

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:
Jason Bantel, CCIM
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D: 321.281.8509

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LeeCFL.com

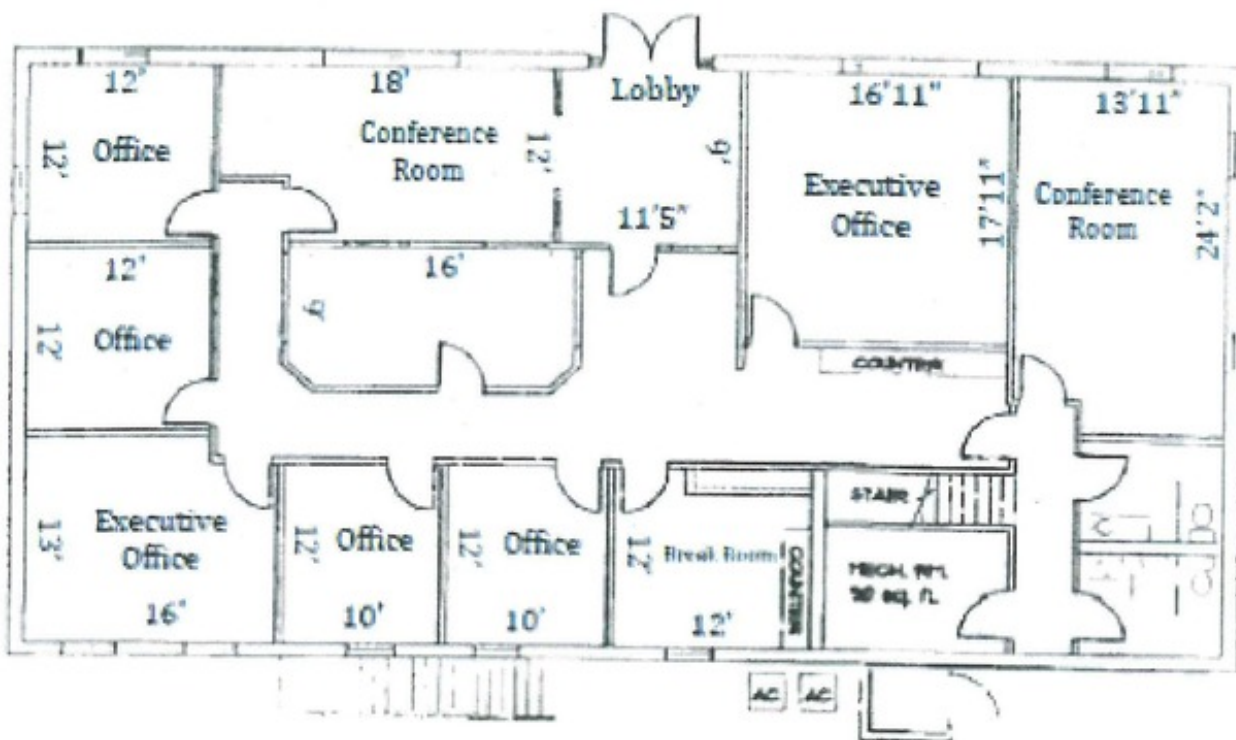


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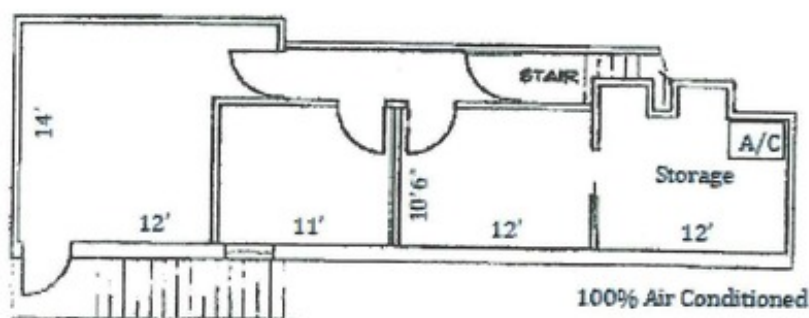
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Second Floor



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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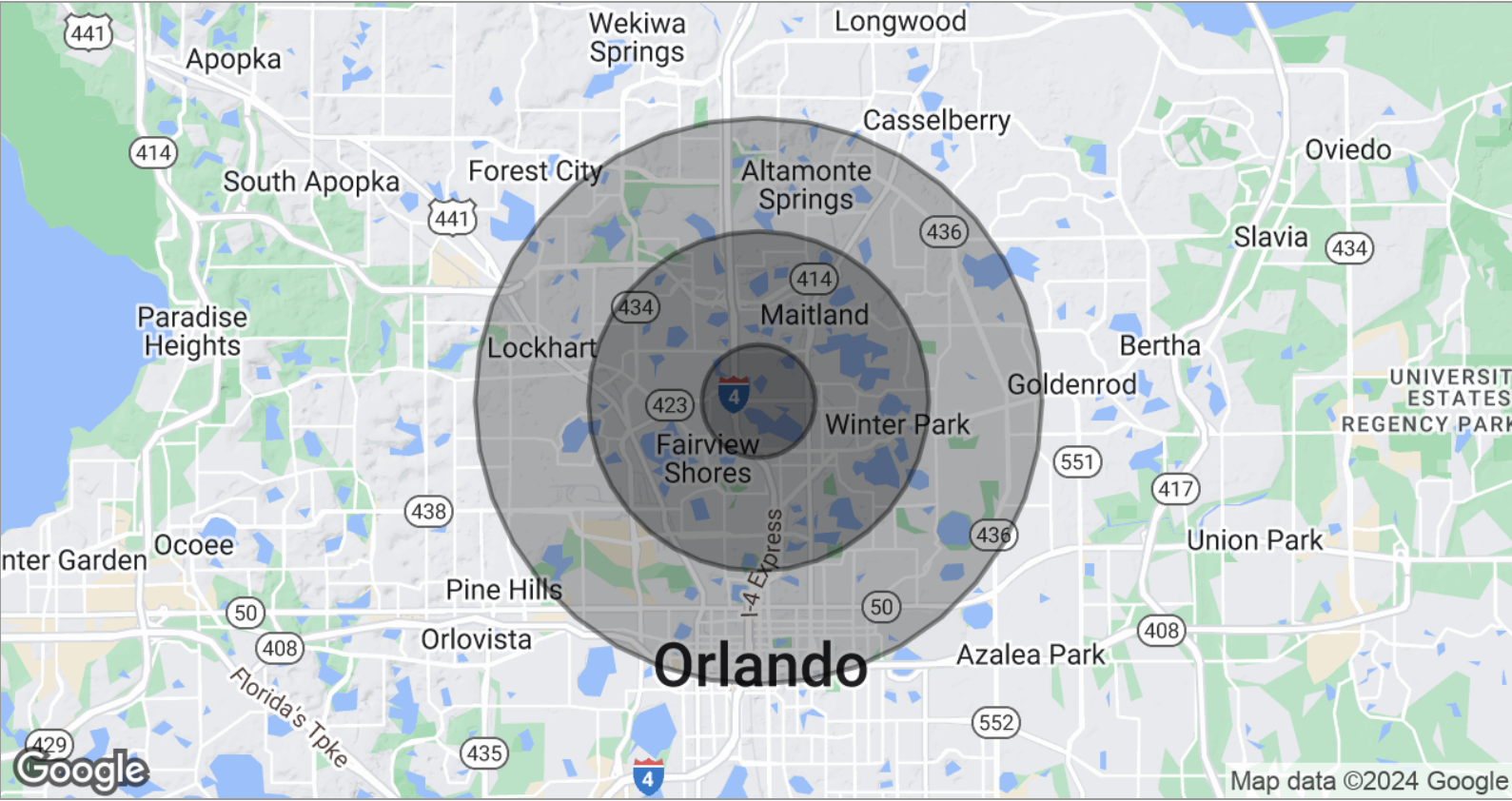
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,994	74,627	240,612
MEDIAN AGE	38.7	38.4	37.4
MEDIAN AGE (MALE)	38.7	37.3	35.7
MEDIAN AGE (FEMALE)	40.7	39.9	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,373	31,412	101,402
# 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 2020 ACS - US Census