Iconic, Colonial-Style, Lee Road Office Building



OFFERING SUMMARY

Purchase Price:	\$1,150,000
Price / SF:	\$223
Building Size:	± 5,150 USF
Lot Size:	0.72 Acres
Org County Zoning:	C-1
2nd floor tenant income	Bonus \$\$
IN OPPORTUNITY ZONE	

PROPERTY OVERVIEW:

Iconic, Colonial-Style, free-standing Lee Road office building 2007 major renovation in entirety incl: HVAC, electric, plumbing & roof Excellent access and exposure to all major highways 42,500 AADT. Half mile to I-4.

PROPERTY HIGHLIGHTS:

- · Huge, irreplaceable, lit marquee sign
- Massive 40+ parks (7.8/1000)
- Vaulted main work area with 9 custom built-in, socially distanced, workstations
- Attractive lobby, 2 conference rooms, private offices & breakroom.
- Fully networked. Move-in ready.
- 2nd floor add'l income from Tenant (separate exterior entry point)
- Wood floors, brass hardware, detailed molding & high-end finishes

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Photos







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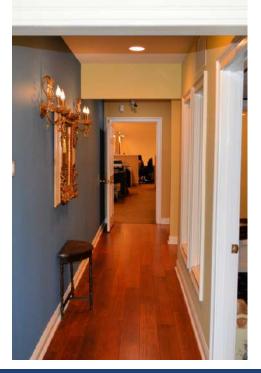
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Additional Photos









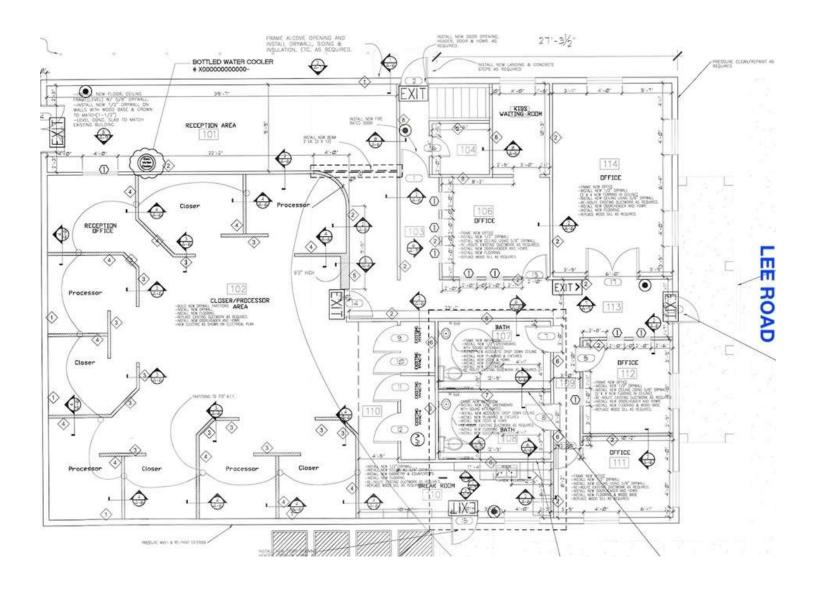


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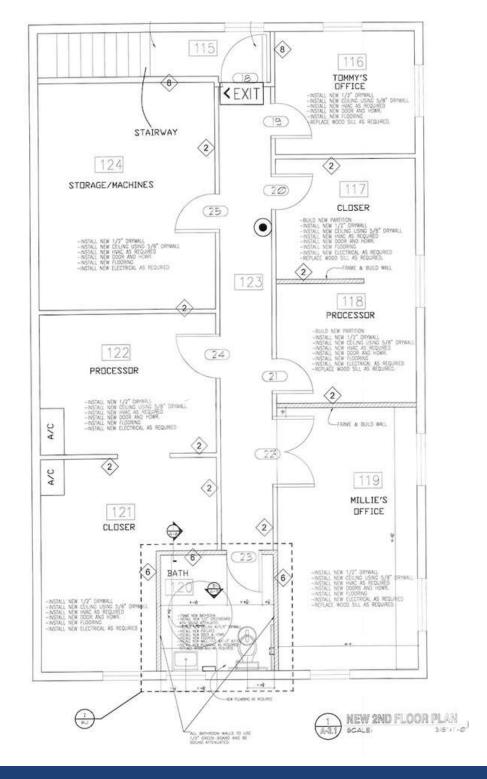
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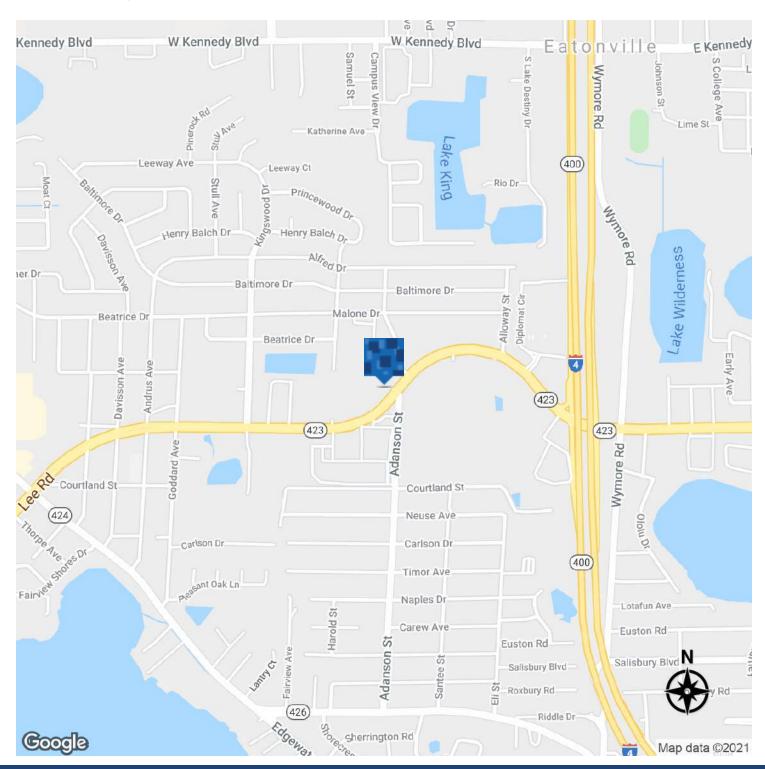
1st FL Space Plan



2nd FL Space Plan



Location Map





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,762	103,111	284,433
Average age	37.5	35.9	35.9
Average age (Male)	38.6	35.3	34.6
Average age (Female)	36.9	37.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,917	44,735	119,100
# of persons per HH	2.3	2.3	2.4
Average HH income	\$82,108	\$69,279	\$67,048
Average house value	\$284,194	\$341,104	\$316,798

^{*} Demographic data derived from 2010 US Census

