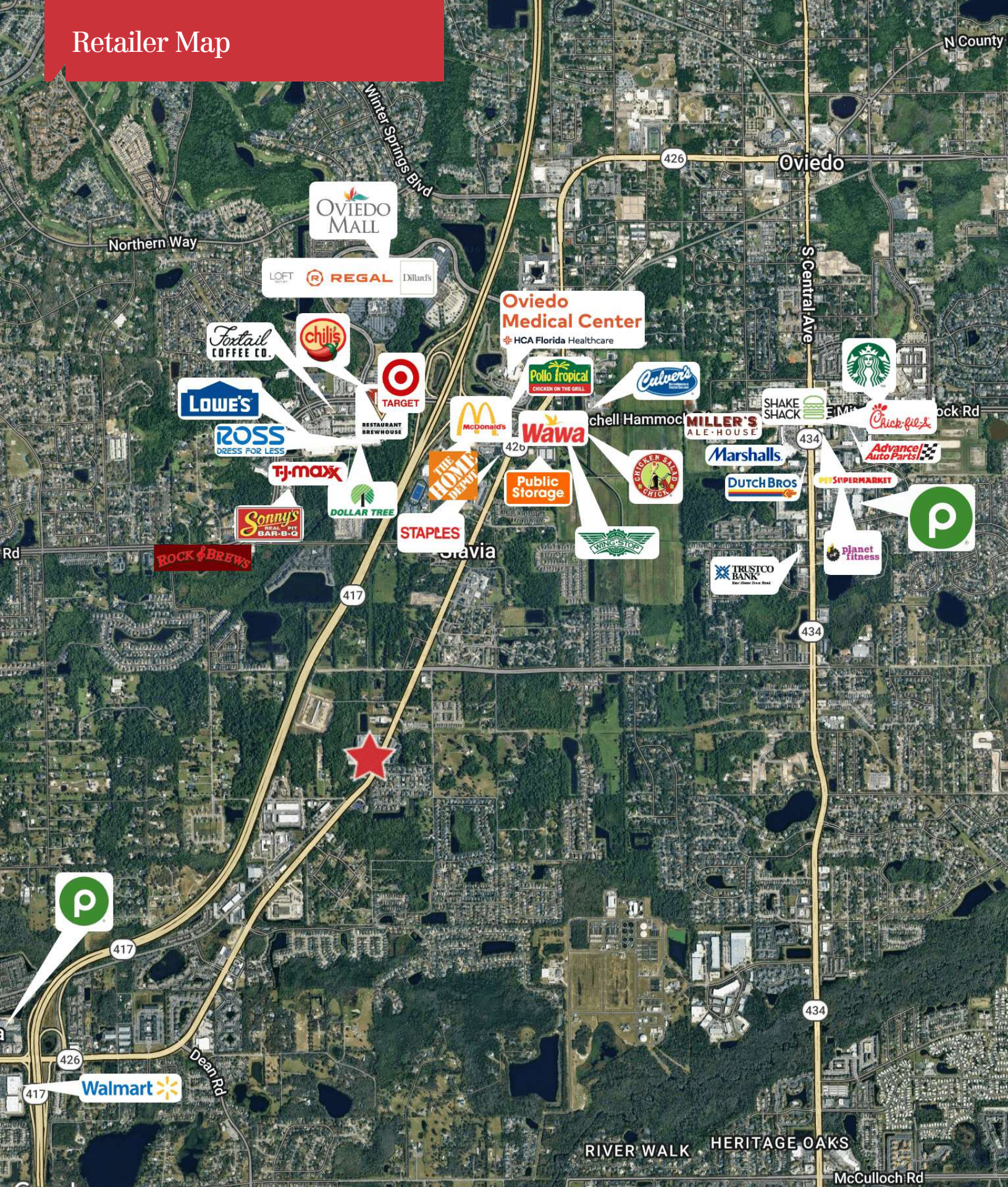
Suite 1022 - 1,600± SF



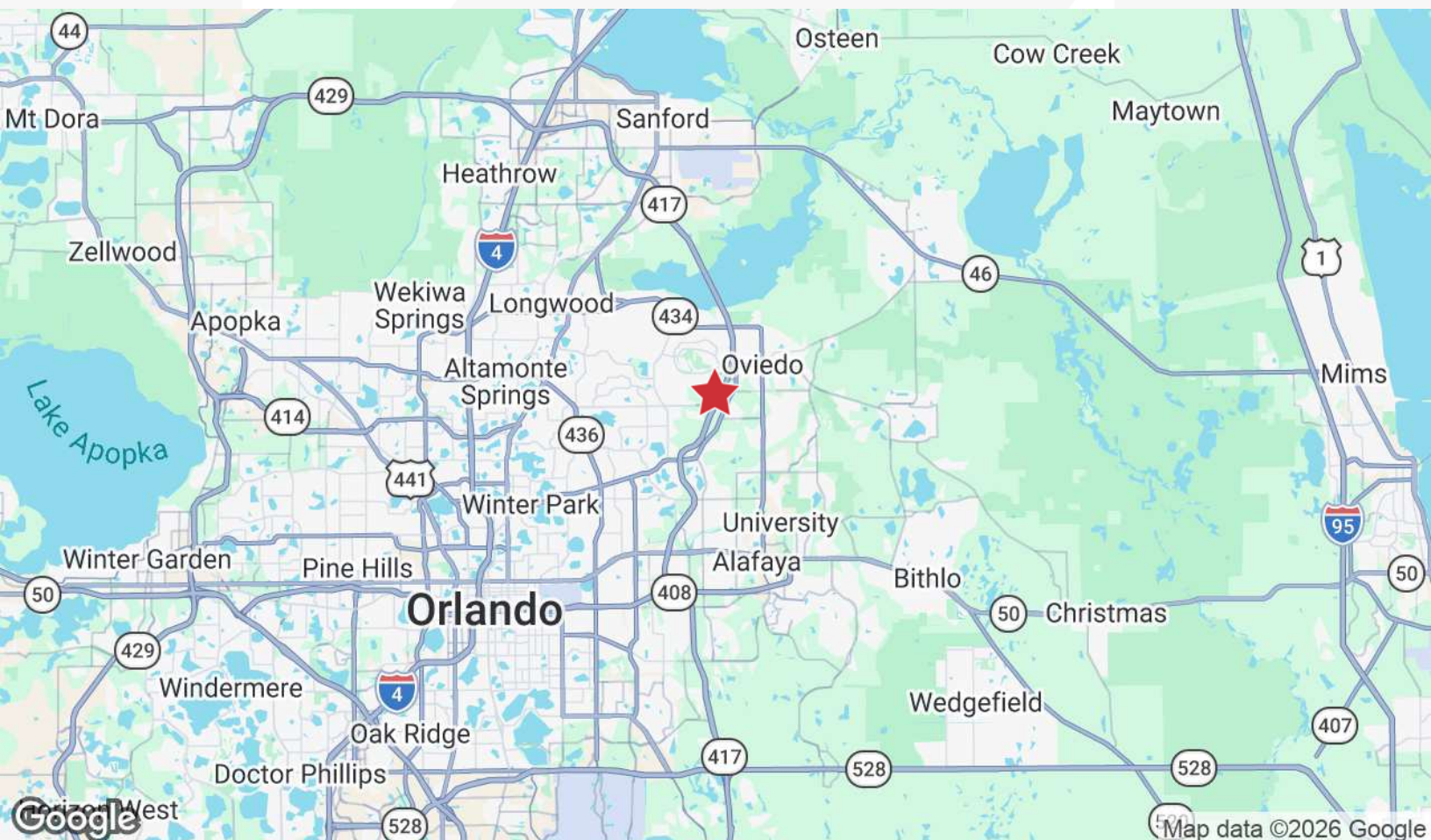
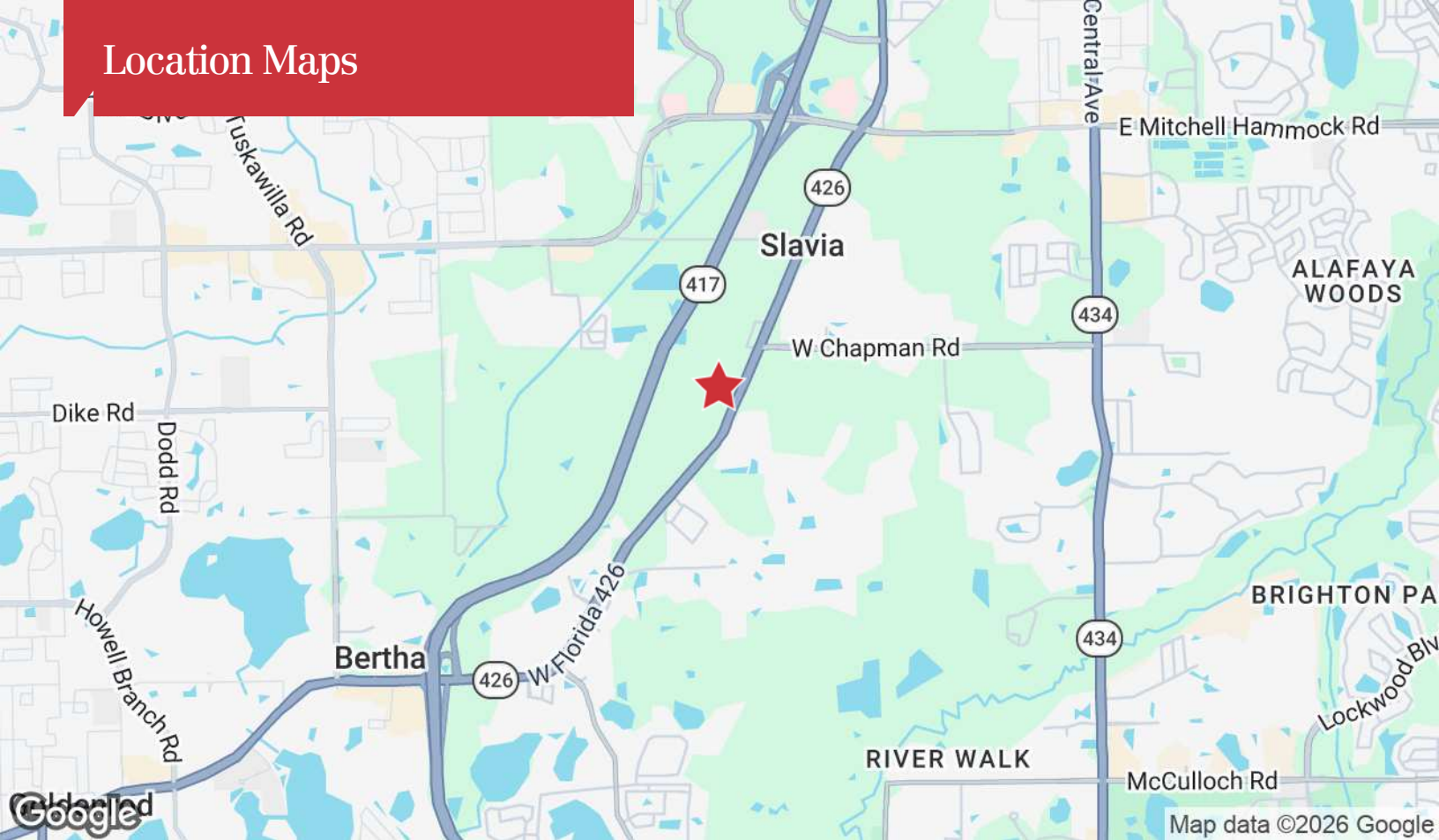
Suite 1024 - 4,800± SF



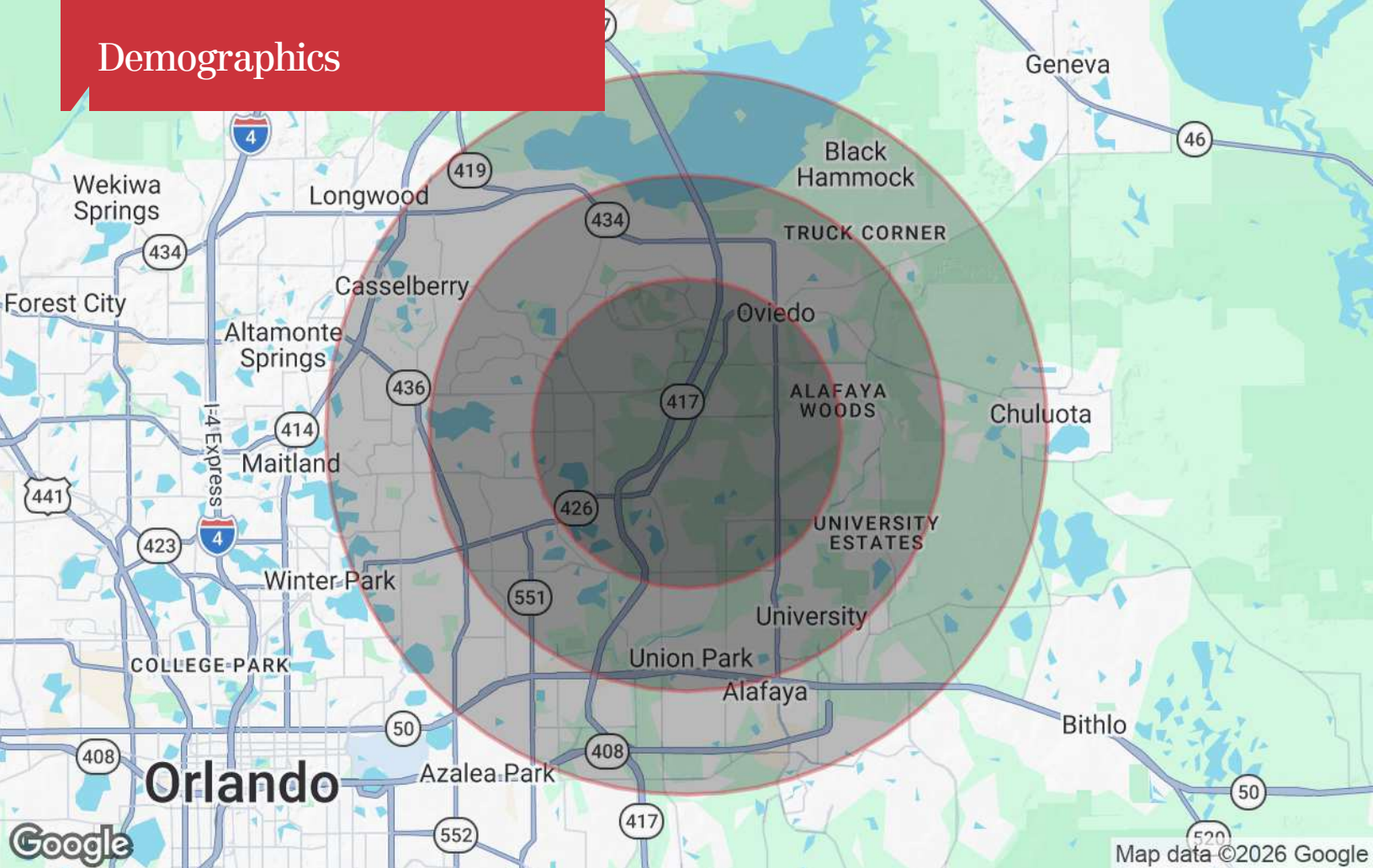
Retailer Map



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	72,057	218,558	388,587
MEDIAN AGE	37.4	35.5	36.5
MEDIAN AGE (MALE)	36.3	34.5	35.4
MEDIAN AGE (FEMALE)	39.1	36.4	37.7

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	25,085	74,354	140,669
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$121,303	\$106,395	\$103,910
AVERAGE HOUSE VALUE	\$404,003	\$378,904	\$381,534

* Demographic data derived from 2020 ACS - US Census