

BOUTIQUE LOFT RETAIL SPACE & BUILT-OUT SALON

1235 N ORANGE AVE. • ORLANDO, FL 32804



FOR LEASE:



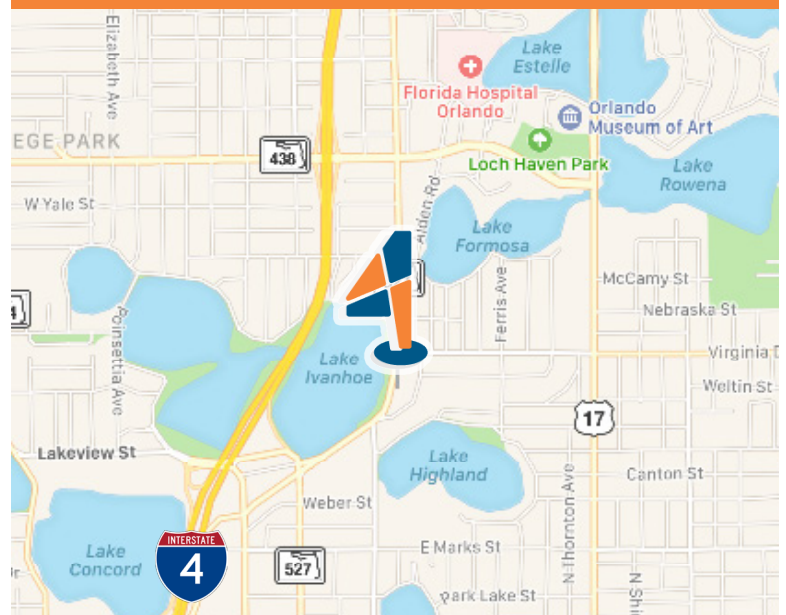
This property is perfectly situated between Downtown Orlando, College Park and Winter Park. Take advantage of Orlando's beautiful scenery as this building sits directly across the street from Lake Ivanhoe Park and boasts an amazing lake view. The interior offers a loft like feel because of the high ceilings with tongue and groove wood and transom windows that allow for an abundance of natural light into the space giving it an open and airy feel. This is a rare opportunity for office or retail space in the Ivanhoe Row District with food and boutique conveniences just footsteps away.

Property Highlights:

- Ideal location in Ivanhoe Village
- Open floor plan
- Abundant natural Lighting
- High-vaulted Ceiling
- Lakeview via two sets of french doors

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

LEASE RATE \$24 PSF MG
BUILDING SIZE 7,980 SF
RENTABLE SIZE 1,485 SF
PARKING 2/1000 (2)
SIGNAGE..... HANGING MONUMENT



CONTACT US

Nicholas Fouraker CCIM
Nick@4acre.com
407-601-1466

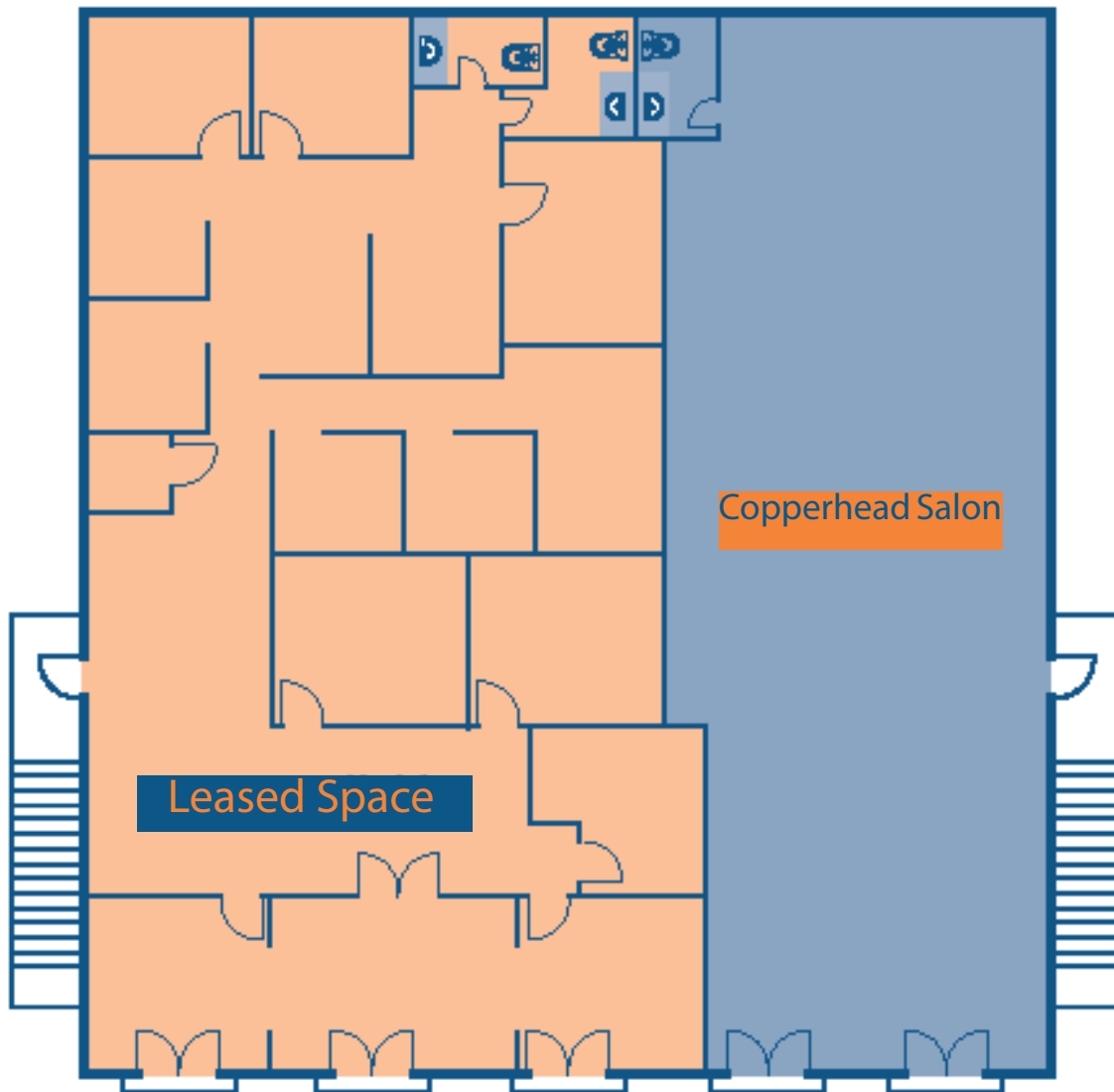
Samuel Gaslin
Sam@4acre.com
904-505-5282

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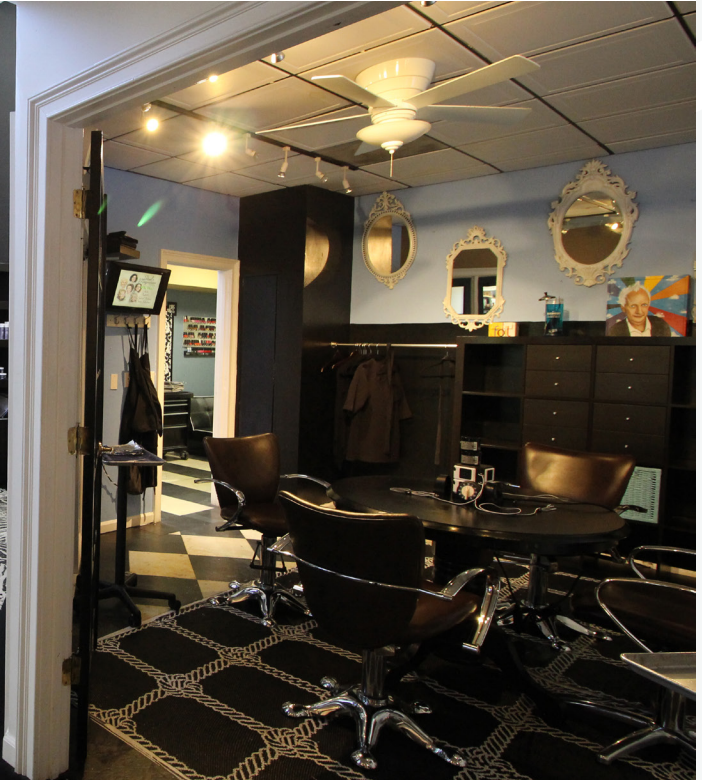


1,485 ± SF

(All Measurements are Approximate)



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Population	1 Mile	3 Miles	5 Miles
2017 Total Population:	10,665	86,419	263,985
2022 Population:	11,803	94,403	289,037
Pop Growth 2017-2022:	10.67%	9.24%	9.49%
Average Age:	38.1	39.9	38.8
Households			
2017 Total Households:	5,711	41,220	112,412
HH Growth 2017-2022:	10.79%	9.27%	9.51%
Median Household Inc:	\$63,710.00	\$57,837.00	\$45,903.00

Traffic Count	2016
N. Orange Ave & Alden Rd.	14,848
N. Orange Ave & Virginia Dr.	17,500

