



1223 COLUMBIA ST ORLANDO, 32805
1223 COLUMBIA ST, ORLANDO, FL 32805

Property Highlights

- Prime commercial property for sale
- Excellent visibility and easy access to major roadways and downtown.
- Flexible layout ideal for office, retail, or professional use with on-site parking and strong investment or owner-user potential in a growing area.
- 4,480 SF building
- Ideal for Retail/Street Retail investors
- Endless potential for retail or commercial use

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY
LUCIANO MEDEIROS

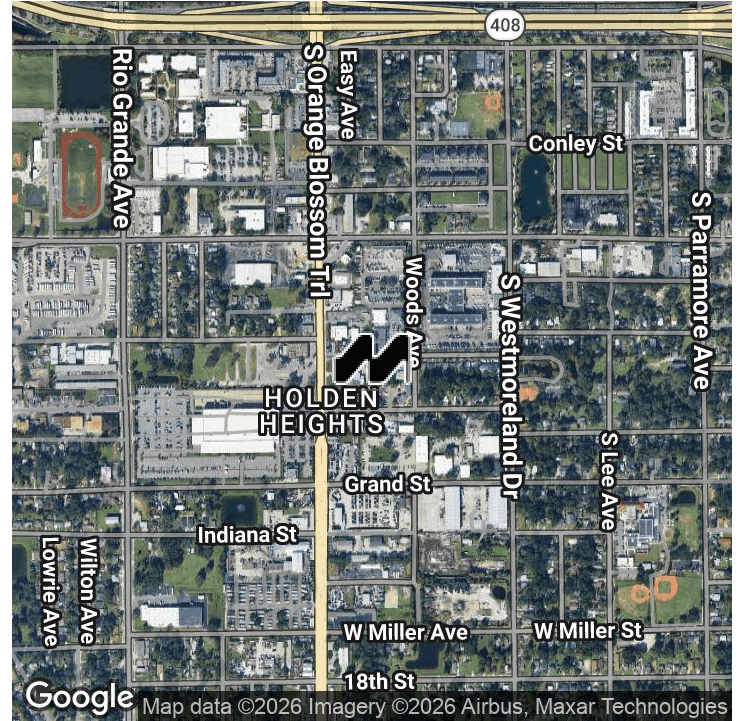
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	4,480 SF
Available SF:	3980
Lot Size:	0.21 Acres
Price / SF:	\$290.18
Zoning:	I-G/T

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Orlando, FL: 1223 Columbia St. This 4,480 SF building, zoned I-G/T, is an ideal space for Retail/Street Retail investors seeking a strategic location in the thriving Orlando area. With ample square footage and a flexible zoning designation, this property offers endless potential for retail or commercial use. Don't miss the chance to capitalize on this desirable investment in a bustling market.

PROPERTY HIGHLIGHTS

- 3,980 SF flexible layout ideal for office, retail, or professional use
- 0.21-acre lot with on-site parking
- Zoned I-G/T (Industrial/General) allowing a variety of uses
- Excellent visibility and access to major roadways and Downtown Orlando
- Strong opportunity for owner-user or investment
- Located in a rapidly developing corridor near urban core
- Flood Zone X (low risk)
- Built in 1974 with adaptable structure for multiple business types

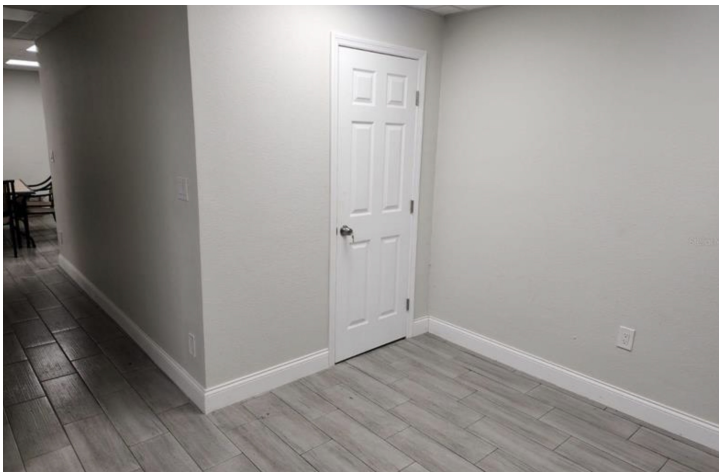
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RETAIL PROPERTY
For Sale

ADDITIONAL PHOTOS

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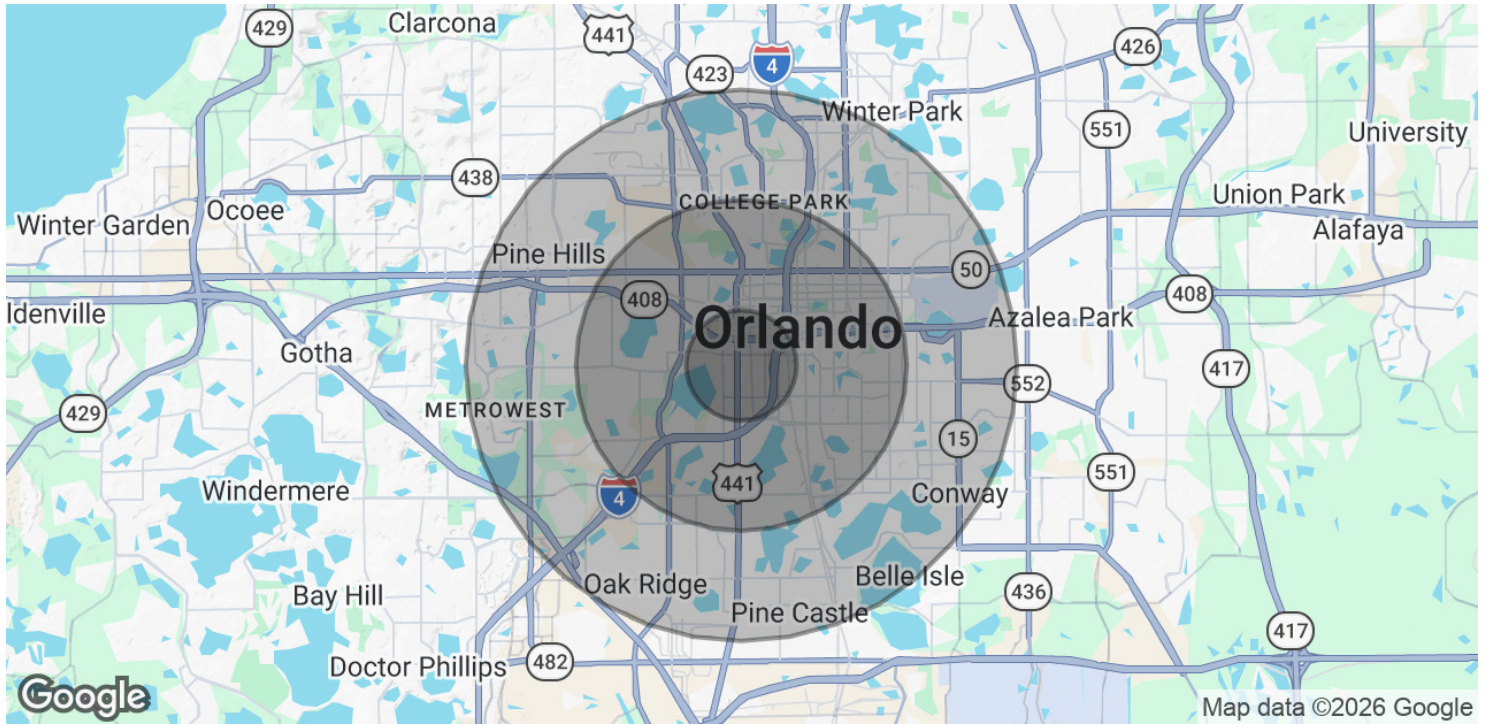
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,543	99,796	311,995
Average Age	43.6	40.5	37.5
Average Age (Male)	38.1	39.7	36.0
Average Age (Female)	45.8	41.0	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,076	44,627	124,307
# of Persons per HH	2.5	2.2	2.5
Average HH Income	\$60,508	\$101,527	\$98,071
Average House Value	\$246,170	\$398,507	\$386,772

2023 American Community Survey (ACS)

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