



OFFICE BUILDING FOR SALE

11723 Orpington St, Orlando, FL 32817

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For Sale: \$1,425,000

± 5,000 RSF Building



**NEW ROOF
IN 2024**



**CONVENIENT ACCESS
ACROSS CENTRAL FL**

Class 'A' 5,000 SF office building with prominent frontage in Alafaya Professional Park

Building layout includes 17 private offices, conference room, break room, and 3 restrooms

1,000 SF of space separated via fire wall with 6 offices, private restroom, and a dedicated entrance that can be used for additional rental income or for main occupier

Direct access to Alafaya Tr. (SR 434) and E. Colonial Dr. (SR 50), just 3 mins from Central Florida Research Parkway, 5 mins. from UCF and 5 mins from 408

Built in 2008 with new roof added in 2024; all MEP systems have been well-maintained and kept up-to-date

Other users in Alafaya Professional Park include Nemours Children's Health, Orlando Family Physicians, Title One and Cruise Law Group

2024 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

	Total Population	Total Households	Average HH Income
1 Mile	19,488	5,686	\$74,421
3 Miles	118,331	37,419	\$86,352
5 Miles	246,588	81,650	\$104,140

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0177 www.FCPG.com

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IMAGES



**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: [https://fcp.com/
11723_orpington_st/](https://fcp.com/11723_orpington_st/)

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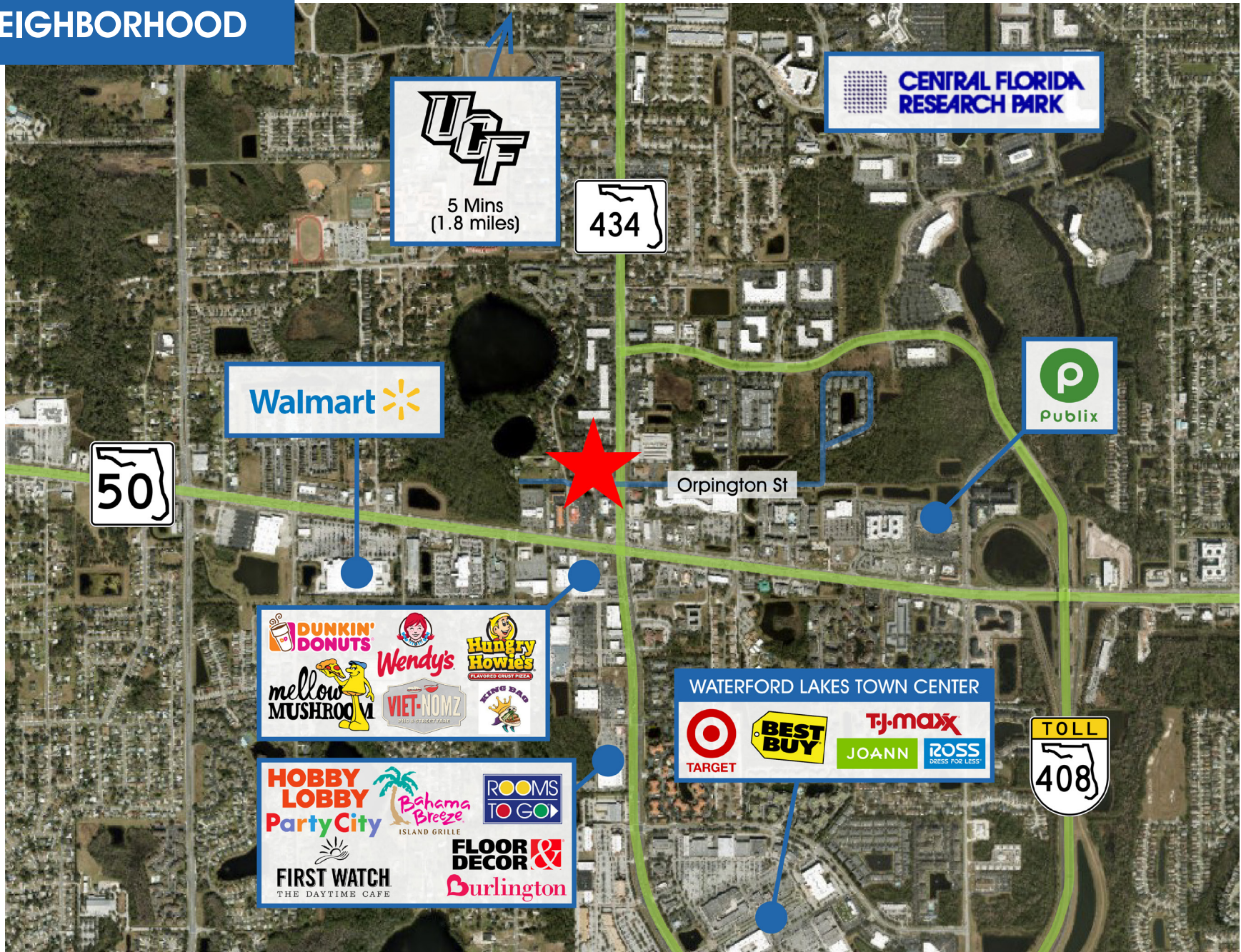
FLOORPLAN



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THE NEIGHBORHOOD



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LOCATION

Drive Times & Traffic Counts



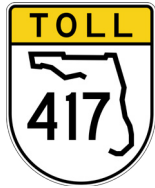
1 minute
(0.1 miles)



2 minutes
(0.3 miles)



4 minutes
(1.6 miles)



7 minutes
(4.0 miles)



14 minutes
(11.5 miles)

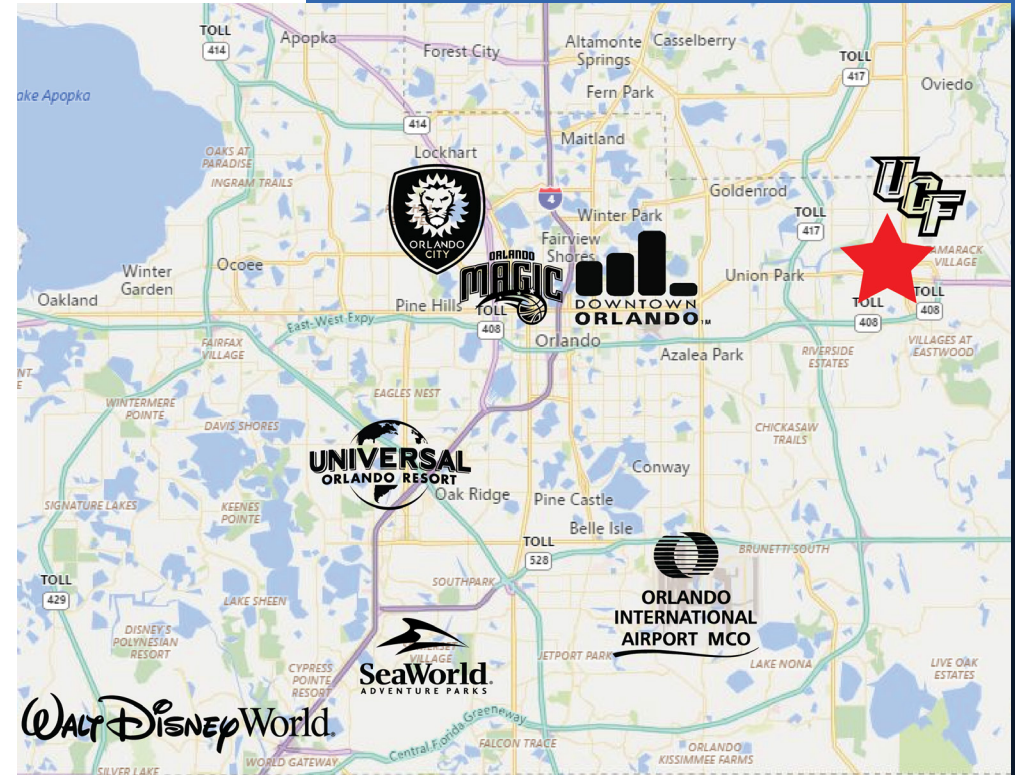


16 minutes
(14.4 miles)

Average Annual Daily Trips

2023

SR 434 (N Alafaya Trail)	49,500
HWY 50 (West Colonial Road)	57,000



Surrounding Businesses

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	166	709	1,193
Food & Drink Businesses	69	293	439

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