

For Sublease

# Regency Village Square Office Condo

2,908 SF | \$30-\$34/SF NNN (Op Ex: \$7.62/SF)

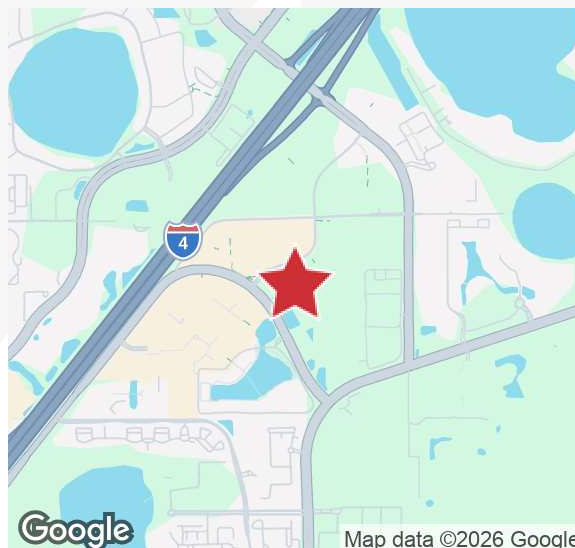


## 12211 Regency Village Drive, Suite 8

Orlando, Florida 32821

### Property Highlights

- Prime retail/office space across from Orlando Vineland Premium Outlets
- Suite 8 is 2,908± SF of retail/office and air-conditioned warehouse
- Clear height: 27 feet – ideal for racking or showroom
- PD Zoning allows a wide variety of uses including retail/showroom, office, medical and warehouse
- Monument signage and building signage available
- Ample parking steps from building; helicopter pad is adjacent to building
- Close to Disney Resort Complex, Universal Studio Parks and Sea World in the Lake Buena Vista tourist corridor
- Less than 5 minutes from I-4, Vineland Road and International Drive
- Easy access Apopka-Vineland Road, SR 417 (GreeneWay), US Hwy 192, SR 528 (Beachline), Osceola Pkwy and John Young Pkwy



**Lease Rate: \$30-\$34/ SF NNN  
(Op Ex: \$7.62/SF)**

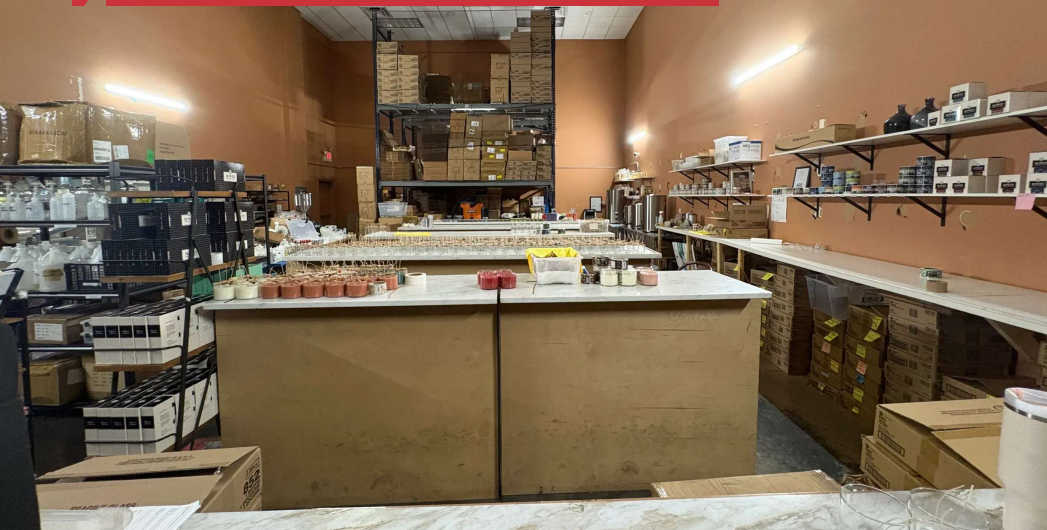
For more information

**Sandra Harrison**

O: 407 949 0751

sharrison@realvest.com

## Interior Photos



Air-Conditioned Warehouse



Air-Conditioned Warehouse



Typical Office

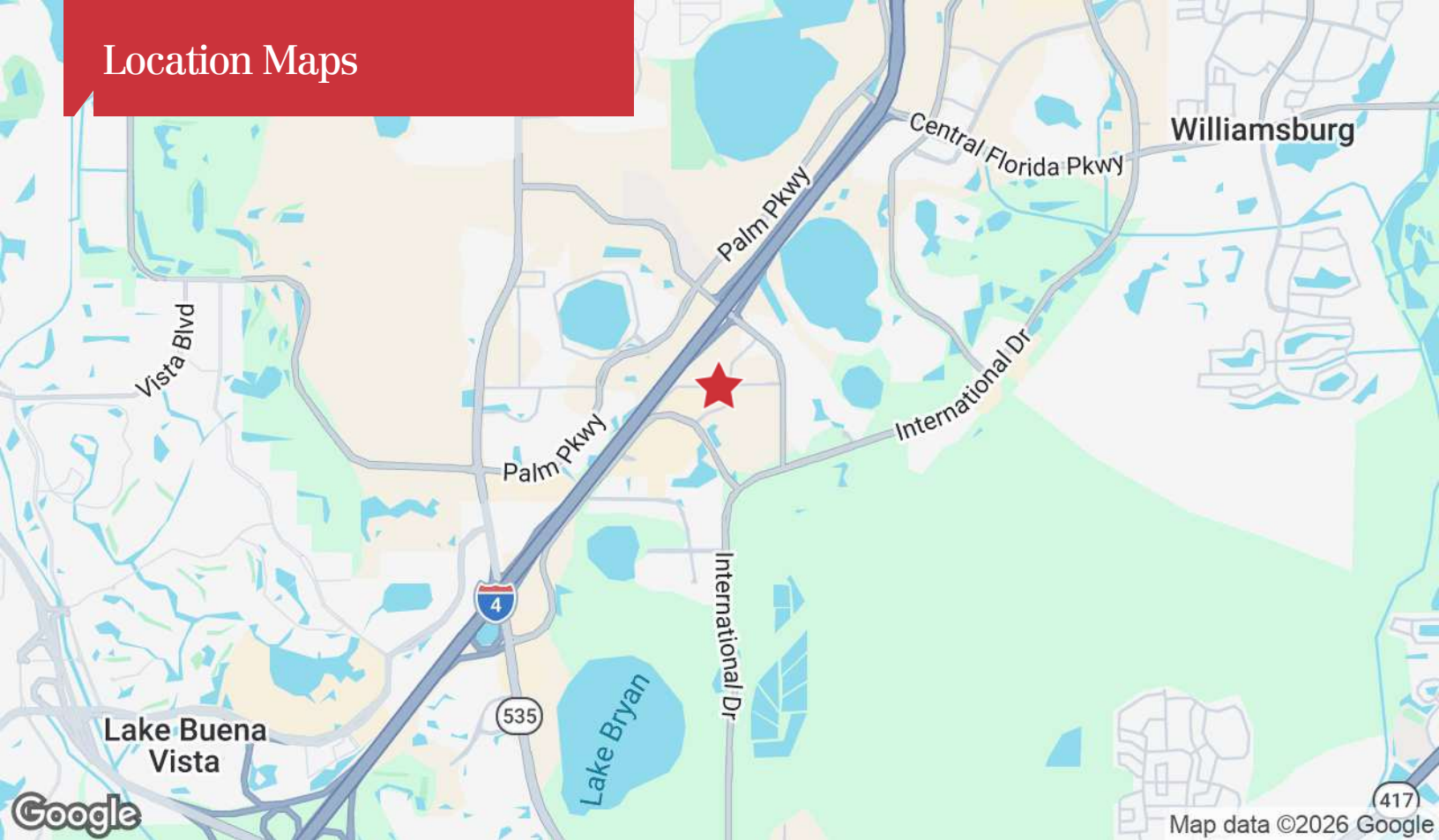
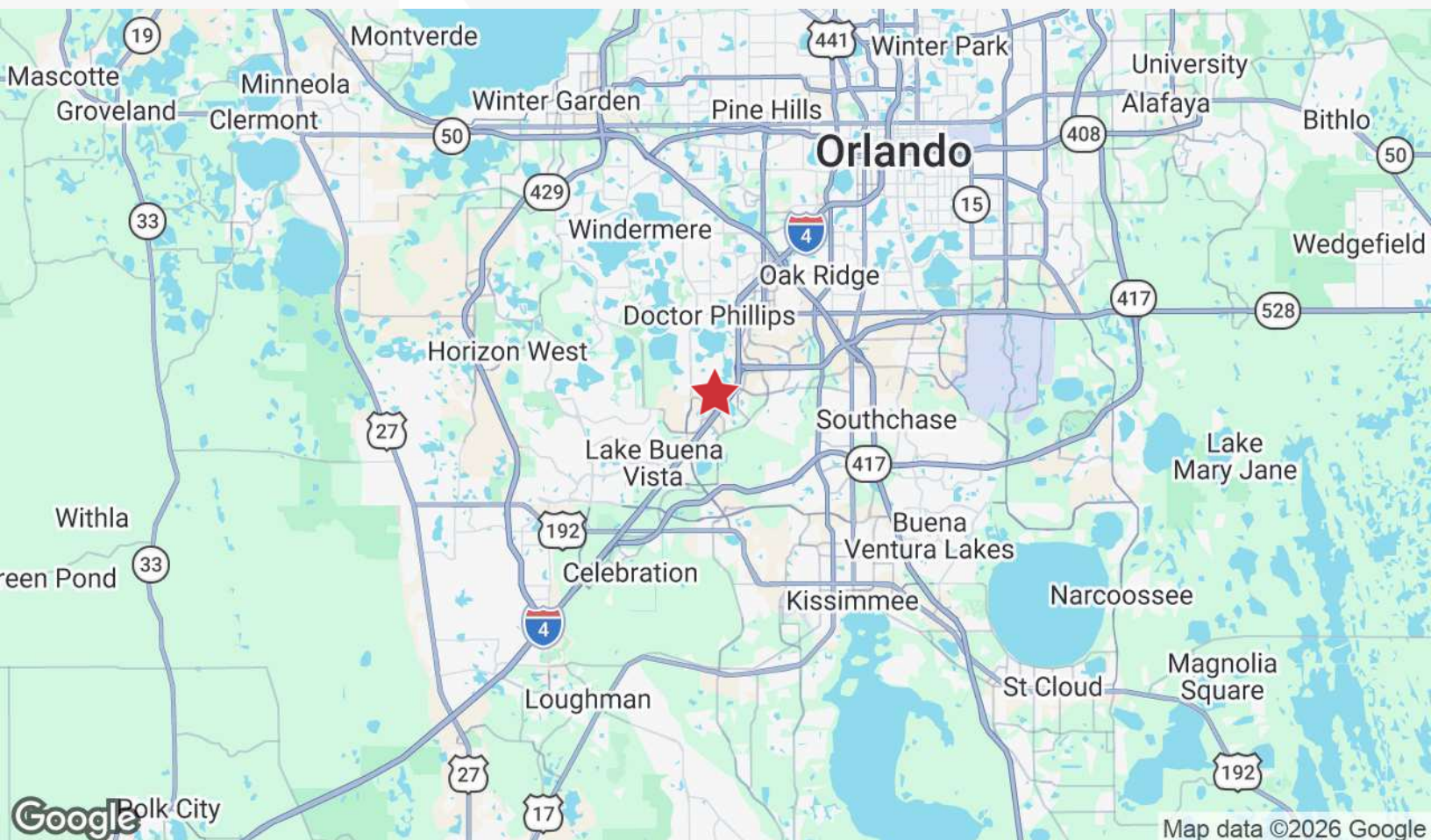


Break Room

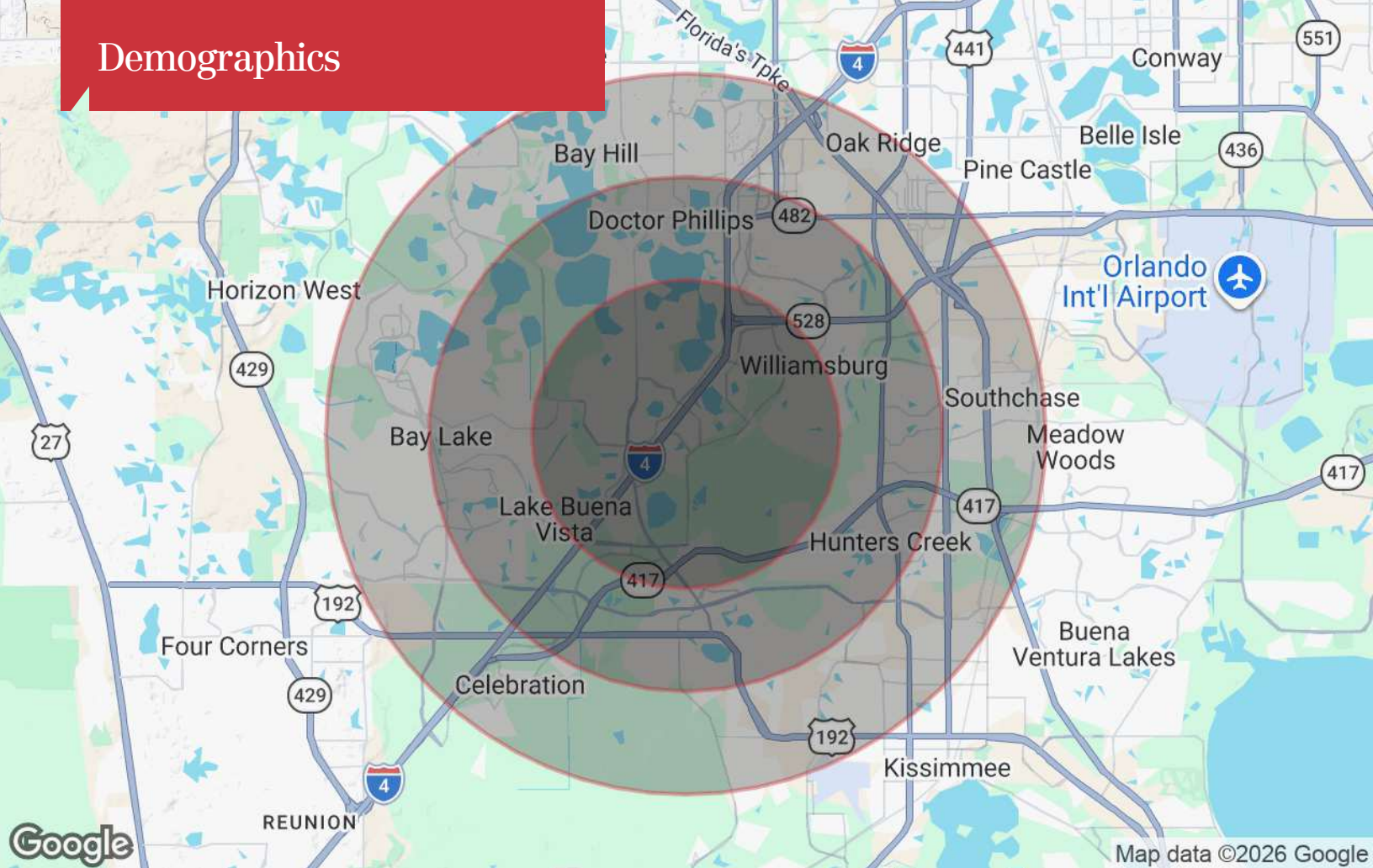
## Exterior Photos



## Location Maps



# Demographics



## Population

|                     | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION    | 34,740  | 112,041 | 243,011 |
| MEDIAN AGE          | 34.8    | 38.3    | 37.7    |
| MEDIAN AGE (MALE)   | 35.9    | 38.1    | 36.9    |
| MEDIAN AGE (FEMALE) | 34.6    | 39.2    | 38.5    |

## Households & Income

|                     | 3 Miles   | 5 Miles   | 7 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 13,507    | 41,730    | 86,187    |
| # OF PERSONS PER HH | 2.6       | 2.7       | 2.8       |
| AVERAGE HH INCOME   | \$125,435 | \$119,321 | \$111,133 |
| AVERAGE HOUSE VALUE | \$531,830 | \$544,225 | \$481,049 |

\* Demographic data derived from 2020 ACS - US Census