

For Lease

Herndon Center

1,500 - 1,800 SF | \$20.00 - \$22.00 / SF



615 - 645 Herndon Avenue

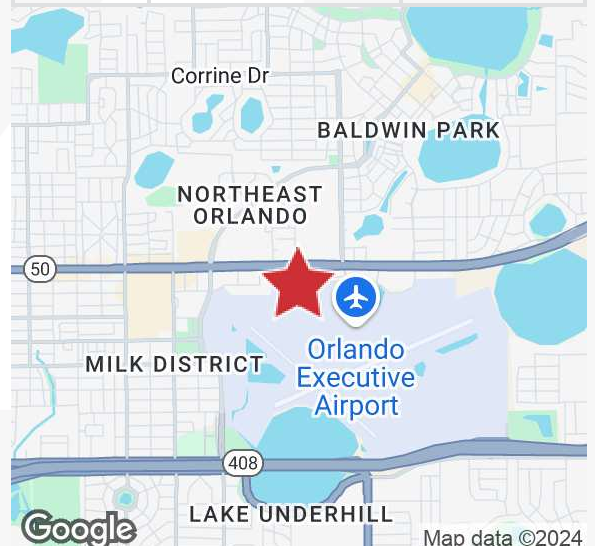
Orlando, Florida 32803

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

AVAILABLE SPACES

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



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

For more information

Tom R. Kelley II, CCIM

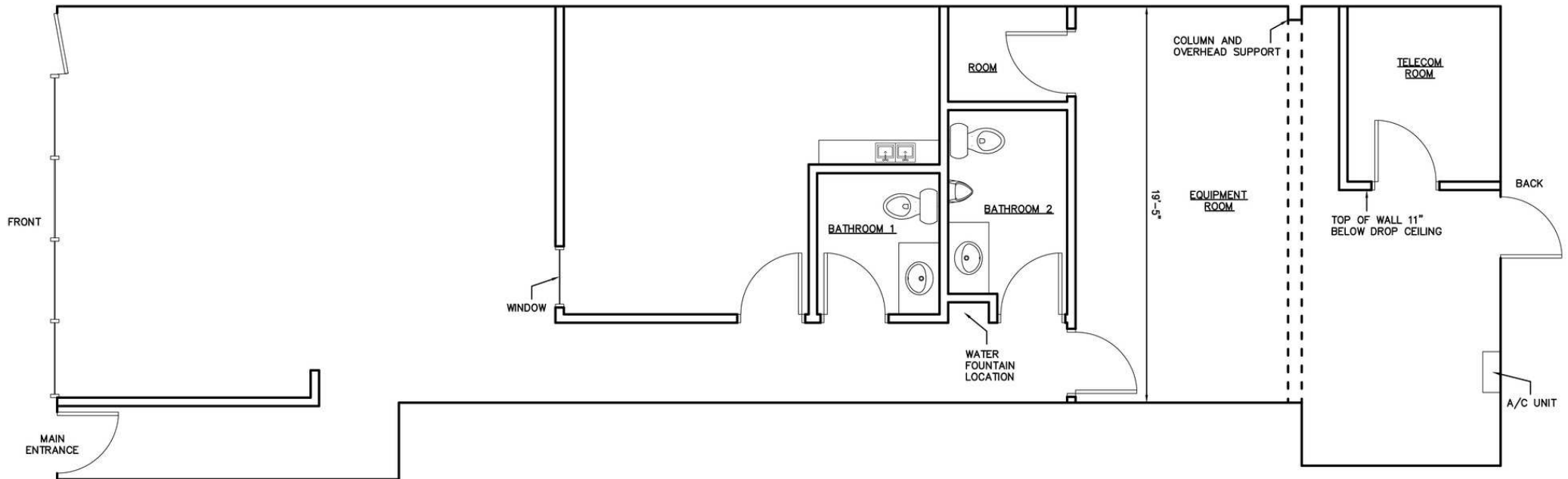
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tkelley@realvest.com

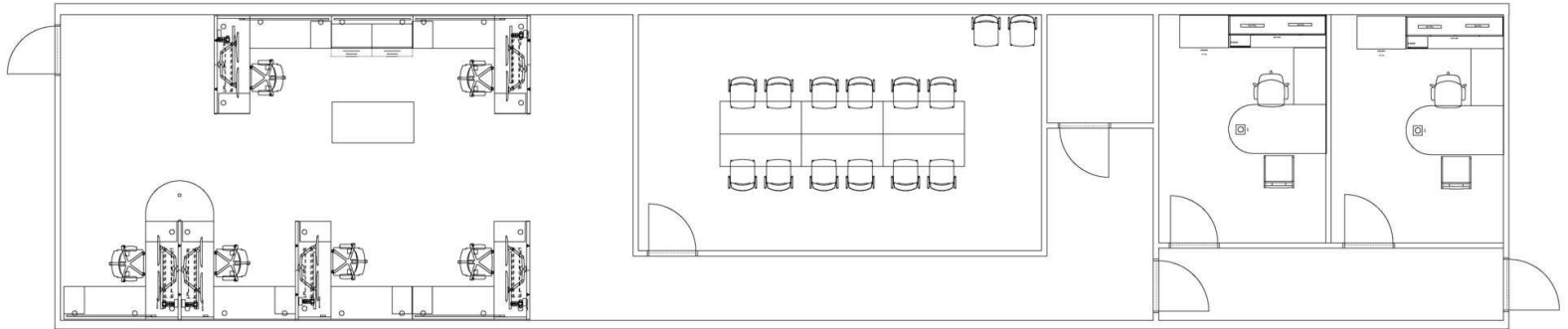
Property Photos



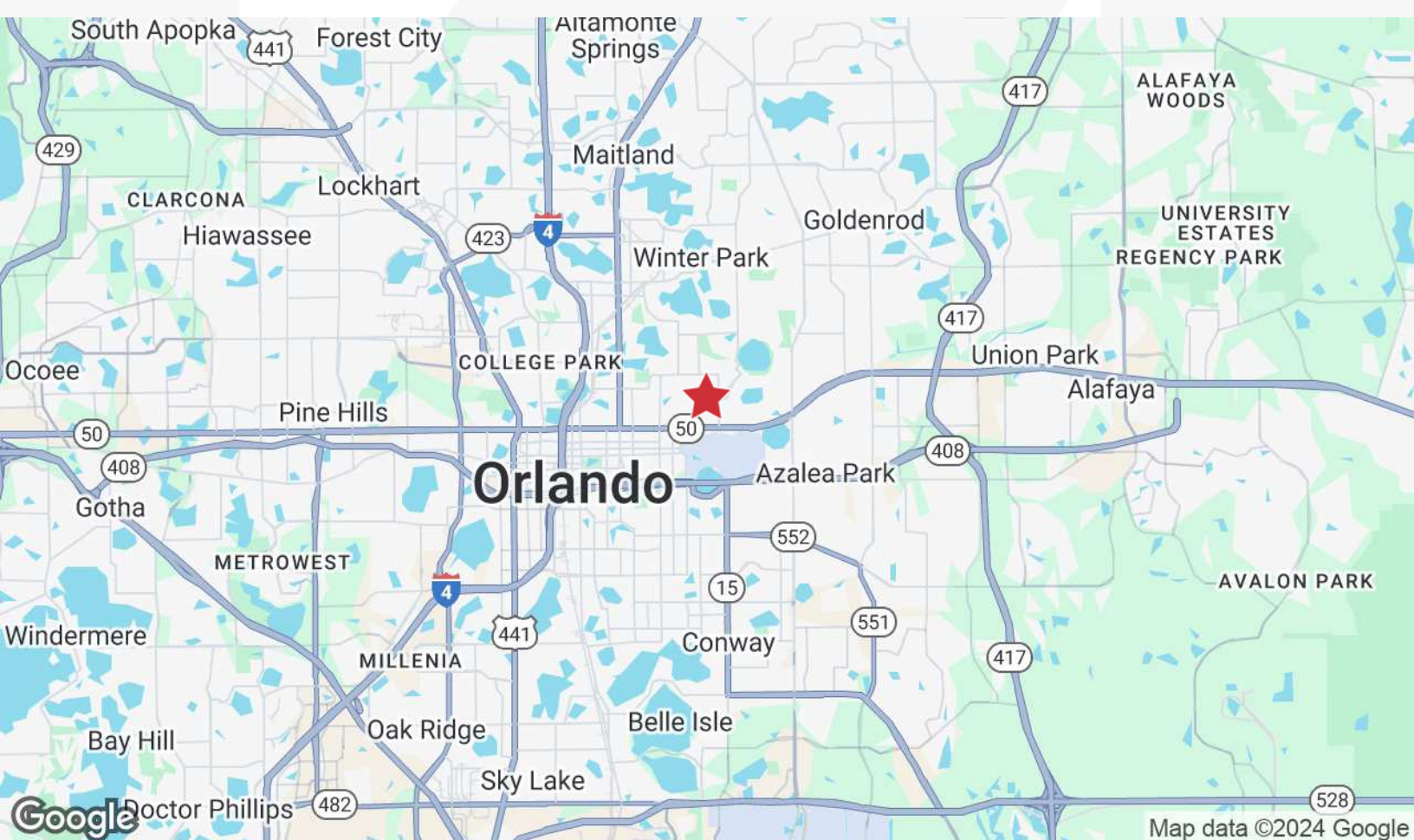
Suite 625 B - 1,500± SF



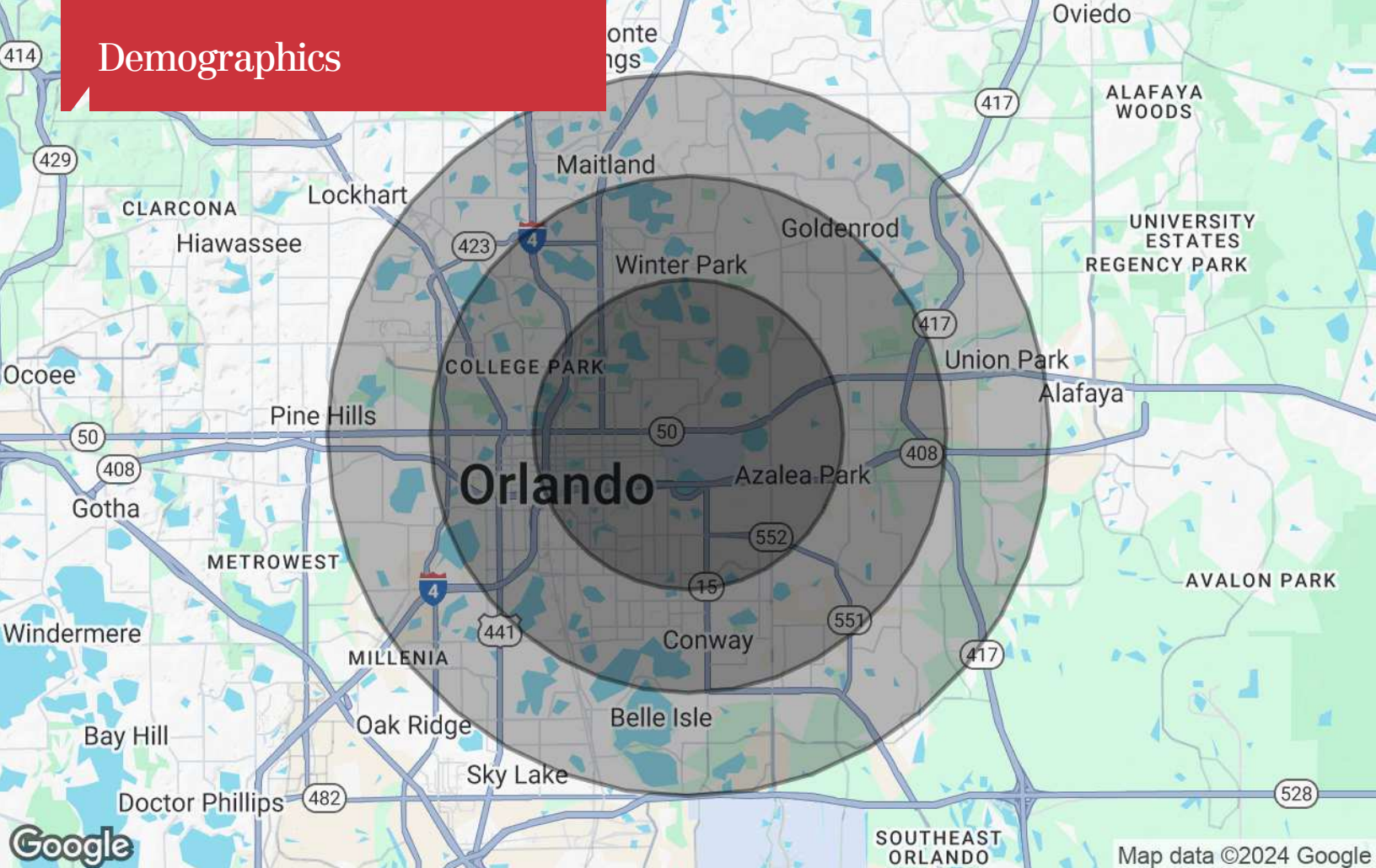
Suite 645-D - 1,800± SF



Location Maps



Demographics



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
TOTAL HOUSEHOLDS	58,179	136,962	237,951
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$82,960	\$77,190	\$70,530
AVERAGE HOUSE VALUE	\$286,488	\$267,176	\$232,445

* Demographic data derived from 2020 ACS - US Census