



OFFICE BUILDING

**FOR SALE
OR LEASE**

WINTER PARK - FREE STANDING OFFICE BUILDING

1600 LEE RD., WINTER PARK, FL 32789



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Executive Summary



OFFERING SUMMARY

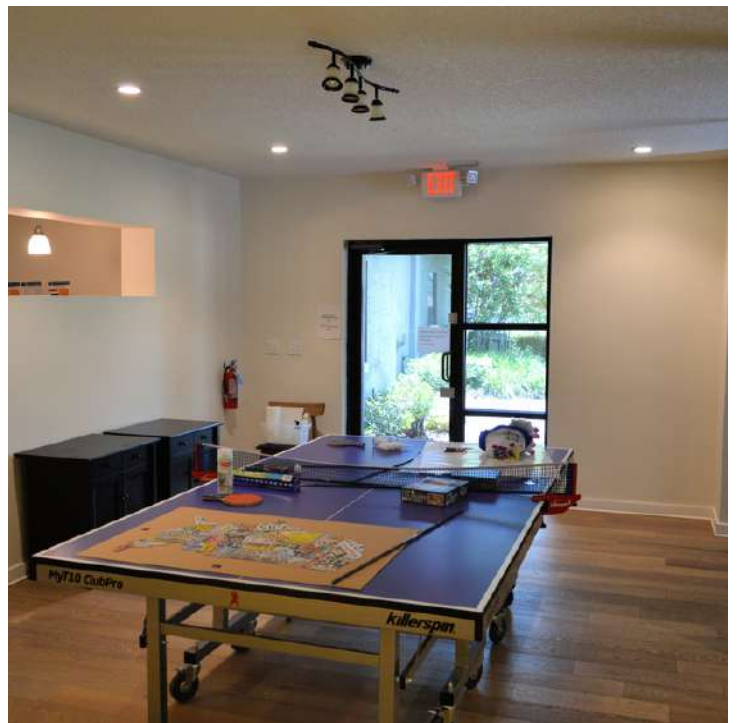
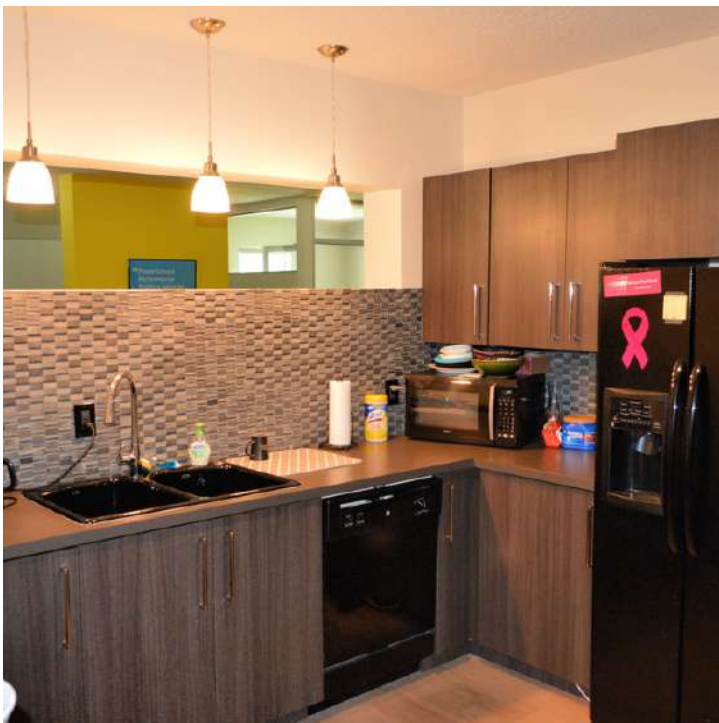
Sale Price:	\$775,000
Lease Rate:	\$25.00 MG
Building Size:	± 3,038 USF

PROPERTY OVERVIEW

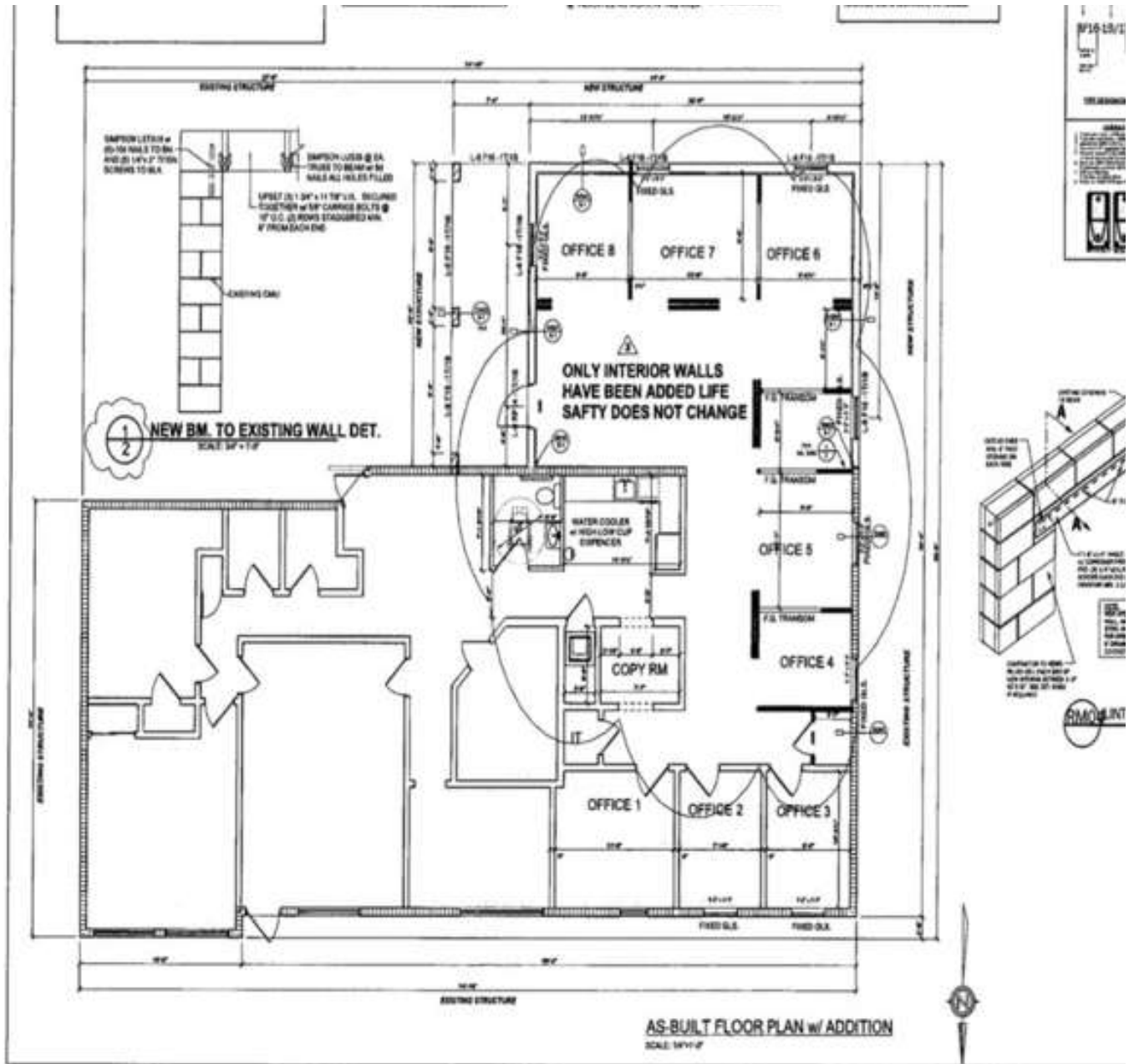
Free-Standing Winter Park Office Building
 Direct Lee Road frontage & signage
 Over 41,000 VPD (per Orange County)
 Excellent access from Lee Rd & I-4
 Outstanding demographics
 Steps to local dining & shopping amenities

PROPERTY HIGHLIGHTS

- Perfect for owner/user or owner + tenant
- Move-in ready
- Full renovation (2014) with new wing & additional sq footage
- In-place private offices (favors social distancing)
- Aesthetically pleasing glassed-in offices
- Conference room with AV connections
- Modern breakroom
- Open area game room
- 15 on-site parking spaces



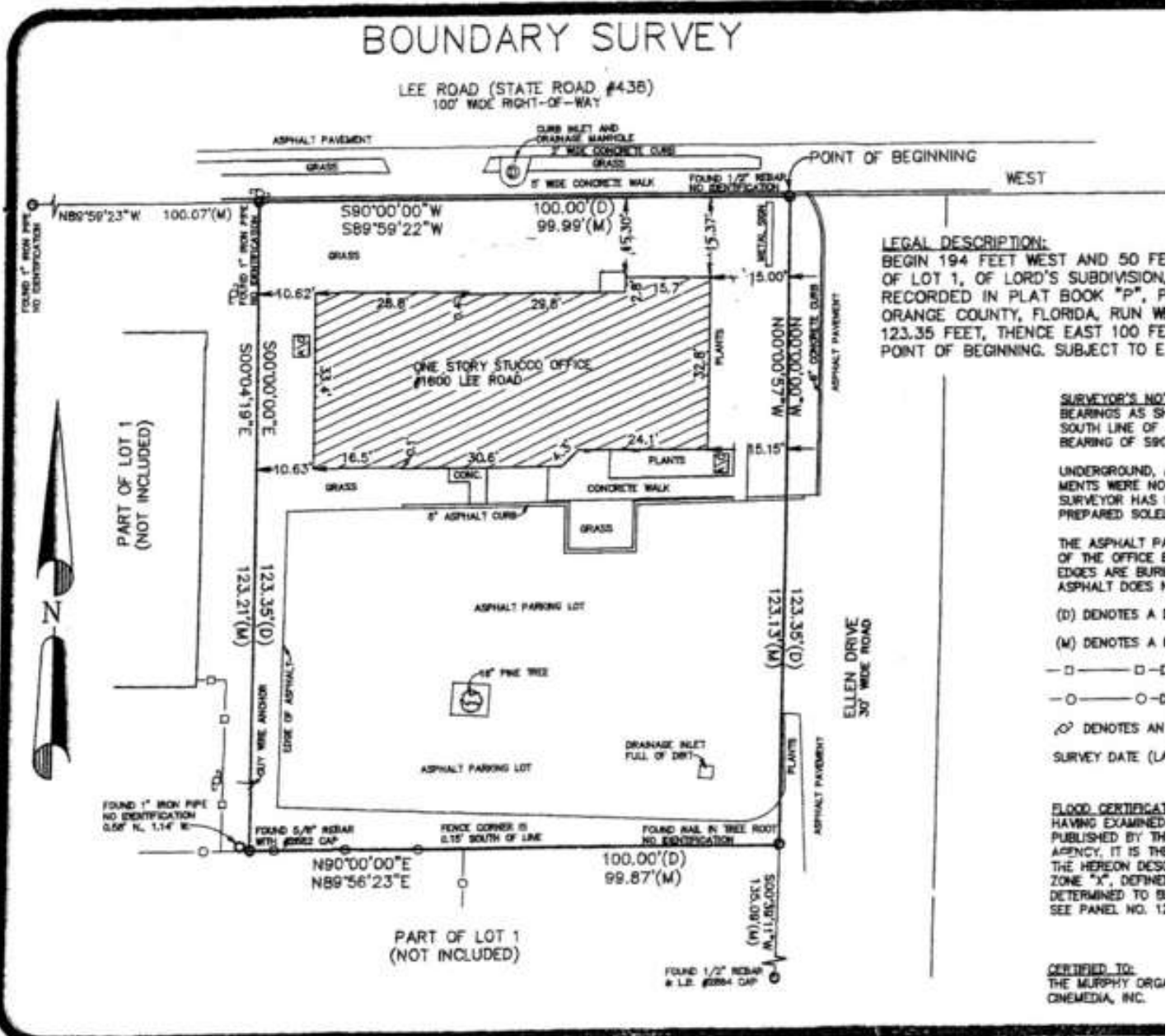
Space Plan

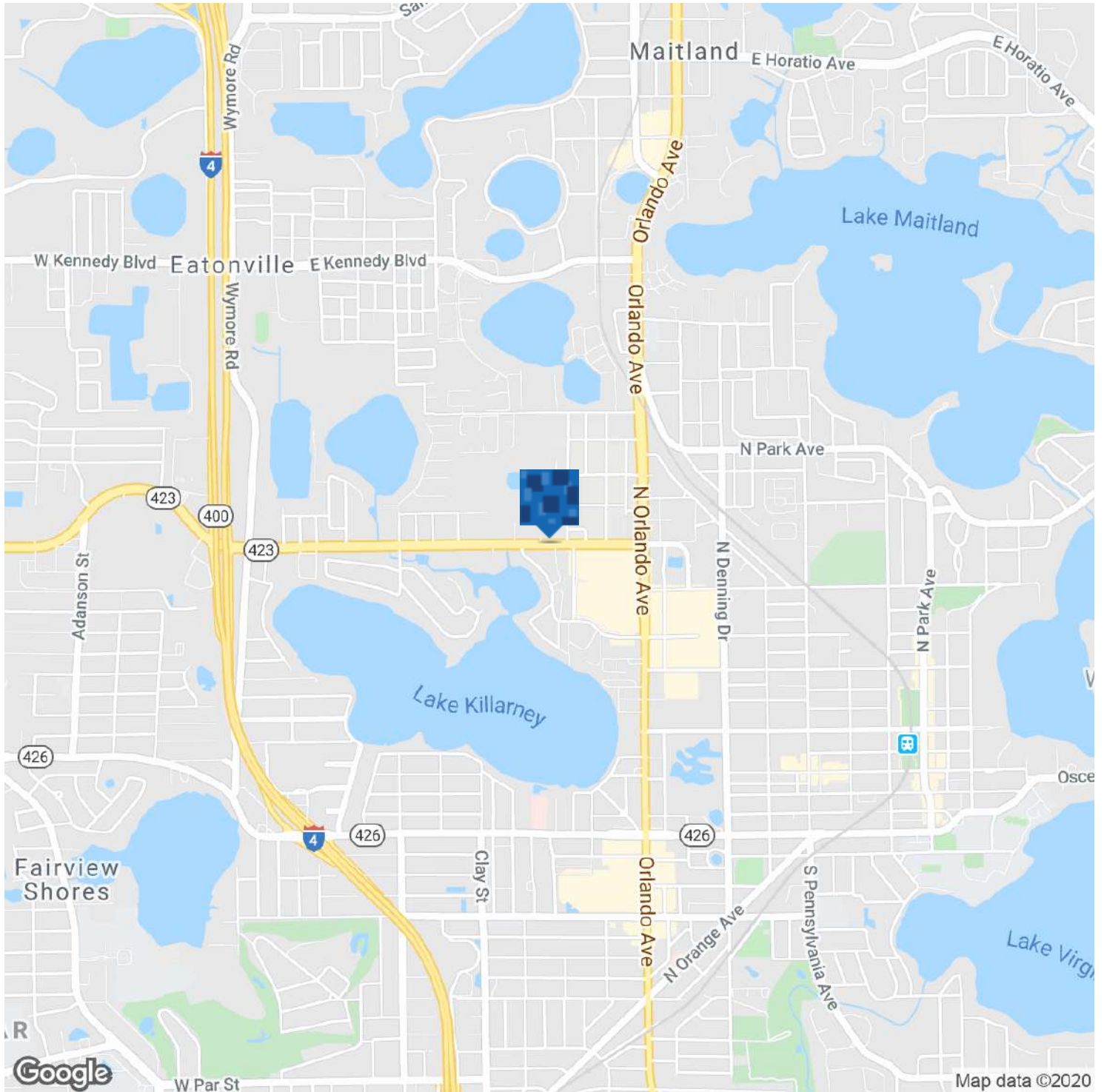


Aerial



Boundary Survey





Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,502	75,242	237,538
Average age	40.5	39.5	37.9
Average age (Male)	39.9	38.4	36.2
Average age (Female)	43.0	41.0	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,480	31,637	101,301
# of persons per HH	2.4	2.4	2.3
Average HH income	\$72,636	\$98,853	\$74,426
Average house value	\$320,959	\$413,122	\$325,856

* Demographic data derived from 2010 US Census