



Commercial/Office Building in Orlando!

4019 Clarcona Ocoee Rd, Orlando, FL 32810



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Commercial/Office Building in Orlando!

\$240,000

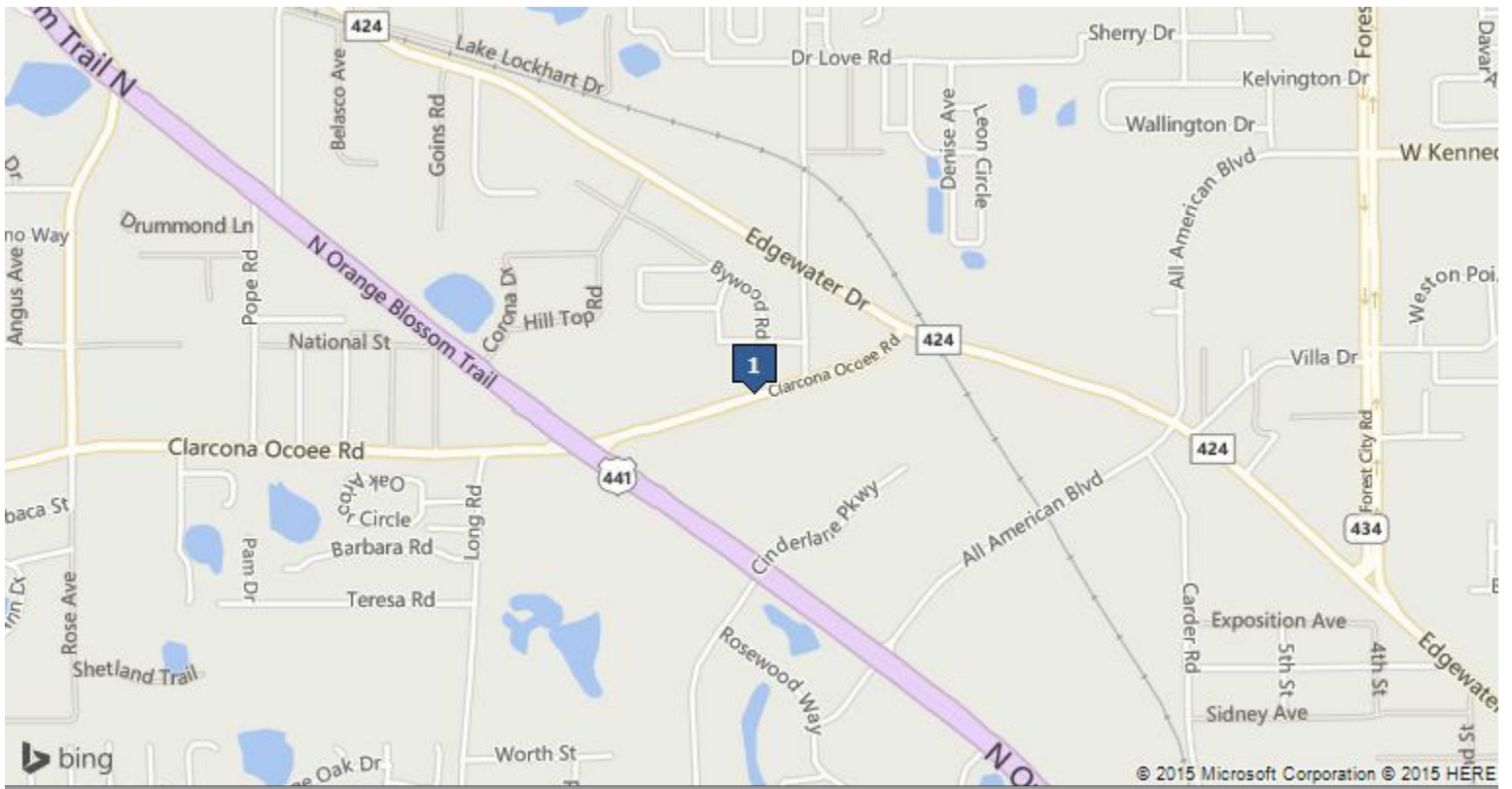
Commercial/Office Building. Zoned P-O. Store/Office/Res 2. Many possible uses: Internet Technology, Medical, Office, Retail, Day Care, Community Residential Home, Veterinary, Restaurant. This building on the main floor has 4 large offices, over sized reception/office, kitchen area, 2 bathrooms, enclosed 2 car garage which could be more office space and separate computer server room. Wood floors. Septic with recently upgraded drainage field and city water. Upstairs has approximately 500 sq. ft, recently renovated. Plenty of room and storage. The A/C System was recently replaced, Electrical Upgraded. Many internet and telephone connections as well as hard wired alarm system. Building has been Handicap Modified - Ramp, Bathroom. Very large .45 acre lot with plenty of parking. Separate detached building can be used for storage. Direct Highway Frontage, not far from OBT/441. Located in the North West Corner of Orlando, maybe 10 minutes from Downtown Orlando. (Zoning Use needs to be verified)

- Direct Hwy frontage
- Zoned P-O
- Handicap Modified

For more information visit:

<http://www.crelisting.net/FOL6QJu9w/?StepID=107>

Price:	\$240,000
Building Size:	3,497 SF
Price/SF:	\$68.63
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant/Owner-User
Commission Split:	6%
No. Stories:	2
Building Class:	B
Year Built:	1952



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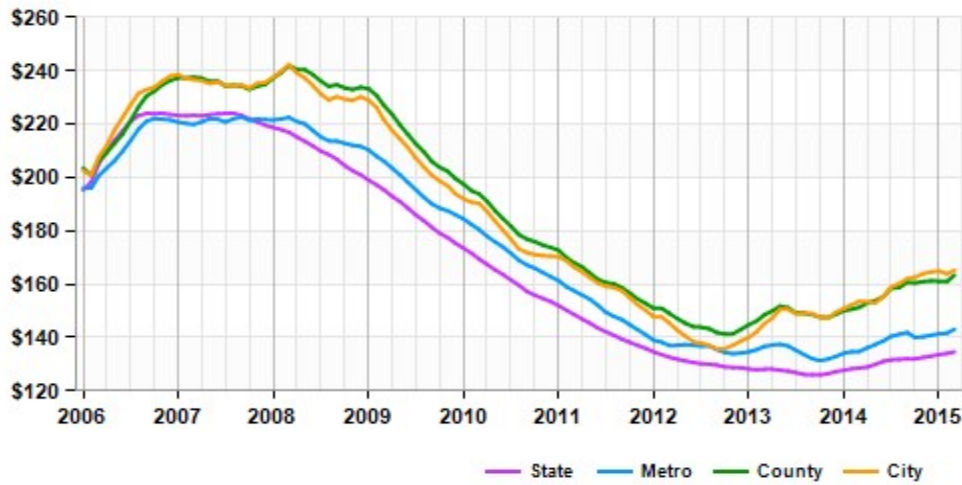
Hwy 441 North, East on Clarcona-Ocoee. Building directly across from Cemex Concrete Plant. North side of the road.

Property Photos



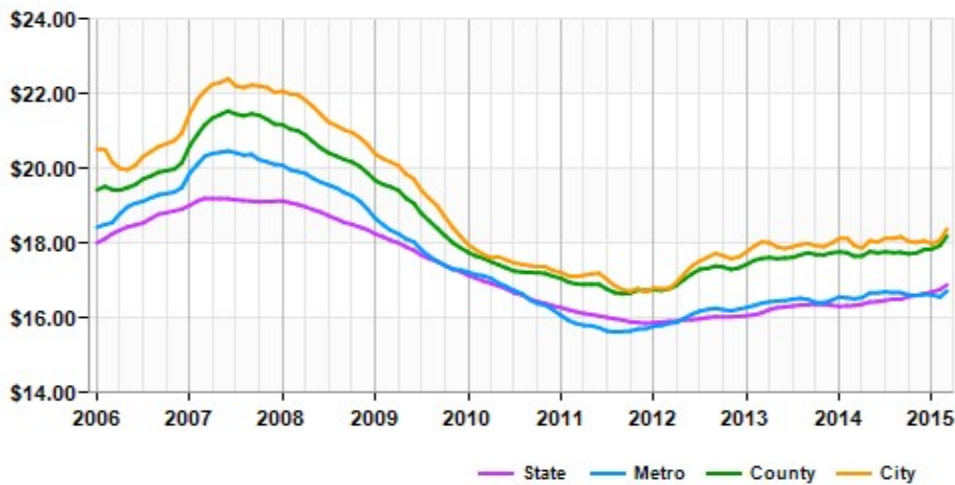
Market Trends

Asking Prices Office for Sale Orlando, FL (\$/SF)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$135	+1.2%	+4.7%
Metro	\$143	+1.6%	+6.1%
County	\$163	+1.3%	+8.0%
City	\$165	+0.4%	+7.6%

Asking Rent Office for Lease Orlando, FL (\$/SF/Year)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$16.90	+1.5%	+3.4%
Metro	\$16.73	+0.5%	+1.3%
County	\$18.20	+2.0%	+3.1%
City	\$18.39	+1.7%	+2.5%

Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	4,524	36,819	116,406
2013 Female Population	4,832	39,768	126,464
% 2013 Male Population	48.35%	48.07%	47.93%
% 2013 Female Population	51.65%	51.93%	52.07%
2013 Total Population: Adult	7,065	57,181	183,445
2013 Total Daytime Population	10,516	96,899	304,330
2013 Total Employees	5,815	56,698	174,462
2013 Total Population: Median Age	33	34	36
2013 Total Population: Adult Median Age	42	43	45
2013 Total population: Under 5 years	861	5,698	16,569
2013 Total population: 5 to 9 years	585	5,194	16,037
2013 Total population: 10 to 14 years	514	5,237	16,355
2013 Total population: 15 to 19 years	537	5,309	16,643
2013 Total population: 20 to 24 years	864	5,819	16,977
2013 Total population: 25 to 29 years	908	6,655	18,915
2013 Total population: 30 to 34 years	809	5,954	17,624
2013 Total population: 35 to 39 years	660	5,522	16,807
2013 Total population: 40 to 44 years	589	5,233	16,820
2013 Total population: 45 to 49 years	629	5,427	17,772
2013 Total population: 50 to 54 years	649	5,454	17,443
2013 Total population: 55 to 59 years	498	4,501	14,973
2013 Total population: 60 to 64 years	417	3,424	12,144
2013 Total population: 65 to 69 years	282	2,448	8,841
2013 Total population: 70 to 74 years	191	1,749	6,540
2013 Total population: 75 to 79 years	168	1,299	5,128
2013 Total population: 80 to 84 years	111	879	3,657
2013 Total population: 85 years and over	84	785	3,625
% 2013 Total population: Under 5 years	9.20%	7.44%	6.82%
% 2013 Total population: 5 to 9 years	6.25%	6.78%	6.60%
% 2013 Total population: 10 to 14 years	5.49%	6.84%	6.73%
% 2013 Total population: 15 to 19 years	5.74%	6.93%	6.85%
% 2013 Total population: 20 to 24 years	9.23%	7.60%	6.99%
% 2013 Total population: 25 to 29 years	9.71%	8.69%	7.79%
% 2013 Total population: 30 to 34 years	8.65%	7.77%	7.26%
% 2013 Total population: 35 to 39 years	7.05%	7.21%	6.92%
% 2013 Total population: 40 to 44 years	6.30%	6.83%	6.93%
% 2013 Total population: 45 to 49 years	6.72%	7.09%	7.32%
% 2013 Total population: 50 to 54 years	6.94%	7.12%	7.18%
% 2013 Total population: 55 to 59 years	5.32%	5.88%	6.17%
% 2013 Total population: 60 to 64 years	4.46%	4.47%	5.00%
% 2013 Total population: 65 to 69 years	3.01%	3.20%	3.64%
% 2013 Total population: 70 to 74 years	2.04%	2.28%	2.69%
% 2013 Total population: 75 to 79 years	1.80%	1.70%	2.11%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 80 to 84 years	1.19%	1.15%	1.51%
% 2013 Total population: 85 years and over	0.90%	1.02%	1.49%
2013 White alone	4,310	35,543	129,207
2013 Black or African American alone	3,801	31,880	85,114
2013 American Indian and Alaska Native alone	31	310	935
2013 Asian alone	291	2,472	7,830
2013 Native Hawaiian and OPI alone	3	54	153
2013 Some Other Race alone	582	3,728	11,835
2013 Two or More Races alone	338	2,600	7,796
2013 Hispanic	1,887	12,823	41,011
2013 Not Hispanic	7,469	63,764	201,859
% 2013 White alone	46.07%	46.41%	53.20%
% 2013 Black or African American alone	40.63%	41.63%	35.05%
% 2013 American Indian and Alaska Native alone	0.33%	0.40%	0.38%
% 2013 Asian alone	3.11%	3.23%	3.22%
% 2013 Native Hawaiian and OPI alone	0.03%	0.07%	0.06%
% 2013 Some Other Race alone	6.22%	4.87%	4.87%
% 2013 Two or More Races alone	3.61%	3.39%	3.21%
% 2013 Hispanic	20.17%	16.74%	16.89%
% 2013 Not Hispanic	79.83%	83.26%	83.11%
2000 Not Hispanic: White alone	4,422	36,487	128,256
2000 Not Hispanic: Black or African American alone	2,346	22,037	60,428
2000 Not Hispanic: American Indian and Alaska Native alone	19	210	634
2000 Not Hispanic: Asian alone	180	1,950	5,911
2000 Not Hispanic: Native Hawaiian and OPI alone	2	30	126
2000 Not Hispanic: Some Other Race alone	21	207	673
2000 Not Hispanic: Two or More Races	239	1,860	5,632
% 2000 Not Hispanic: White alone	52.51%	50.63%	55.59%
% 2000 Not Hispanic: Black or African American alone	27.86%	30.58%	26.19%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.23%	0.29%	0.27%
% 2000 Not Hispanic: Asian alone	2.14%	2.71%	2.56%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.02%	0.04%	0.05%
% 2000 Not Hispanic: Some Other Race alone	0.25%	0.29%	0.29%
% 2000 Not Hispanic: Two or More Races	2.84%	2.58%	2.44%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	9,356	76,587	242,870
2013 Households	3,792	28,573	91,800

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	280	2,757	8,462
Household Change 2010-2013	-5	247	952
% Population Change 2010-2013	3.09%	3.73%	3.61%
% Household Change 2010-2013	-0.13%	0.87%	1.05%
Population Change 2000-2013	935	4,528	12,134
Household Change 2000-2013	261	1,702	3,202
% Population Change 2000 to 2013	11.10%	6.28%	5.26%
% Household Change 2000 to 2013	7.39%	6.33%	3.61%

Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	3,907	28,849	94,105
2000 Occupied Housing Units	3,531	26,870	88,596
2000 Owner Occupied Housing Units	1,241	15,342	53,449
2000 Renter Occupied Housing Units	2,290	11,528	35,147
2000 Vacant Housings Units	376	1,980	5,509
% 2000 Occupied Housing Units	90.38%	93.14%	94.15%
% 2000 Owner occupied housing units	35.15%	57.10%	60.33%
% 2000 Renter occupied housing units	64.85%	42.90%	39.67%
% 2000 Vacant housing units	9.62%	6.86%	5.85%

Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$41,246	\$44,230	\$46,445
2013 Household Income: Average	\$53,550	\$55,638	\$60,512
2013 Per Capita Income	\$22,041	\$20,959	\$23,108
2013 Household income: Less than \$10,000	257	2,111	6,365
2013 Household income: \$10,000 to \$14,999	210	1,592	4,907
2013 Household income: \$15,000 to \$19,999	392	1,784	5,518
2013 Household income: \$20,000 to \$24,999	253	2,038	5,415
2013 Household income: \$25,000 to \$29,999	169	1,608	5,607
2013 Household income: \$30,000 to \$34,999	193	1,439	5,069
2013 Household income: \$35,000 to \$39,999	314	2,034	5,967
2013 Household income: \$40,000 to \$44,999	433	1,986	5,602
2013 Household income: \$45,000 to \$49,999	252	1,587	5,015
2013 Household income: \$50,000 to \$59,999	184	2,559	8,323
2013 Household income: \$60,000 to \$74,999	335	3,066	9,719
2013 Household income: \$75,000 to \$99,999	326	2,861	9,752
2013 Household income: \$100,000 to \$124,999	160	1,859	5,801
2013 Household income: \$125,000 to \$149,999	116	986	3,200
2013 Household income: \$150,000 to \$199,999	149	711	2,937
2013 Household income: \$200,000 or more	49	352	2,603
% 2013 Household income: Less than \$10,000	6.78%	7.39%	6.93%
% 2013 Household income: \$10,000 to \$14,999	5.54%	5.57%	5.35%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$15,000 to \$19,999	10.34%	6.24%	6.01%
% 2013 Household income: \$20,000 to \$24,999	6.67%	7.13%	5.90%
% 2013 Household income: \$25,000 to \$29,999	4.46%	5.63%	6.11%
% 2013 Household income: \$30,000 to \$34,999	5.09%	5.04%	5.52%
% 2013 Household income: \$35,000 to \$39,999	8.28%	7.12%	6.50%
% 2013 Household income: \$40,000 to \$44,999	11.42%	6.95%	6.10%
% 2013 Household income: \$45,000 to \$49,999	6.65%	5.55%	5.46%
% 2013 Household income: \$50,000 to \$59,999	4.85%	8.96%	9.07%
% 2013 Household income: \$60,000 to \$74,999	8.83%	10.73%	10.59%
% 2013 Household income: \$75,000 to \$99,999	8.60%	10.01%	10.62%
% 2013 Household income: \$100,000 to \$124,999	4.22%	6.51%	6.32%
% 2013 Household income: \$125,000 to \$149,999	3.06%	3.45%	3.49%
% 2013 Household income: \$150,000 to \$199,999	3.93%	2.49%	3.20%
% 2013 Household income: \$200,000 or more	1.29%	1.23%	2.84%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$922,434	\$8,217,805	\$25,224,798
2013 Jewelry stores	\$707,945	\$4,486,523	\$12,142,380
2013 Mens clothing stores	\$642,114	\$6,779,764	\$22,869,963
2013 Shoe stores	\$783,183	\$7,412,937	\$25,449,827
2013 Womens clothing stores	\$1,589,779	\$13,509,786	\$43,311,876
2013 Automobile dealers	\$13,588,200	\$107,507,124	\$323,414,729
2013 Automotive parts and accessories stores	\$2,832,056	\$22,608,057	\$72,245,486
2013 Other motor vehicle dealers	\$1,024,856	\$5,736,011	\$17,302,924
2013 Tire dealers	\$1,269,320	\$10,220,152	\$33,145,638
2013 Hardware stores	\$34,807	\$160,022	\$559,810
2013 Home centers	\$187,662	\$1,870,711	\$6,051,482
2013 Nursery and garden centers	\$213,907	\$2,593,035	\$7,921,498
2013 Outdoor power equipment stores	\$152,474	\$2,083,295	\$8,166,524
2013 Paint andwallpaper stores	\$16,996	\$158,380	\$557,031
2013 Appliance, television, and other electronics stores	\$2,296,703	\$14,739,513	\$47,772,459
2013 Camera andphotographic supplies stores	\$173,006	\$1,538,835	\$5,169,499
2013 Computer andsoftware stores	\$4,236,560	\$35,779,406	\$115,905,508
2013 Beer, wine, and liquor stores	\$526,704	\$5,229,370	\$18,223,971
2013 Convenience stores	\$2,984,215	\$26,554,407	\$88,275,660
2013 Restaurant Expenditures	\$3,767,846	\$29,124,117	\$92,887,627
2013 Supermarkets and other grocery (except convenience) stores	\$11,268,542	\$99,735,676	\$322,738,678
2013 Furniture stores	\$1,521,662	\$10,451,117	\$33,100,193
2013 Home furnishings stores	\$2,491,619	\$25,434,529	\$81,695,091
2013 General merchandise stores	\$15,997,620	\$132,249,897	\$421,205,362
2013 Gasoline stations with convenience stores	\$10,441,629	\$85,601,183	\$276,779,326
2013 Other gasoline stations	\$7,863,674	\$62,114,036	\$198,114,383
2013 Department stores (excl leased depts)	\$15,289,675	\$127,763,375	\$409,062,983
2013 General merchandise stores	\$15,997,620	\$132,249,897	\$421,205,362
2013 Other health and personal care stores	\$1,214,813	\$9,713,818	\$30,026,206

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$3,443,695	\$27,712,912	\$88,628,667
2013 Pet and pet supplies stores	\$1,161,301	\$8,051,460	\$25,993,320
2013 Book, periodical, and music stores	\$294,508	\$2,257,195	\$7,183,703
2013 Hobby, toy, and game stores	\$228,833	\$2,413,328	\$8,038,937
2013 Musical instrument and supplies stores	\$38,967	\$483,015	\$2,052,456
2013 Sewing, needlework, and piece goods stores	\$370,859	\$1,195,808	\$3,228,009
2013 Sporting goods stores	\$330,565	\$3,050,690	\$8,563,620