



## Orlando Square

1700 West Sand Lake Road, Suite D115-D116  
Orlando, Florida 32809

### Property Highlights

- Strategic high-visibility location
- Ample on-site parking for customers and employees
- Versatile floor plan for retail or commercial use
- Close proximity to major transportation routes
- Well-maintained exterior and grounds
- Prominent presence in a dynamic market

### Property Overview

Prime commercial property strategically located in Orlando, FL with high visibility and easy access. The property features ample parking, striking architectural appeal, and versatile options to accommodate a range of retail or commercial ventures. With its proximity to major transportation routes, this property ensures convenient connectivity for both customers and employees.

### Offering Summary

<b>Lease Rate:</b>	\$27.60 SF/yr + \$10 SF/yr (NNN)
<b>Lease Expiration Date:</b>	September 30, 2026
<b>Building Size:</b>	183,877 SF
<b>Available SF:</b>	3,048 SF
<b>Year Built/Renovated:</b>	2004/2021

### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	1,620	26,777	71,402
<b>Total Population</b>	5,059	77,618	197,117
<b>Average HH Income</b>	\$71,342	\$67,649	\$82,789

### For More Information



**Tiffany Wein**

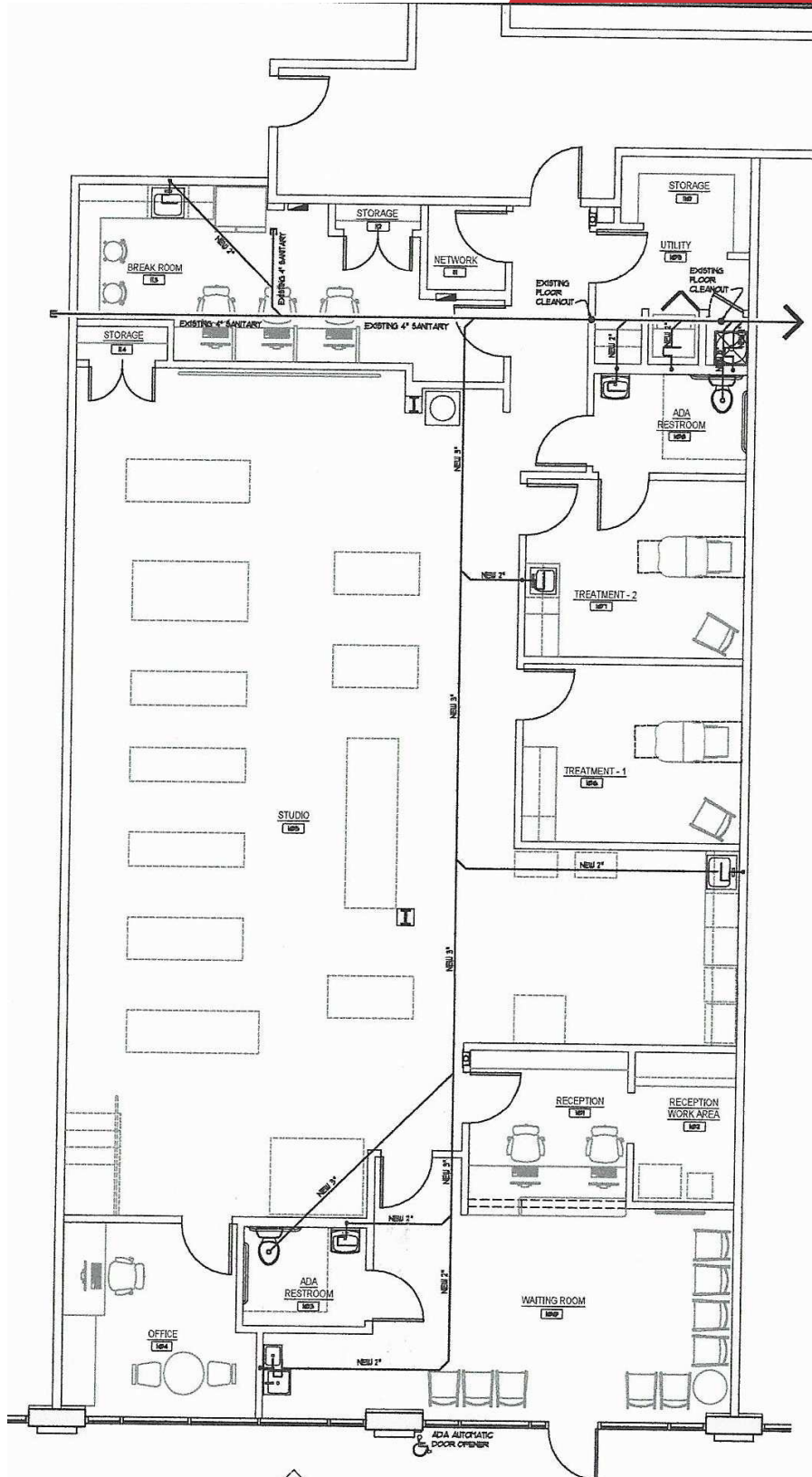
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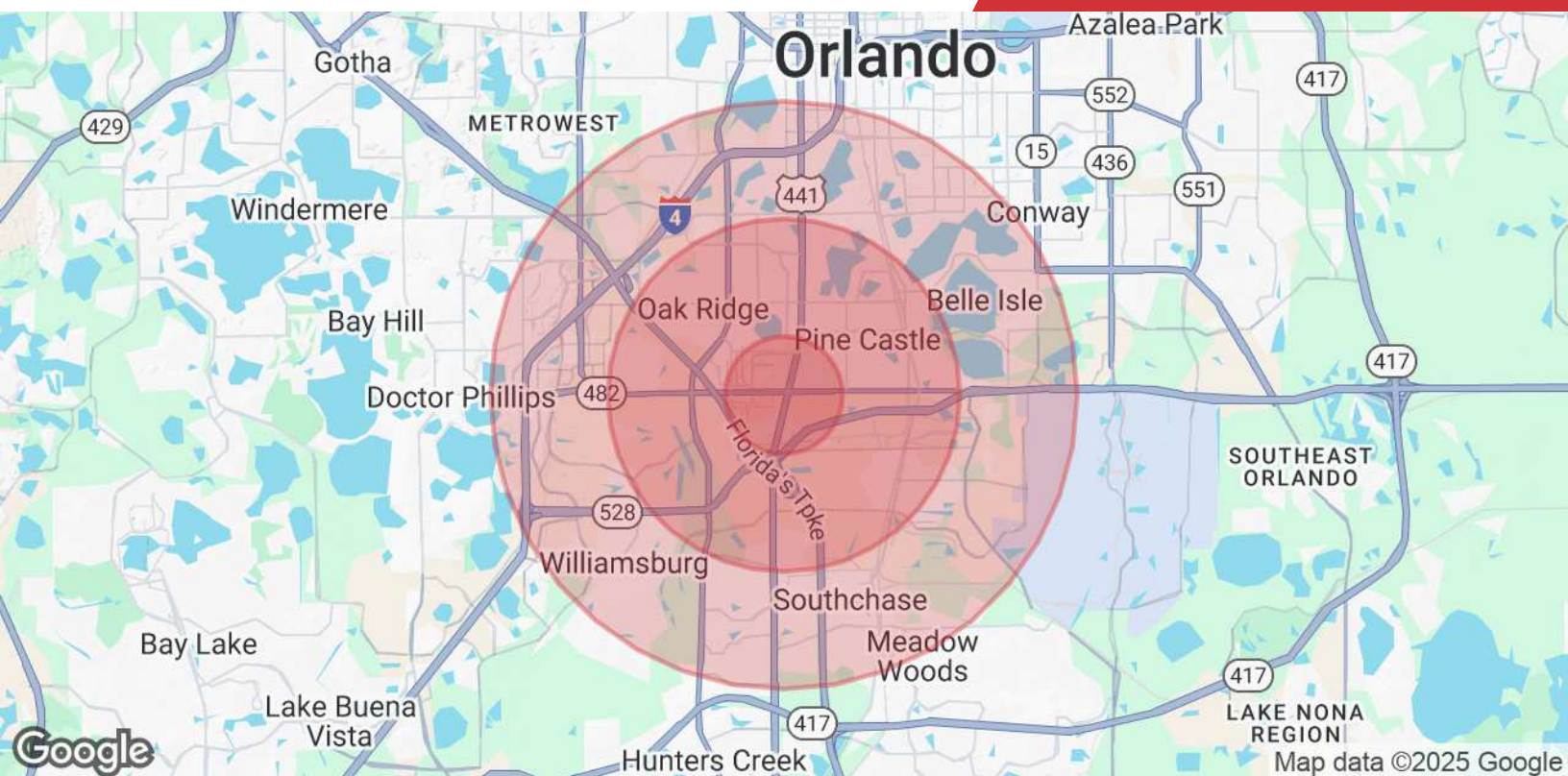












Population	1 Mile	3 Miles	5 Miles
Total Population	5,059	77,618	197,117
Average Age	38	36	38
Average Age (Male)	38	35	38
Average Age (Female)	39	37	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,620	26,777	71,402
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$71,342	\$67,649	\$82,789
Average House Value	\$292,523	\$292,799	\$345,218

Demographics data derived from AlphaMap