

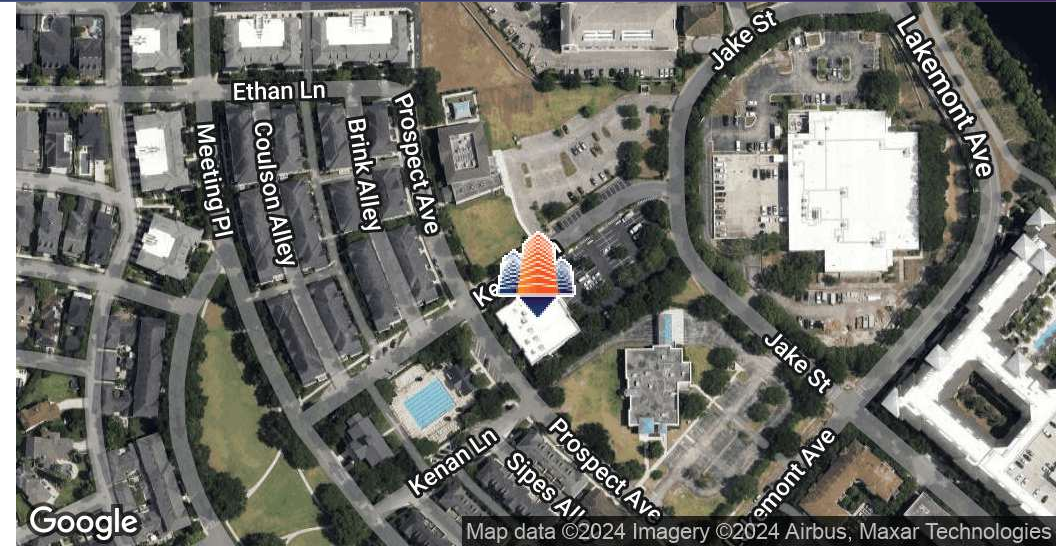
Baldwin Park Prime Office and Retail Space

1925 Prospect Avenue, Orlando, FL 32814



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Rare office space in the heart of Baldwin Park
- 1,900 SF and 3,745 SF spaces available
- Kitchen, break areas, conference room, gym, and other amenities available
- Ground floor unit with store frontage and private entrance
- Two blocks away from Broad St with restaurants and shoppes
- Recent renovations to inside and out

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,900 - 3,745 SF
Lot Size:	1.33 Acres
Building Size:	21,448 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,553	45,471	138,437
Total Population	14,437	101,481	317,774
Average HH Income	\$170,783	\$117,938	\$103,348

Casey Dorner

407.404.4017

ccorner@eisre.com

Ryan D'Agostino

954.336.3615

rdagostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Baldwin Park Prime Office and Retail Space

1925 Prospect Avenue, Orlando, FL 32814



EQUITY
INVESTMENT
SERVICES

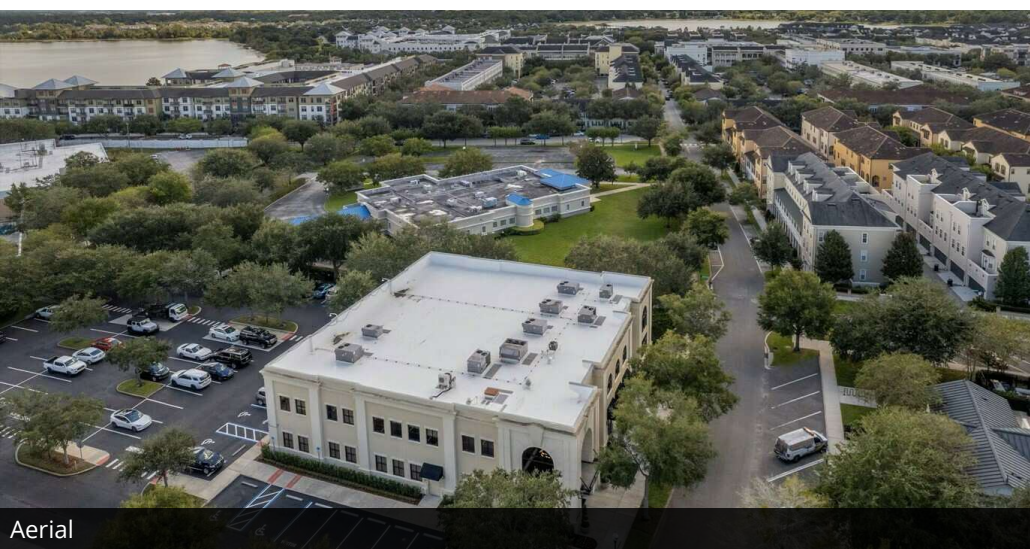
PROPERTY PHOTOS



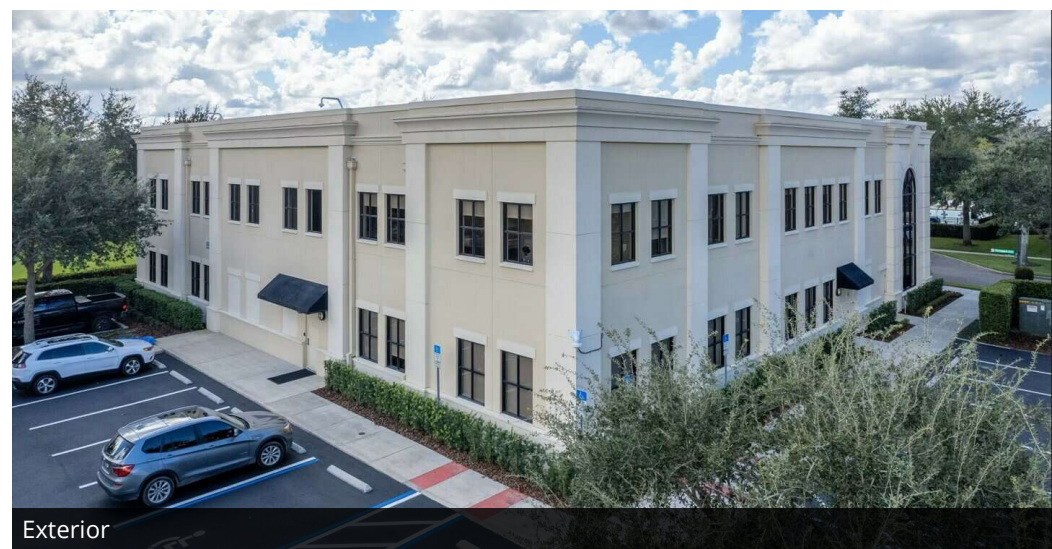
Front of Building



Front of Building



Aerial



Exterior

Casey Dorner
407.404.4017
cdorner@eisre.com

Ryan D'Agostino
954.336.3615
rdagostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Baldwin Park Prime Office and Retail Space

1925 Prospect Avenue, Orlando, FL 32814



EQUITY
INVESTMENT
SERVICES

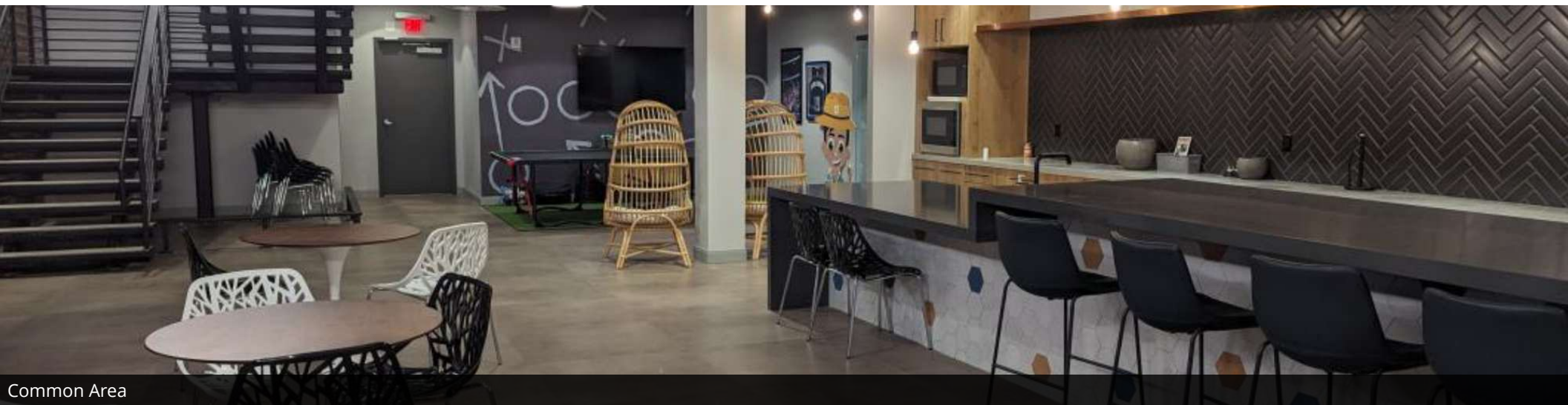
INTERIOR PHOTOS



Lobby



Gym



Common Area

Casey Dorner
407.404.4017
cdorner@eisre.com

Ryan D'Agostino
954.336.3615
rdagostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

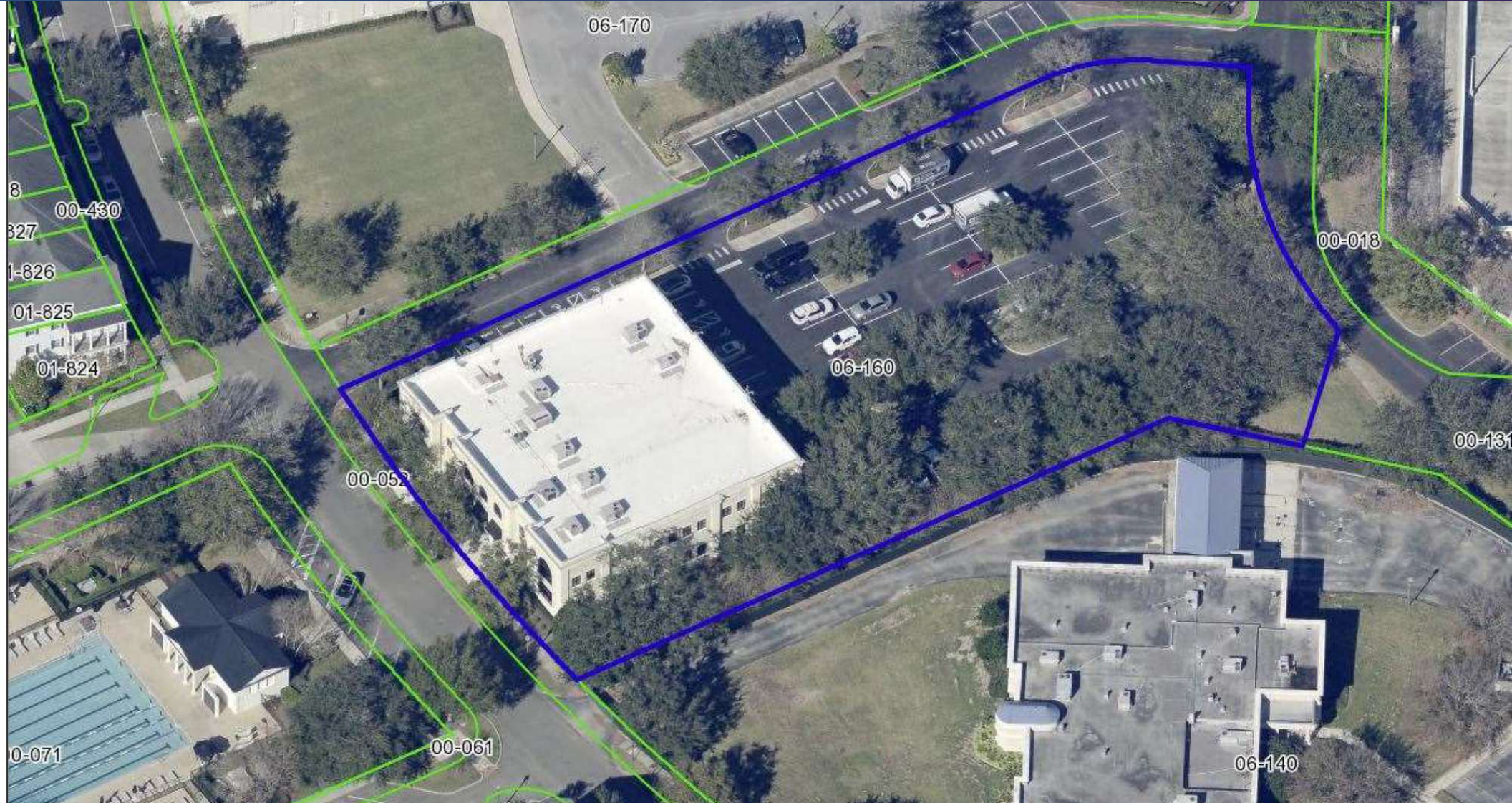
Baldwin Park Prime Office and Retail Space

1925 Prospect Avenue, Orlando, FL 32814



EQUITY
INVESTMENT
SERVICES

AERIAL



Casey Dorner
407.404.4017
cdorner@eisre.com

Ryan D'Agostino
954.336.3615
rdagostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Baldwin Park Prime Office and Retail Space

1925 Prospect Avenue, Orlando, FL 32814



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Map data © 2023 Google Imagery © 2023, Airbus, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

Casey Dorner
407.404.4017
cdorner@eisre.com

Ryan D'Agostino
954.336.3615
rdagostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

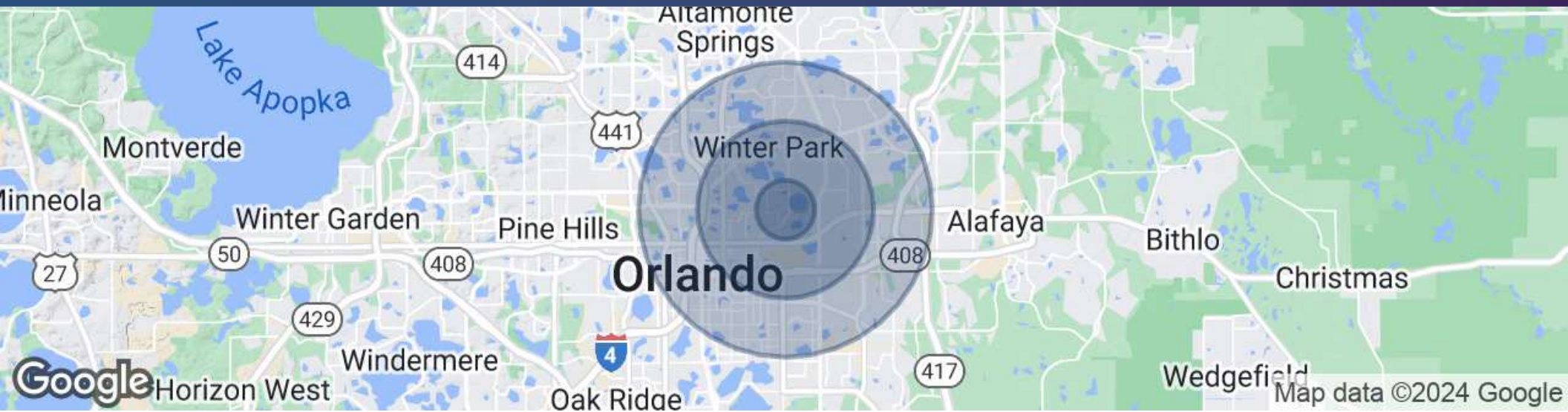
Baldwin Park Prime Office and Retail Space

1925 Prospect Avenue, Orlando, FL 32814



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,437	101,481	317,774
Average Age	39.4	37.2	37.9
Average Age (Male)	40.2	35.8	36.4
Average Age (Female)	38.1	39.3	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,553	45,471	138,437
# of Persons per HH	2.17	2.19	2.25
Average HH Income	\$170,783	\$117,938	\$103,348
Average House Value	\$575,323	\$503,064	\$454,043

Casey Dorner

407.404.4017

Cdorner@eisre.com

Ryan D'Agostino

954.336.3615

rdagostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com