College Park Professional / Medical Office Building



OFFERING SUMMARY

Lease Rate:	\$19.50 MG
Building Size:	± 2,035 SF

PROPERTY OVERVIEW

Free-Standing Office / Medical Building Prime College Park Edgewater Drive corridor One block from Bishop Moore High School C-1 Zoning (Orange County)

PROPERTY HIGHLIGHTS

- · Professional or Medical use former chiropractic office
- ± 2,035 USF with 14 parking spaces
- 6 offices or exam rooms
- Breakroom and 2 restrooms
- Private admin office
- Traditional lobby with check-in/out desk
- Extremely well-maintained property
- Building signage

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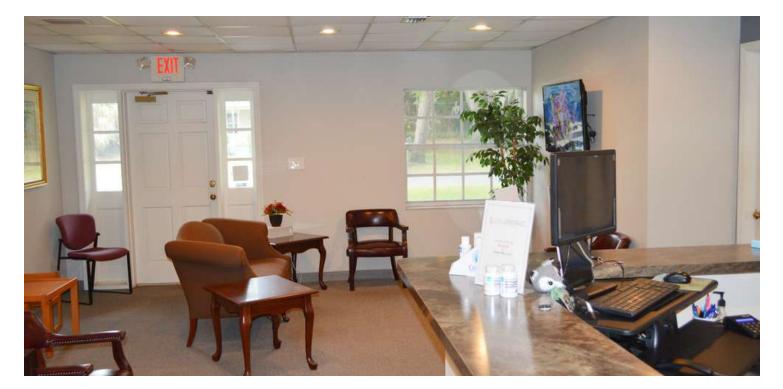
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Photos





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Photos







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Aerials



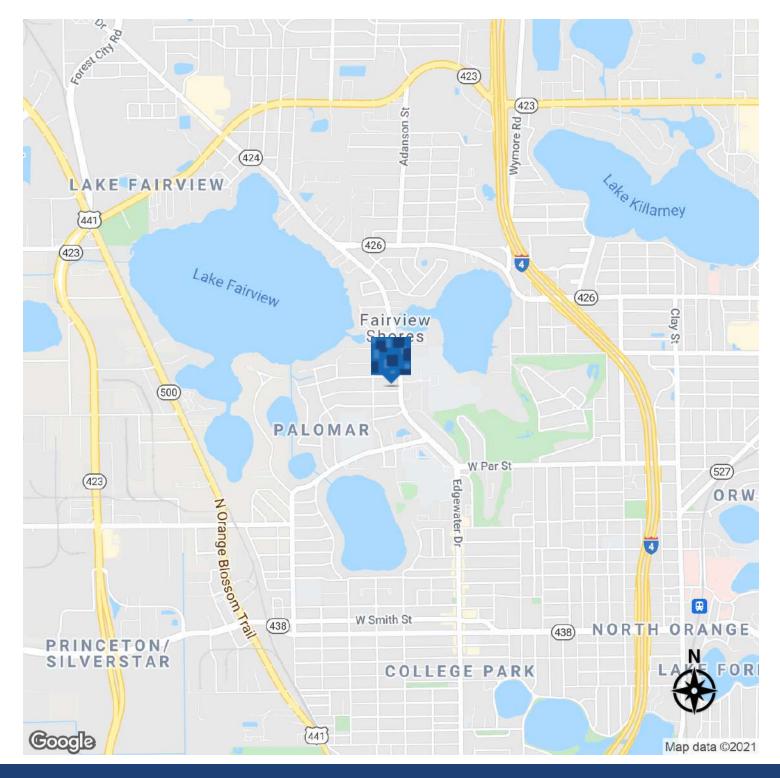
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1009 WEBSTER AVE. | ORLANDO, FL 32804

Location Map



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Demographics Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,886	60,318	233,415
Average age	37.1	35.4	36.9
Average age (Male)	36.5	34.4	36.4
Average age (Female)	37.5	36.5	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	929	20,248	80,306
# of persons per HH	3.1	3.0	2.9
Average HH income	\$87,511	\$87,472	\$84,171
Average house value	\$345,143	\$310,552	\$325,095

* Demographic data derived from 2010 US Census

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