

# WINTER PARK OFFICE BUILDING FOR SALE

8,540± SQUARE FEET



2273 LEE ROAD, WINTER PARK, FL 32789

## AMENITIES:

- Multi-tenant office building consisting of 8,540± SF
- 91% Leased- Six Tenants
- Owner/User or Investment
- 1/4 mile east of Interstate Four in Winter Park
- Treed Office Park Setting
- Recent replacement of roof and HVAC
- Ample Parking
- Seller financing available with favorable terms
- Offered at **\$1,195,000 or \$139.PSF**

DEMOGRAPHICS 2016	1 MILE	3 MILE	5 MILE
Population	7,937	75,667	266,682
Median Household Income	\$43,059	\$55,658	\$47,924
Average Household Income	\$59,552	\$87,724	\$72,788

HIGHWAY/ROADS	TRAFFIC COUNTS
Interstate 4	169,000 AADT (2015)
Lee Road (0.3 miles west of 1792)	36,000 AADT (2015)

## CONTACT:

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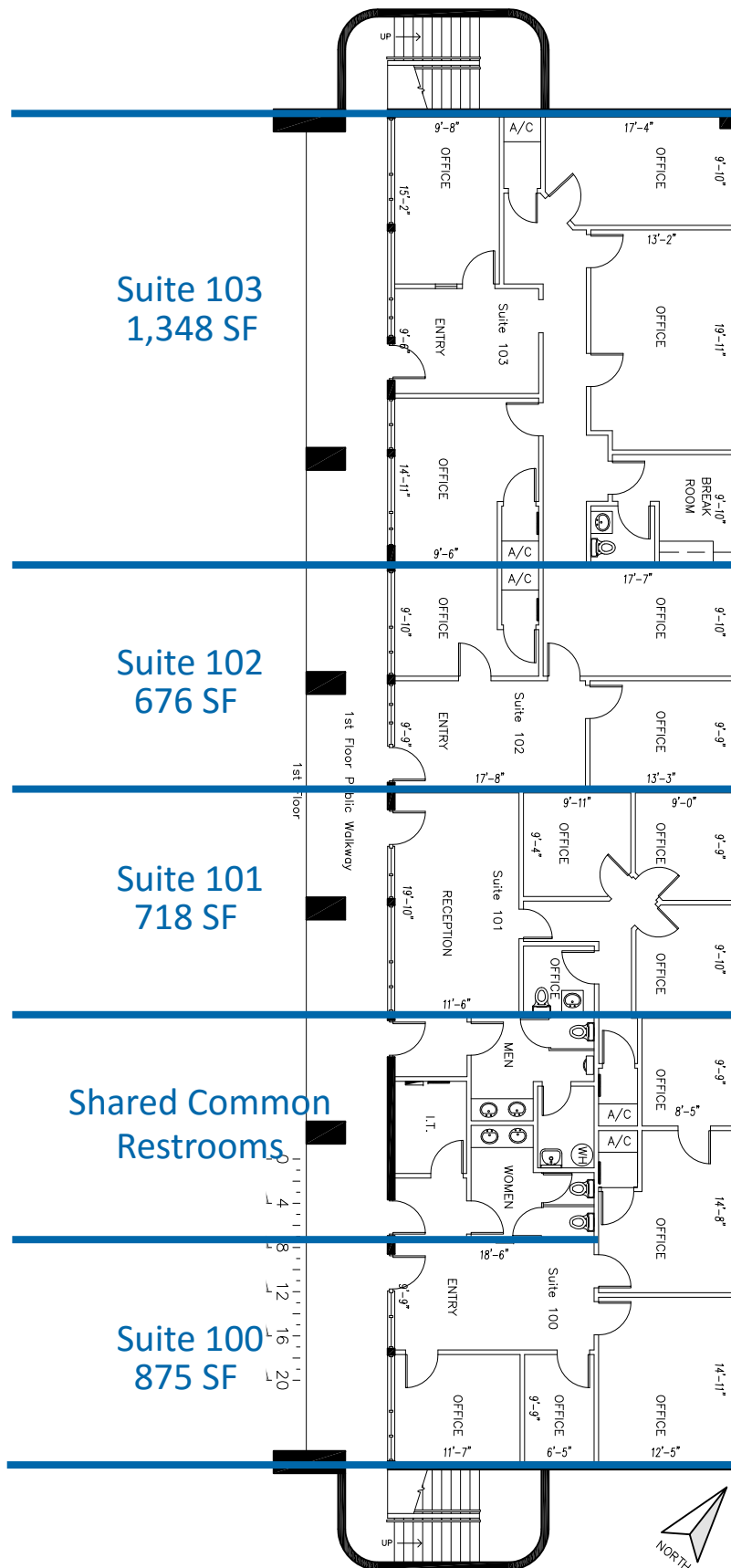
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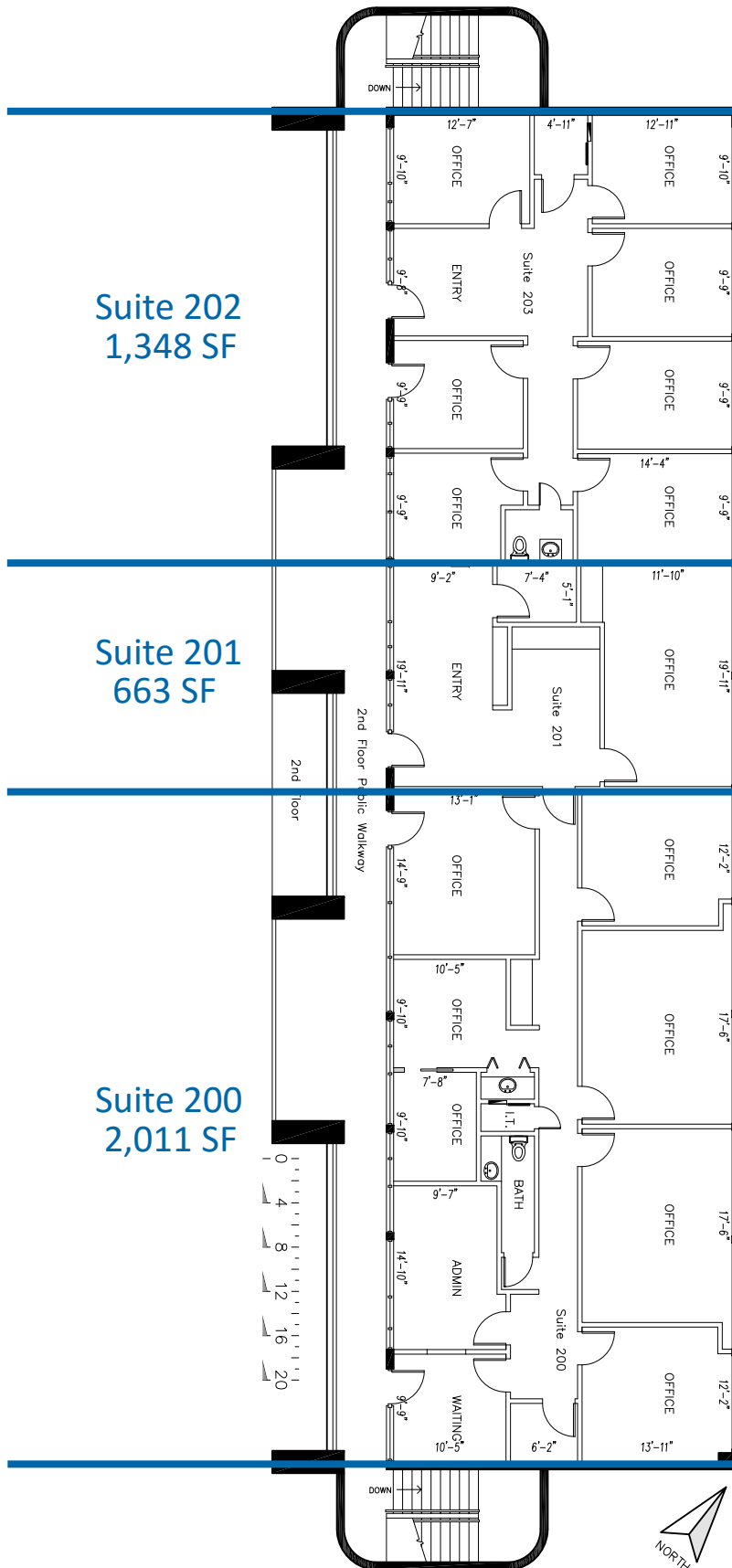
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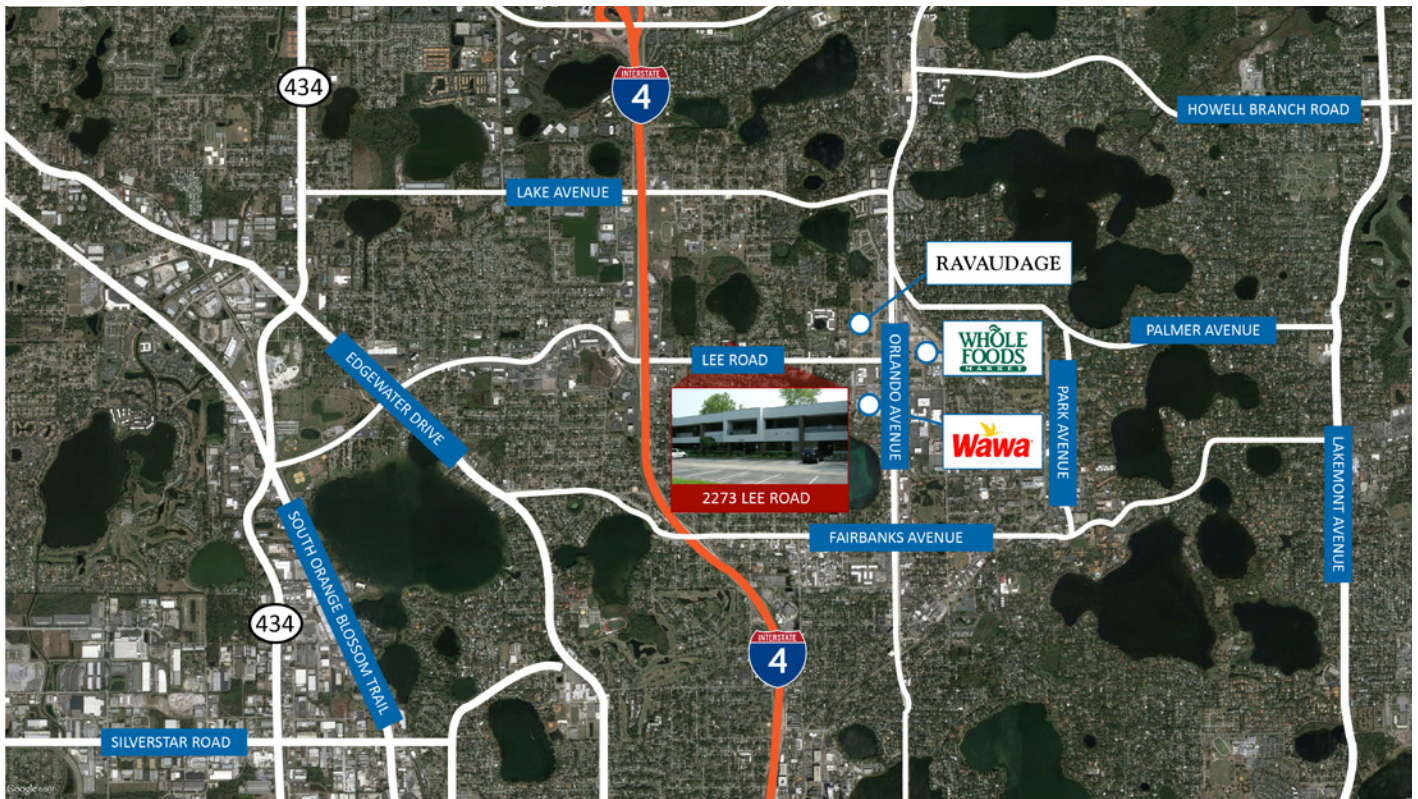
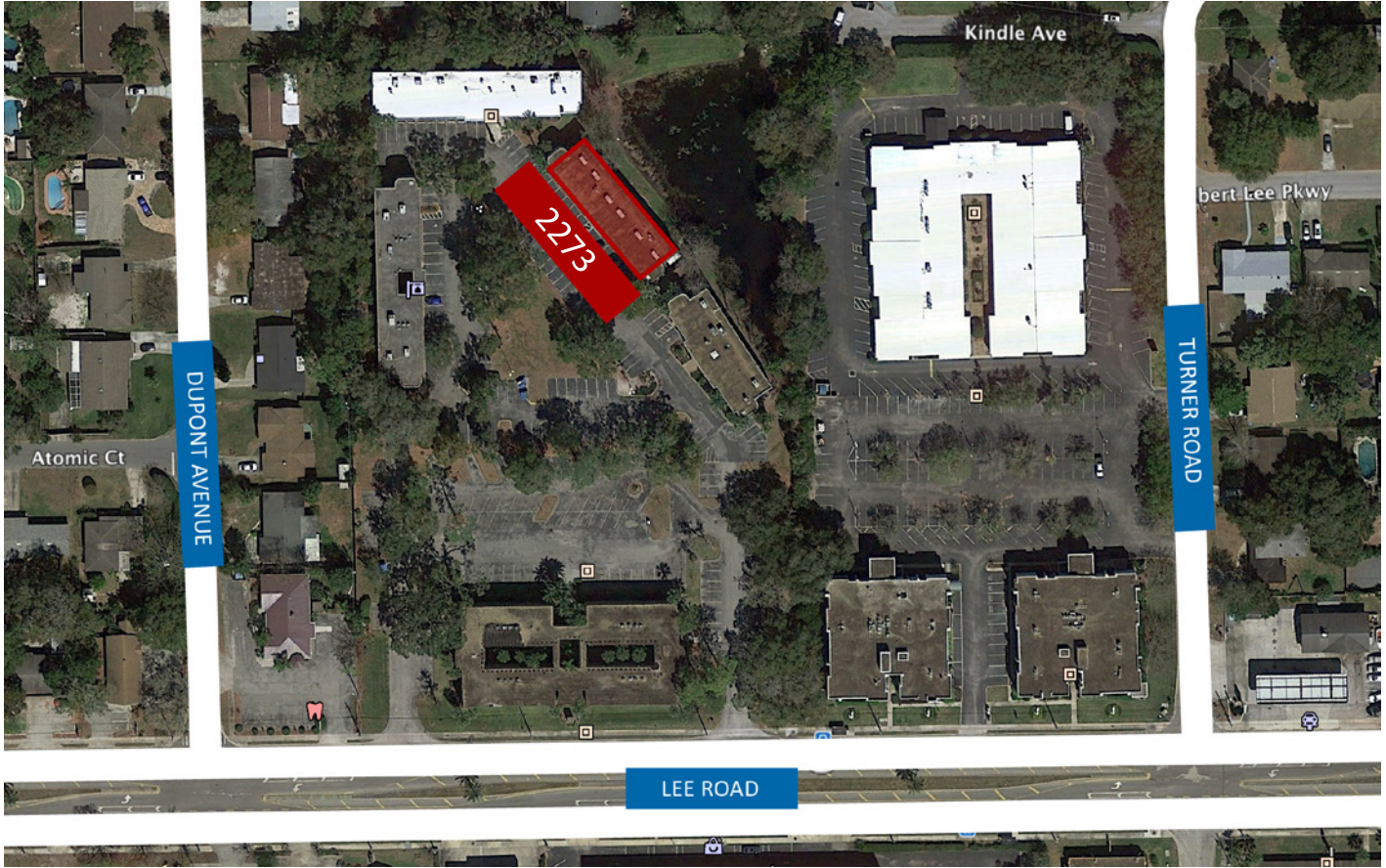
# FLOOR PLAN- 1ST FLOOR



# FLOOR PLAN- 2ND FLOOR



# SITE & LOCATION MAPS



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