

For Sale

2300 Lee Road
2300 LEE ROAD, WINTER PARK, FL 32789



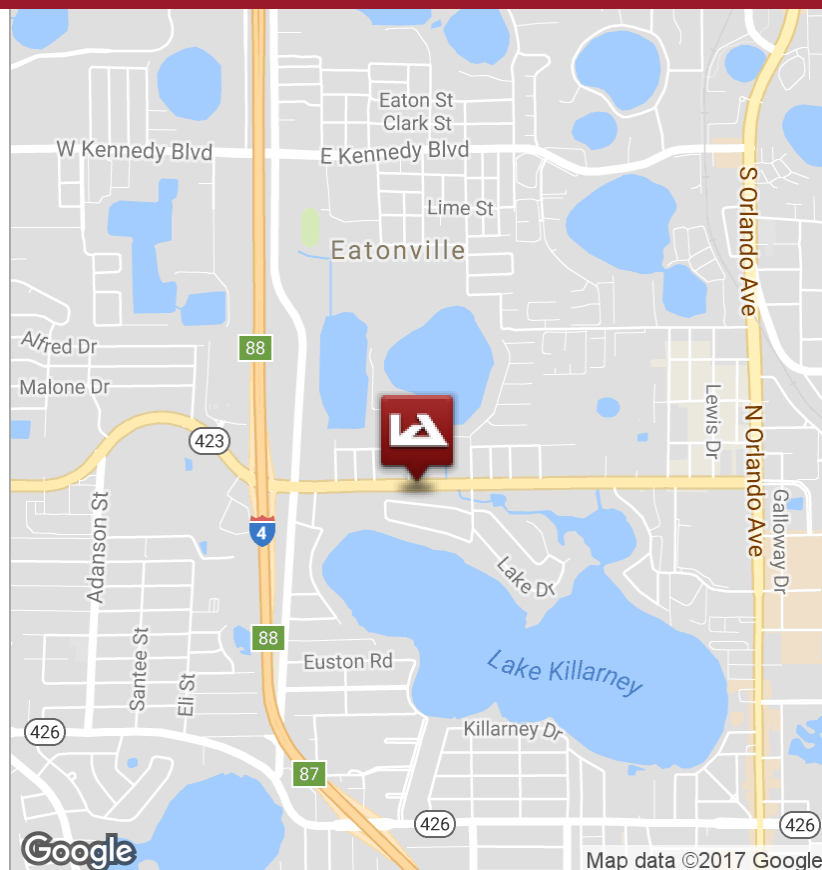
PROPERTY OVERVIEW

Lee & Associates Central Florida has been retained as the exclusive agent in the sale of 2300 Lee Road, Winter Park, FL. This offering represents a unique opportunity to acquire well located property in one of Central Florida's most active commercial corridors. 2300 Lee Road will benefit from the continuing redevelopment of the Lee Road & Orlando Avenue (Hwy 17-92) Corridors.

LISTING DATA

Size: 3,660 SF Rentable
Price: \$677,000
Available: June 1, 2018

Comments: This free standing, single tenant office building offers a professional image with brick facade, abundant parking, monument signage and a functional air conditioned mezzanine with both interior & exterior entries. The interior is highlighted by a formal lobby with a good mix of executive and private offices with conference room and open work areas.



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:
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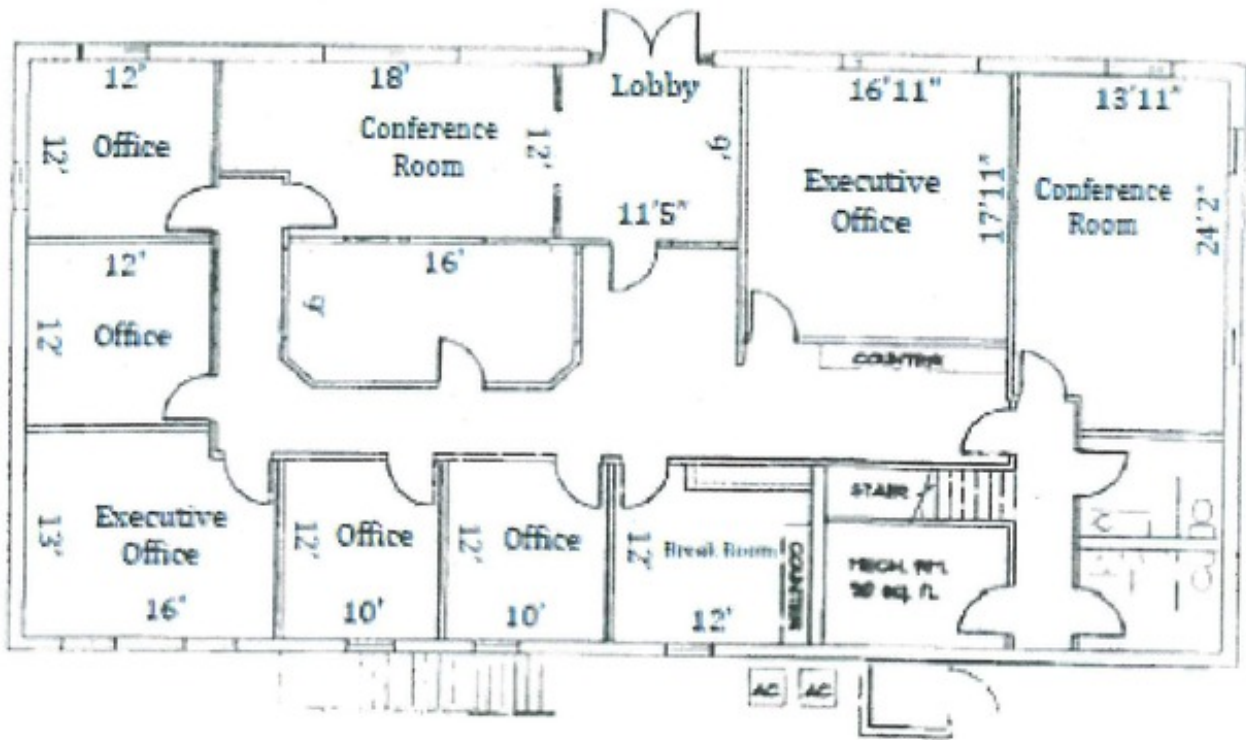


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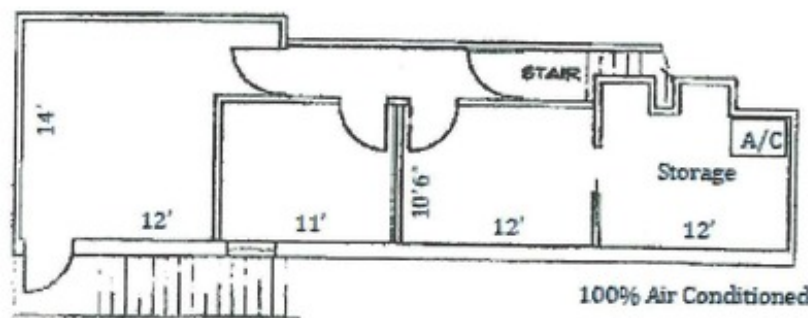
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Second Floor

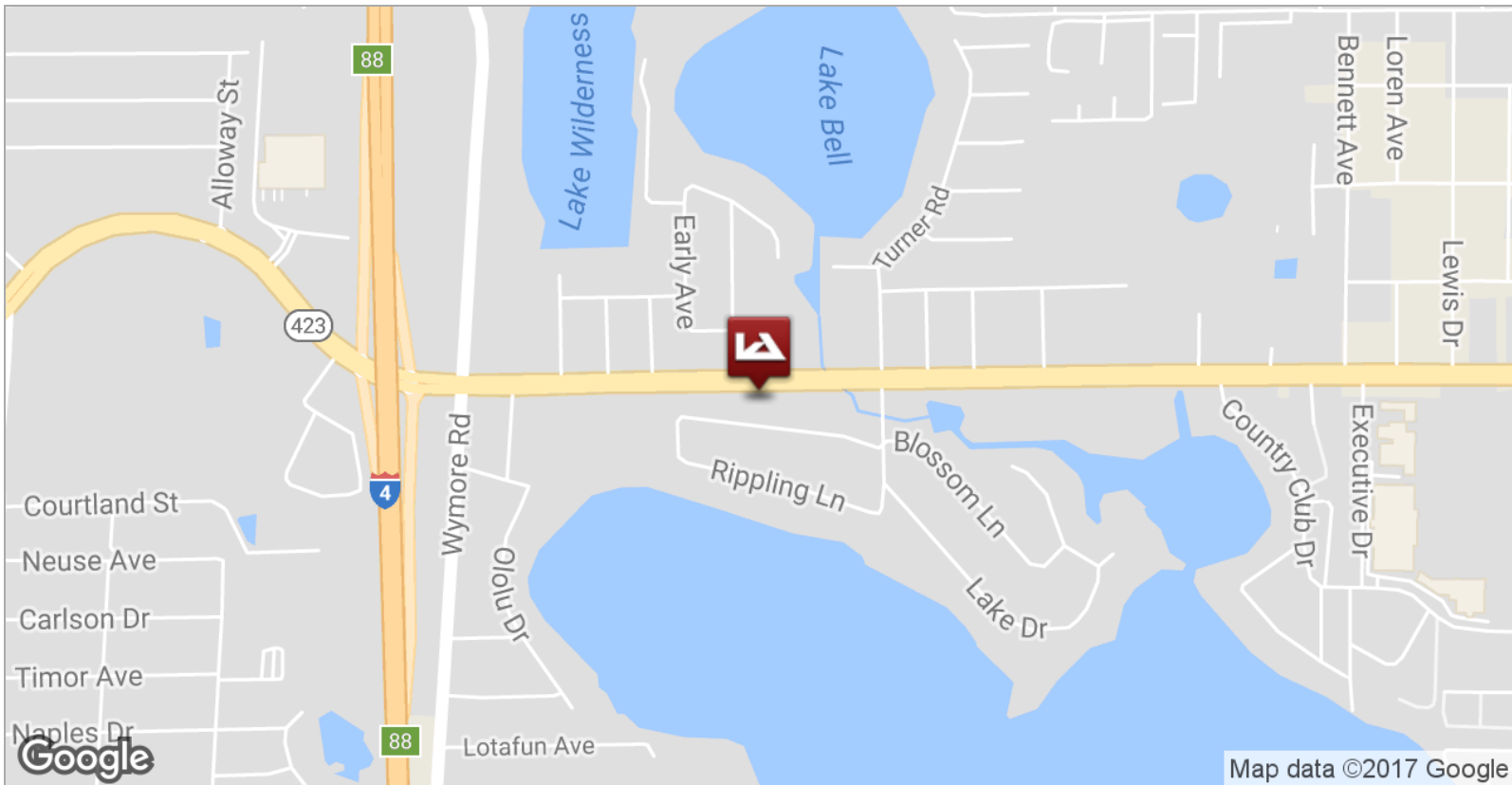


100% Air Conditioned

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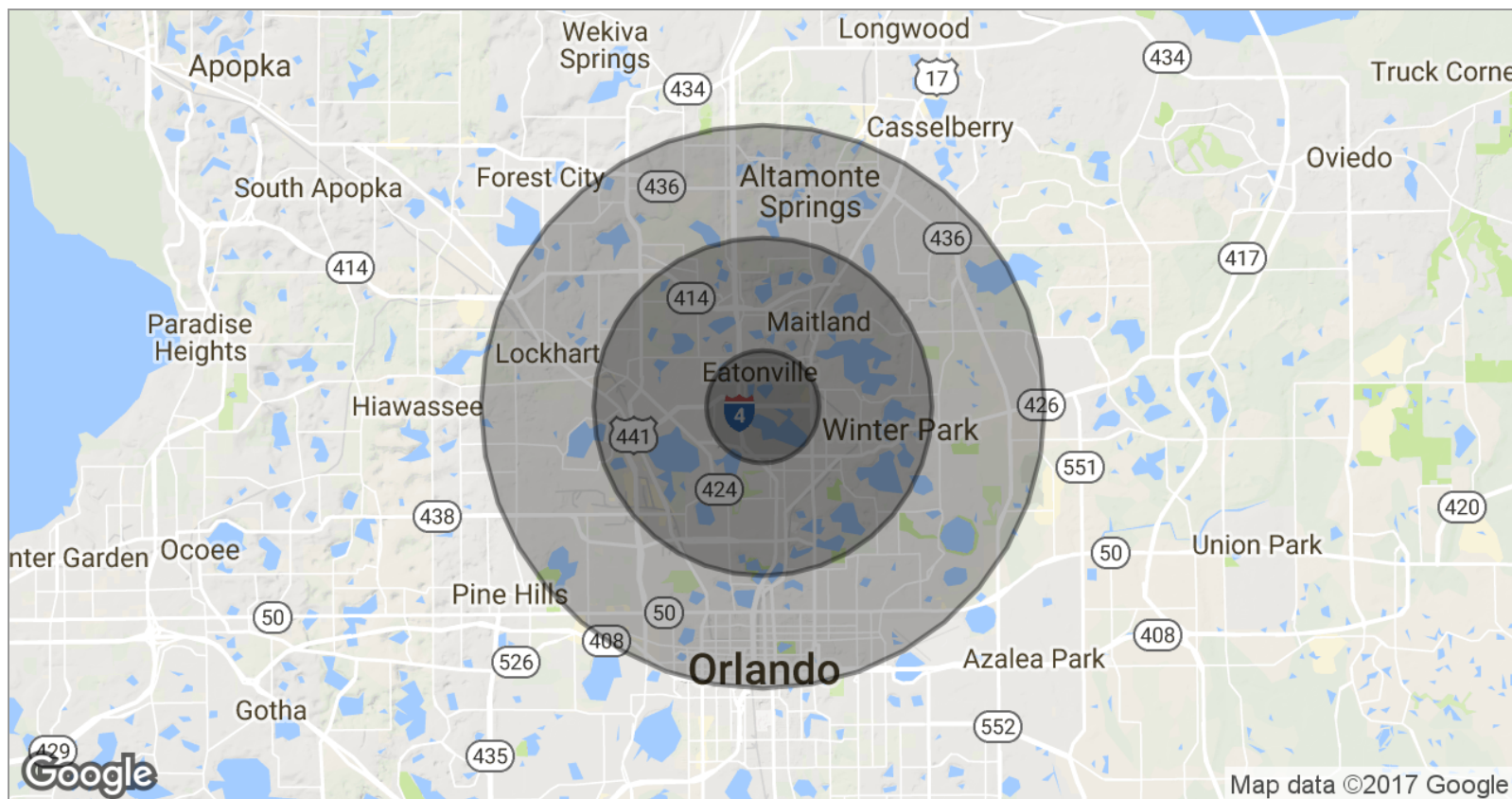


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,994	74,627	240,612
MEDIAN AGE	38.7	38.4	37.4
MEDIAN AGE (MALE)	38.7	37.3	35.7
MEDIAN AGE (FEMALE)	40.7	39.9	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,373	31,412	101,402
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$63,142	\$89,295	\$74,205
AVERAGE HOUSE VALUE	\$272,494	\$376,940	\$319,866

* Demographic data derived from 2010 US Census



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