



601 South Semoran Boulevard

Orlando, Florida 32807

Property Features

- 7,000± SF former medical building situated on 0.68 acres (29,708 SF)
- Standalone building with plenty of parking
- Situated on the northeast corner of South Semoran Boulevard (SR 436) and Danube Way
- Strong traffic count on SR 436 of 49,000 AADT
- Two entrances - one on SR 436 and one on Danube Way
- Perfect for professional office use
- Great redevelopment opportunity
- Rehab in progress, but needs to be completed
- Close to IHOP, Denny's, KFC, Popeyes, Keiser University, Orlando Baptist Church, multiple gas stations and bus stops
- Located less than a quarter mile from access to SR 408, 5.8 miles north of Orlando International Airport and 3.1 miles east of Orlando Executive Airport

For Sale

\$550,000

(\$78.00/SF)

For Lease

\$9.00/SF NNN

\$3.00/SF Estimated
Operating Expenses

For more information:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Area Retail

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