

615 - 645 Herndon Avenue

Orlando, Florida 32803

Property Highlights

- 33,236± SF building on 2.0± acres
- Glass storefronts
- Utilities: OUC (electric, water and sewer)
- Zoning: AC3 (City of Orlando)
- Parking: 3.0/1,000 SF
- · Across from the Fashion Square Mall
- · Adjacent to the Orlando Executive Airport
- Convenient to Colonial Drive (SR 50), Semoran Blvd (SR 436), East-West Expressway (SR 408) and I-4

Lease Rate: \$20.00-\$22.00/SF Net (\$5.19/SF CAM)

	AVAILABLE SPAC	ES
Space	Lease Rate	Size (SF)
625 B	\$20.00 SF/yr	1,500
645 D	\$22.00 SF/yr	1,800
	Corrine Dr	



For more information

Tom R. Kelley II, CCIM

O: 407 949 0715 tkelley@realvest.com



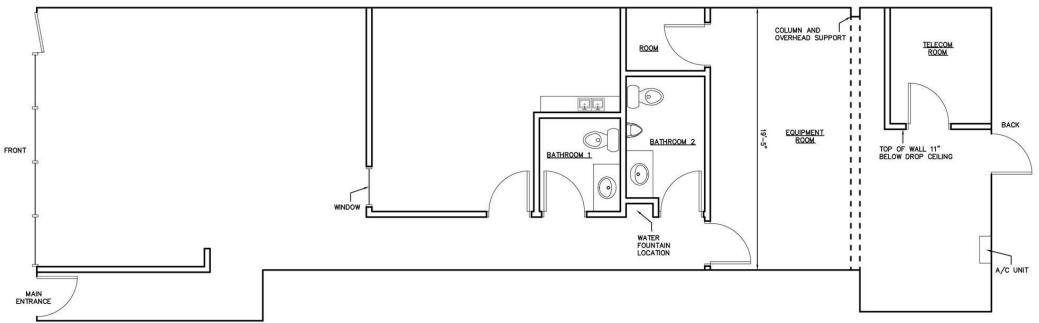




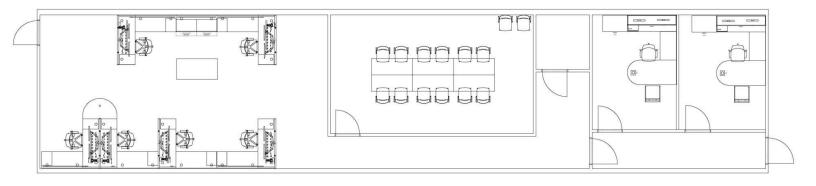














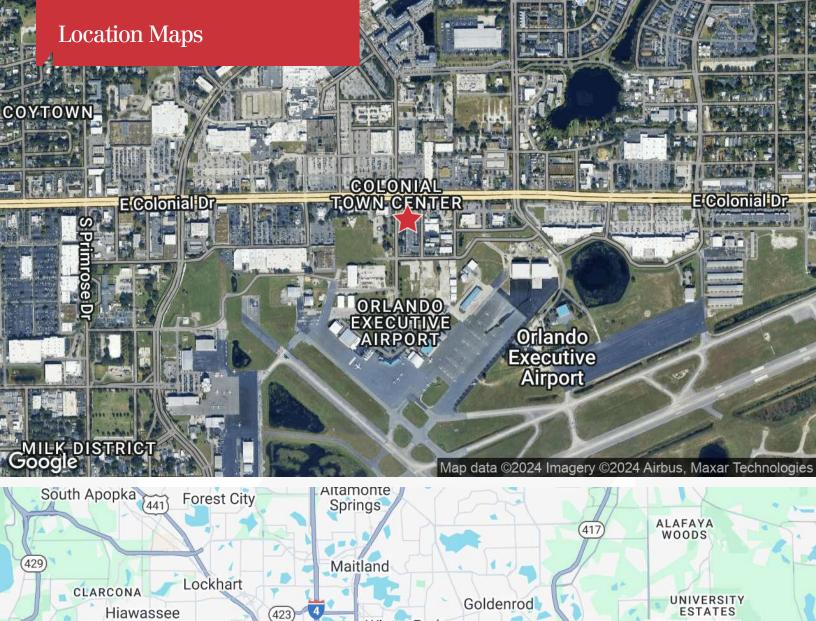


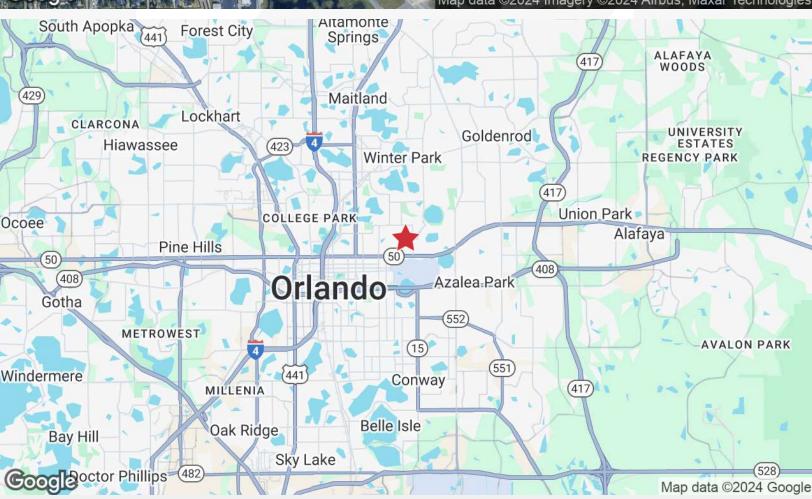






The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

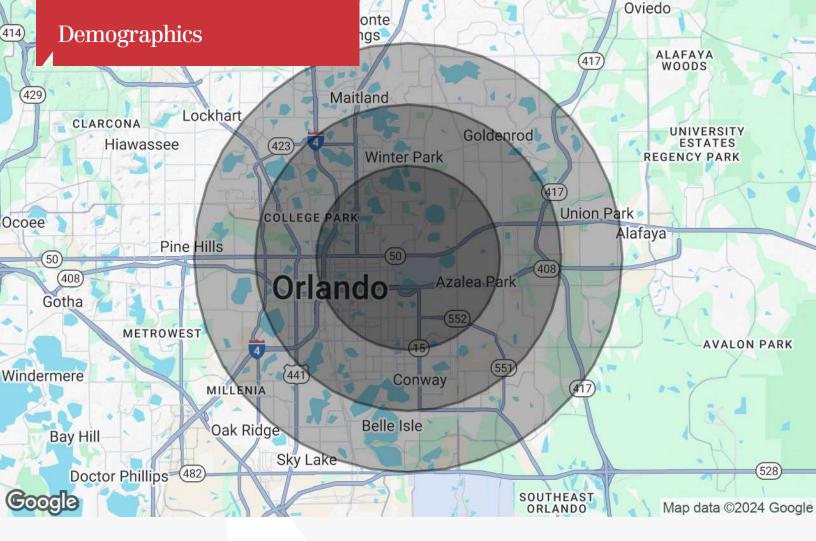






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1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel



Population	3 Miles	5 Miles	7 Miles	
TOTAL POPULATION	116,529	296,491	545,056	
MEDIAN AGE	37.6	38.4	37.8	
MEDIAN AGE (MALE)	36.0	36.8	36.3	
MEDIAN AGE (FEMALE)	39.2	40.7	39.8	
Households & Income	3 Miles	5 Miles	7 Miles	
Households & Income TOTAL HOUSEHOLDS	3 Miles 58,179	5 Miles 136,962	7 Miles 237,951	
TOTAL HOUSEHOLDS	58,179	136,962	237,951	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	58,179 2.0	136,962 2.2	237,951 2.3	

^{*} Demographic data derived from 2020 ACS - US Census

