

HAZELTINE OFFICE AT LEEVISTA

6275 HAZELTINE NATIONAL DRIVE
ORLANDO, FL 32822

FOR SALE
\$1,950,000



TAMPA | ORLANDO | FT MYERS | NAPLES

AMY FOOTE
ASSOCIATE
407-660-7500 x313
407-451-5171
afoote@lqwest.com

CYNTHIA SHELTON, CCIM, CRE
SENIOR MANAGING DIRECTOR
407-7660-7500 x312
407-509-5290
cselton@lqwest.com

PROPERTY FEATURES

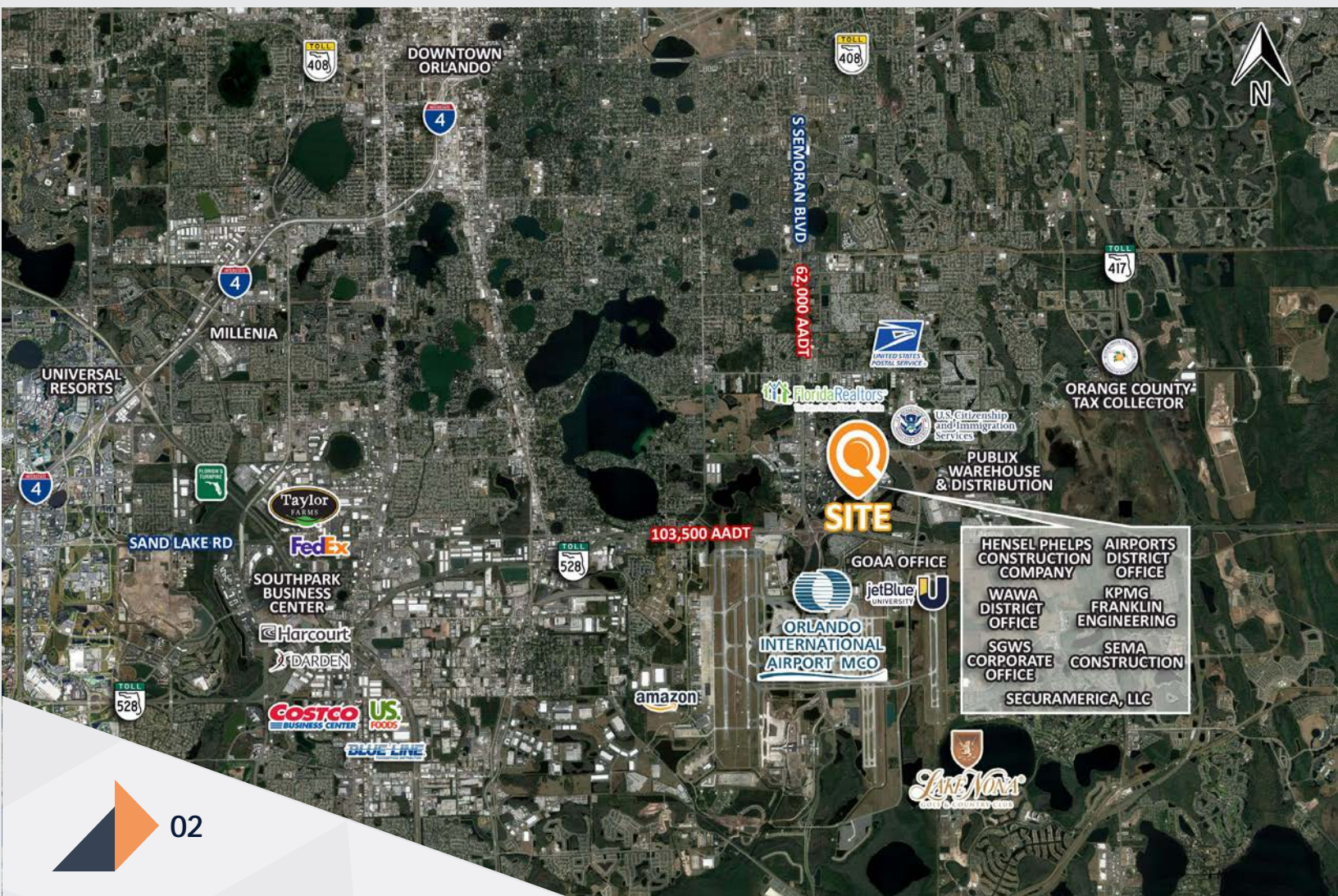
- Sale Price: \$1,950,000 (\$187.28 PPSF)
- Gated & fenced
- 2 Large conference rooms, 14 private offices, and 5 open cubicle offices
- 3.59 Acres of land include 1.37 AC of vacant land (partial retention pond)
- Zoning O-2/AN (Office & Residential/Aircraft Noise)

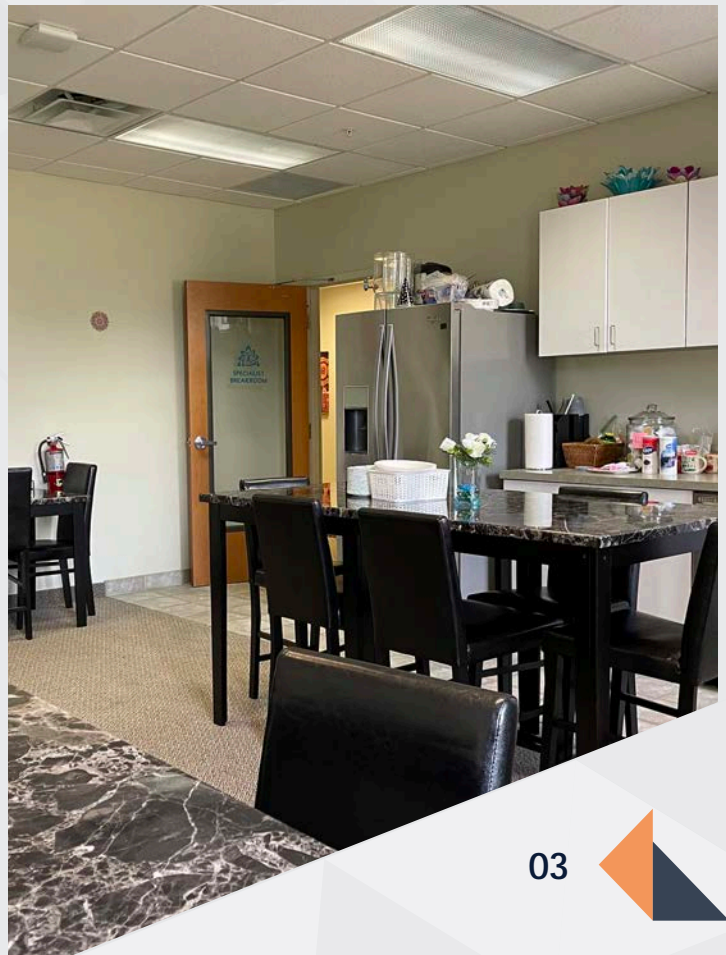
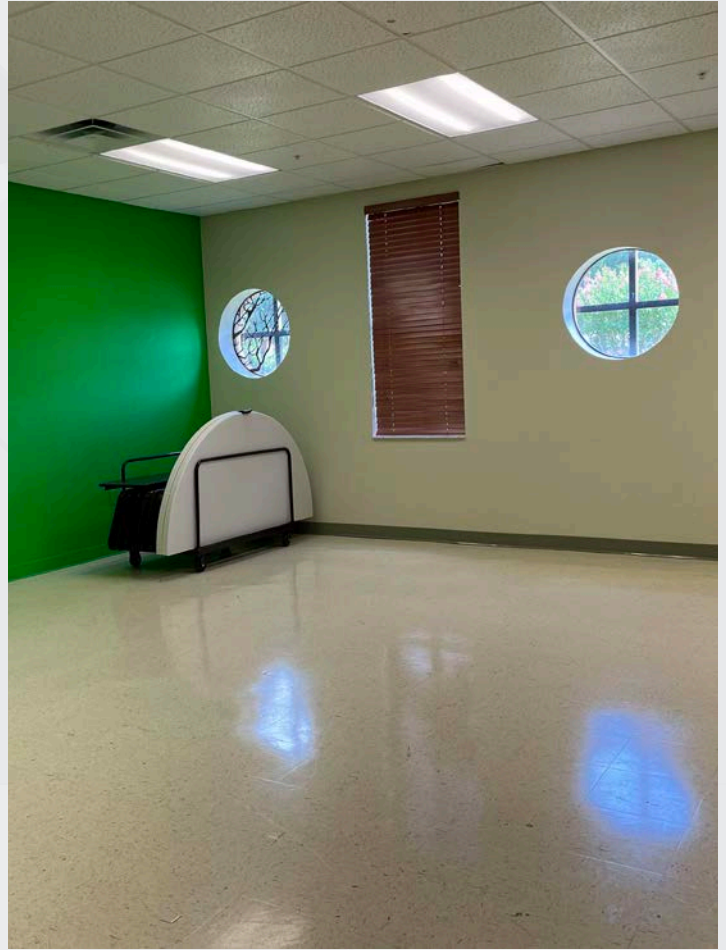
DEMOS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	6,452	53,771	165,790
Five-Year Increase	1.6%	0.5%	0.7%
Avg Household Income	\$54,799	\$66,541	\$72,837
Total Households	3,015	21,223	65,780
Daytime Employees	13,196	30,521	69,160

Hazeltine Office at LeeVista Center is a 10,412 SF ± Class “B” office building located in the Greater Orlando Area. LeeVista Center is Orlando’s premier mixed-use business park consisting of retail, hotels, restaurants, offices, manufacturing, and distribution is managed by the LeeVista, Inc. Association.

The building is conveniently located near Semoran Blvd and the 528 Expressway-two of Orlando’s major roadways. Additionally, it is less than 3.5 miles to the Orlando International Airport and only 10 miles from Downtown Orlando. The property’s proximity to Orlando International Airport and major arteries makes this an ideal location for an office, warehouse, or training facility. This property brings a unique opportunity for value-add investors or owner-users to acquire and operate.





TAMPA



5601 Mariner Street #220
Tampa, FL 33609
(813) 288-0020

ORLANDO



500 Winderely Place #104
Maitland, FL 32751
(407) 660-7500

FORT MYERS



1614 Colonial Blvd #101
Fort Myers, FL 33907
(239) 275-4922

NAPLES



3555 Kraft Road #260
Naples, FL 34105
(239) 275-4922

AMY FOOTE

ASSOCIATE

407-660-7500 x313

407-451-5171

afoote@lqwest.com

CYNTHIA SHELTON, CCIM, CRE

SENIOR MANAGING DIRECTOR

407-7660-7500 x312

407-509-5290

cshelton@lqwest.com