

## 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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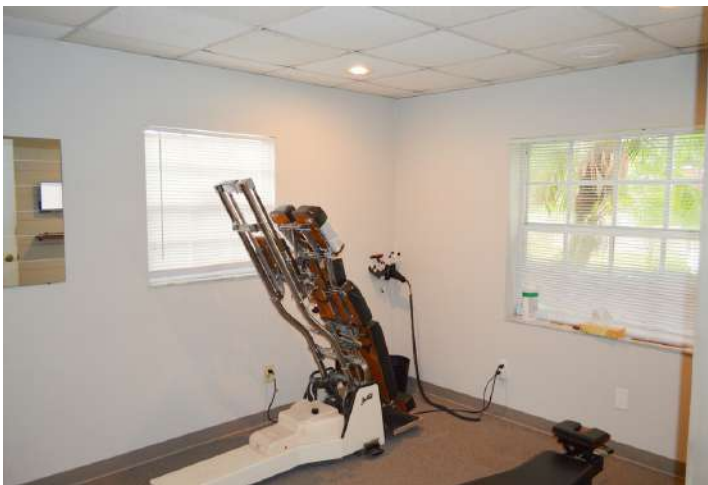
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**FOR LEASE**

**1009 WEBSTER AVE. | ORLANDO, FL 32804**

**Photos**



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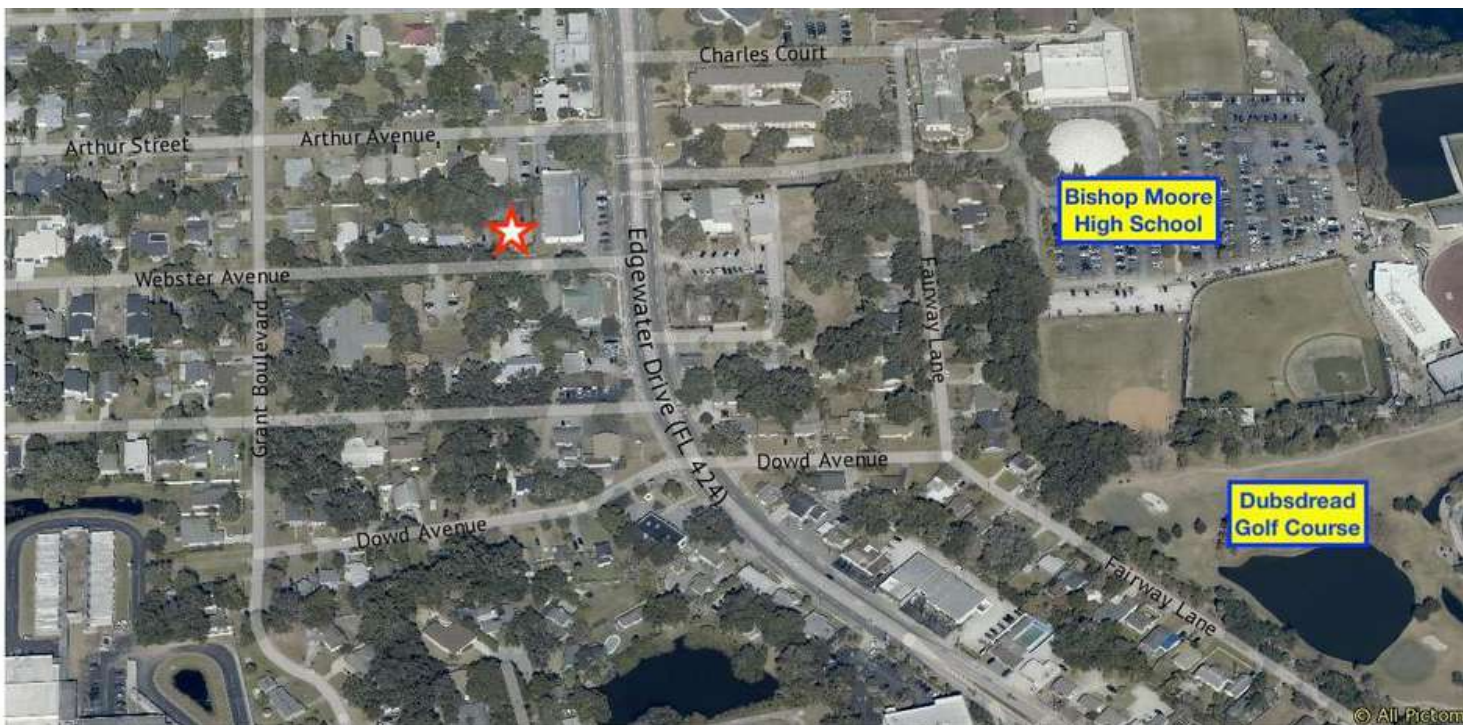


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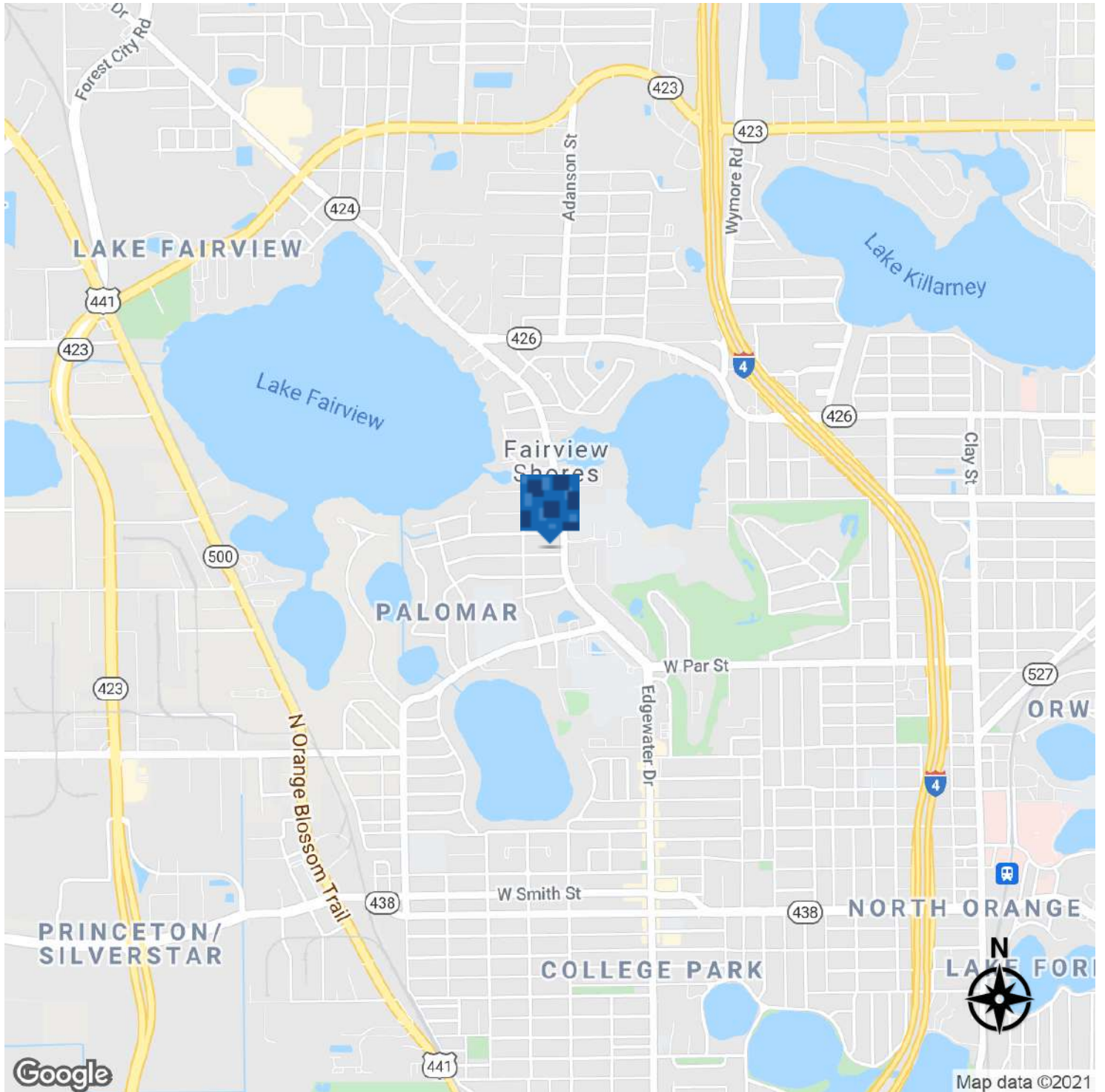
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Aerials



**Location Map**



**Demographics Report**



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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

