



Aloma Professional Building

2802 ALOMA AVE, WINTER PARK, FL 32792

Property Overview

The Aloma Professional Building provides entrepreneurial business owners the opportunity to tap into the desirable Winter Park market by establishing a presence within the building's vacancy. Whether considering to occupy, redevelop, or enjoy some income in the building this property is one of the only that offers month-to-month leases with every tenant. Day one, an owner/user or investor has the ability to make the building completely vacant or occupy half of the building for their own business while enjoying some income with in-place

FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

PRESENTED BY

BRIAN GRANDSTAFF

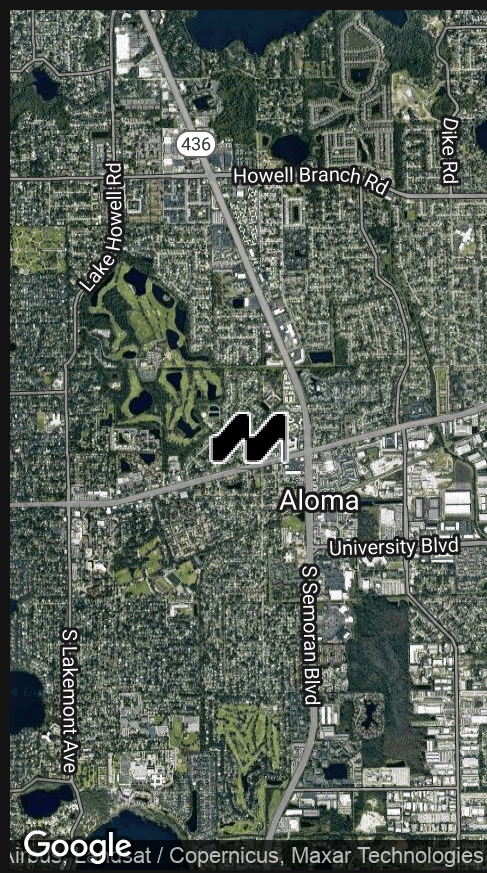
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EXECUTIVE SUMMARY

2802 ALOMA AVE, WINTER PARK, FL 32792

Aloma Professional Building



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	9,298 SF
Lot Size:	0.75 Acres
Price / SF:	\$258.12
Year Built:	2000
Zoning:	P-O
Submarket:	Winter Park
Traffic Count:	40,500

LOCATION OVERVIEW

The Aloma Professional building is located directly on Aloma Avenue ideally situated between AdventHealth Hospital of Winter Park's main campus, The Medical Village of Winter Park, and Full Sail University's main campus providing any investor the ability to have a diversified tenant mix. Located within a dense residential area of Winter Park and Goldenrod; medical, professional, and service-oriented businesses can strategically serve the immediate area.

PROPERTY HIGHLIGHTS

- Owner-User, Value-Add, Investment Opportunity
- Month-To-Month Leases
- Prime Underlying Real Estate
- Brand New Roof

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OFFICE BUILDING

For Sale

ADDITIONAL PHOTOS

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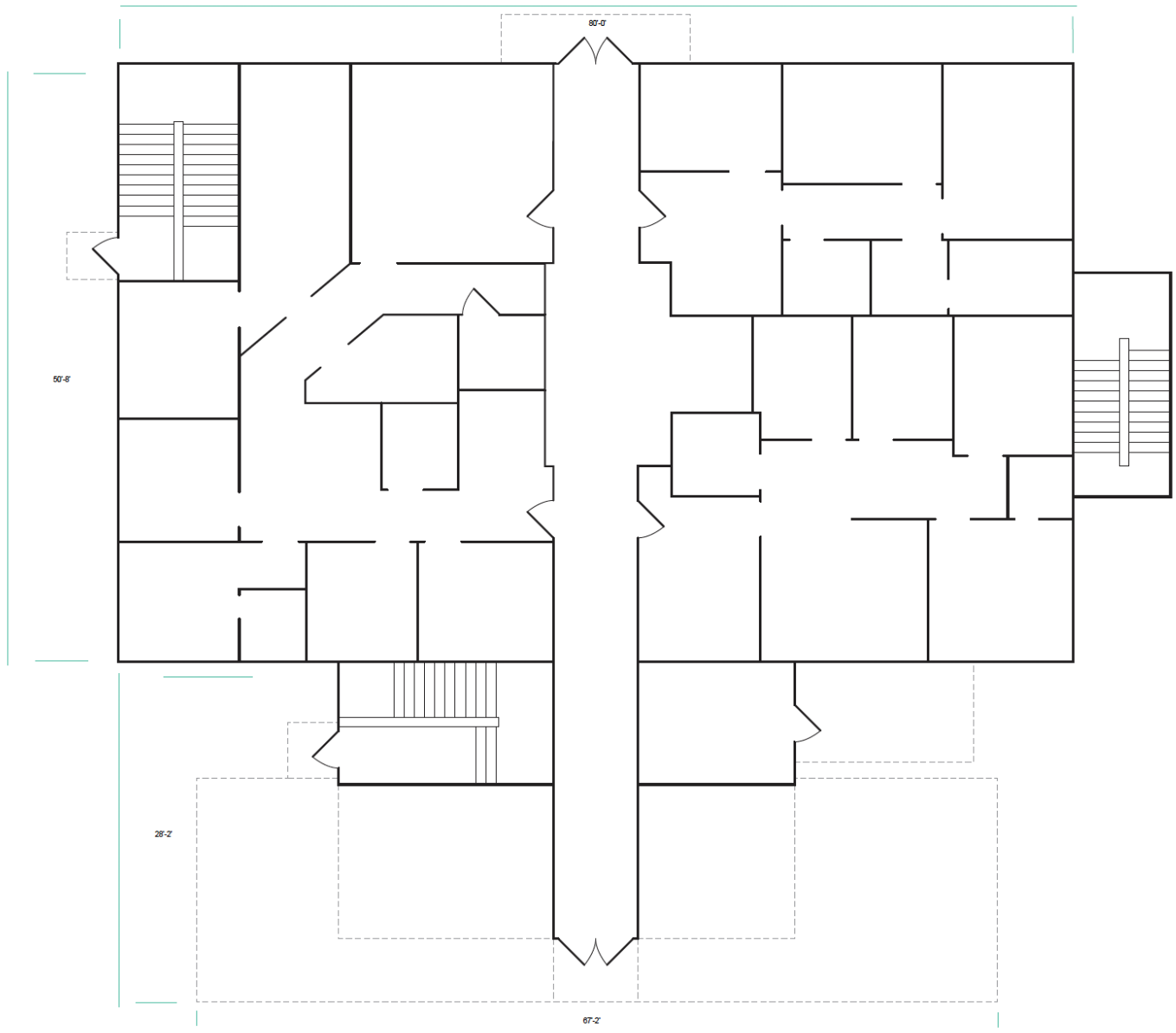
FLOOR PLANS

2802 ALOMA AVE, WINTER PARK, FL 32792

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2802 Aloma Avenue - 1st Floor



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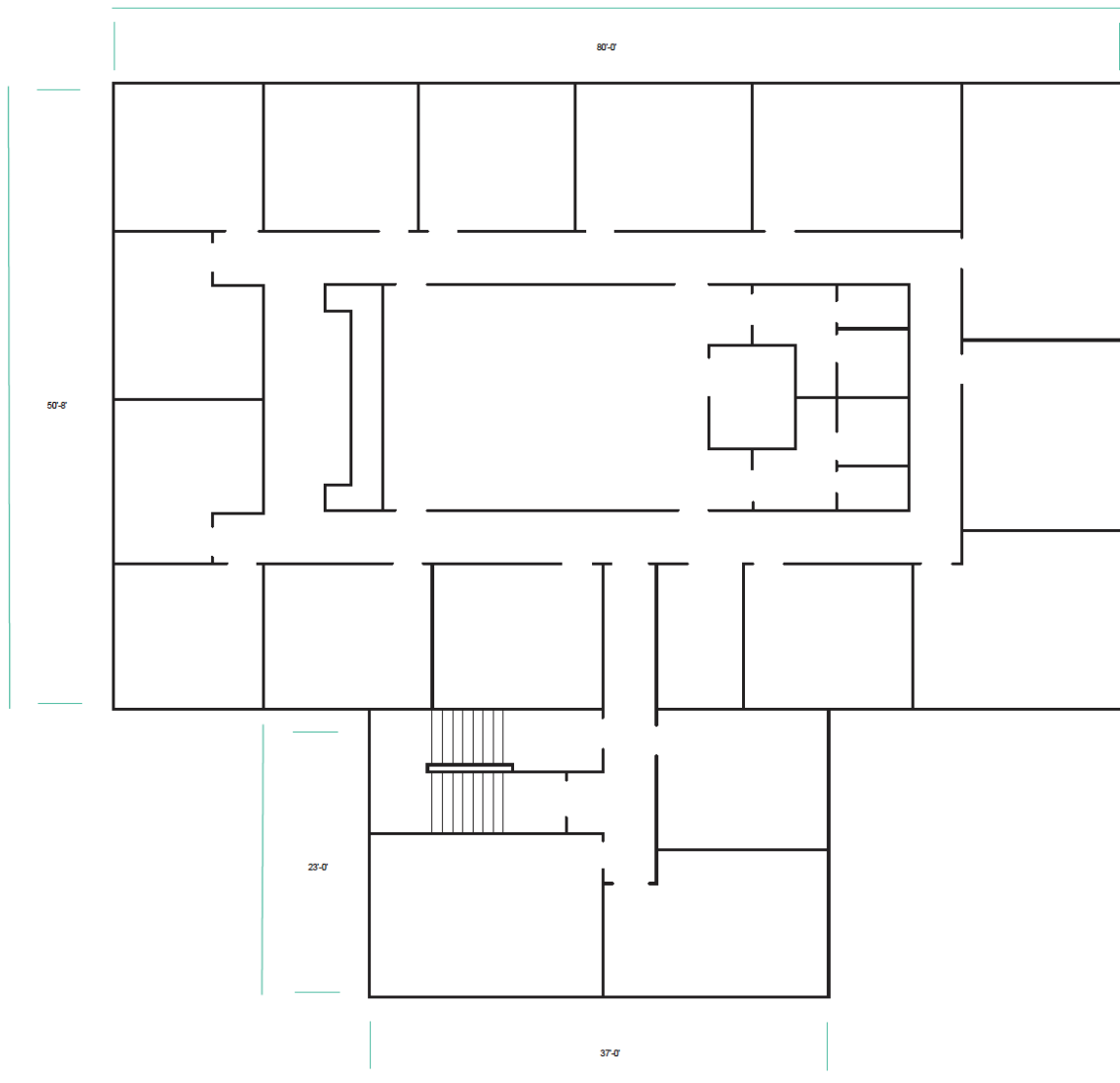
FLOOR PLANS

2802 ALOMA AVE, WINTER PARK, FL 32792

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2802 Aloma Avenue - 2nd Floor



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PROPERTY DETAILS

2802 ALOMA AVE, WINTER PARK, FL 32792

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LOCATION INFORMATION

Building Name	Aloma Professional Building
Street Address	2802 Aloma Ave
City, State, Zip	Winter Park, FL 32792
County	Orange
Sub-market	Winter Park
Road Type	Paved
Market Type	Medium
Nearest Highway	I-4, SR-417
Nearest Airport	Orlando Executive Airport, Orlando International Airport

BUILDING INFORMATION

Building Size	9,298 SF
Tenancy	Multiple
Number of Floors	2
Average Floor Size	4,649 SF
Year Built	2000
Construction Status	Existing
Condition	Good
Roof	2023
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Office Buildout	Medical / Professional

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	P-O
Lot Size	0.75 Acres
APN #	04-22-30-9414-05-010
Lot Frontage	150 ft
Lot Depth	275 ft
Traffic Count	40,500

PARKING & TRANSPORTATION

Number of Parking Spaces	38
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UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes

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LOCATION MAP

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Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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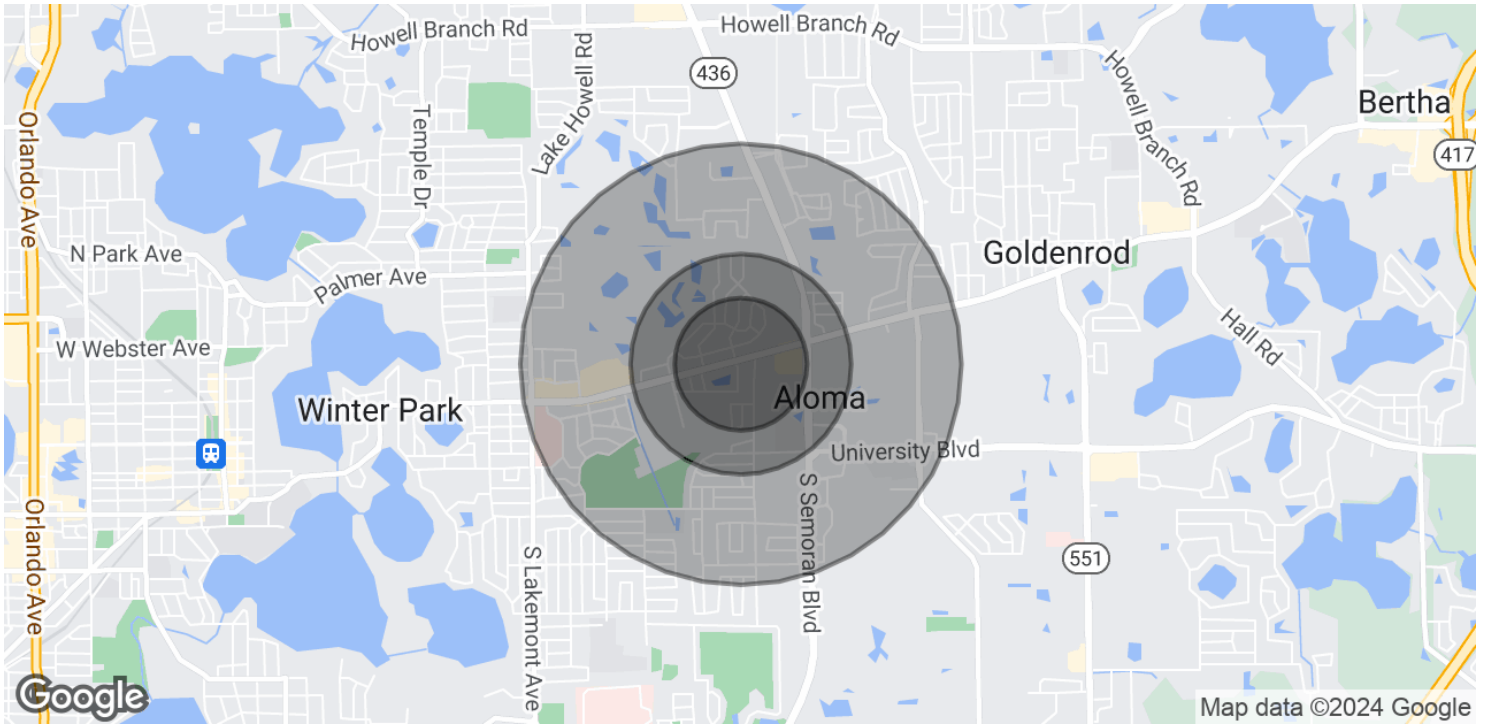
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DEMOGRAPHICS MAP & REPORT

2802 ALOMA AVE, WINTER PARK, FL 32792

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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	2,003	5,407	12,776
Average Age	43	42	41
Average Age (Male)	40	39	39
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	885	2,471	5,809
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$96,434	\$87,910	\$91,119
Average House Value	\$444,519	\$424,006	\$431,198

Demographics data derived from AlphaMap

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