

LIFESTYLE
INTERNATIONAL REALTY

1118 WCHURCH ST

Orlando, FL



**1118 W CHURCH ST,
ORLANDO, FL 32805**

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JOSEPH LUCZAJ

Founder / Broker
Investment Development
O: (407) 553-9366
C: (321-800-7276
joseph@lircommercial.com

WILLIAM NILSON

Sales Associate
Financial Officer
O: (407) 553-9366
C: (321-800-7276
william@lircommercial.com

FLORIDA BROKER

Lifestyle International Realty
Joseph Luczaj
License #: bk3058049

EAST ORLANDO OFFICE

7444 Narcoossee Rd, Suite 414
Orlando, Fl 32822

1118 W CHURCH ST

 ORLANDO, FL 32805

LEASE PRICE:
\$19/sf

ZONING
I-G/T/PH

MUNICIPALITY
ORLANDO CITY

LEASE HIGHLIGHTS

- Prime industrial and commercial location
- Major highway access and transportation routes
- Suites are available for a vast variety of uses
- Favorable terms
- Surrounded by affiliated businesses and investment
- Long-term lease availability
- New roof

THE OFFERING

	UNIT 1118
MONTHLY LEASE	\$3166
UNIT SIZE	2000 sf
INVESTMENT USE	Business Owner
LAND AREA	0.08 ac
CURRENT USE	Vacant
FEATURES	Utility, Storage, Warehouse, Industrial



LOCATION

1118 W Church St,
Orlando, 32805



SITE

Orlando City



BUILDING AREA

1,999 +/- SqFt



ZONING

Orlando City
I-G/T/PH



LAND AREA

0.08 Acres



TRAFFIC COUNTS

4,900 per day



YEAR BUILT

1948



ACCESS

W Church St

DOWNTOWN/LAKE EOLA

ORLANDO W
COMMERCIAL DEVELOPING DISTRICT



PROPERTY



I-4

AADT 137,000

AADT 95,500

408

1.5 MILES FROM LAKE EOLA

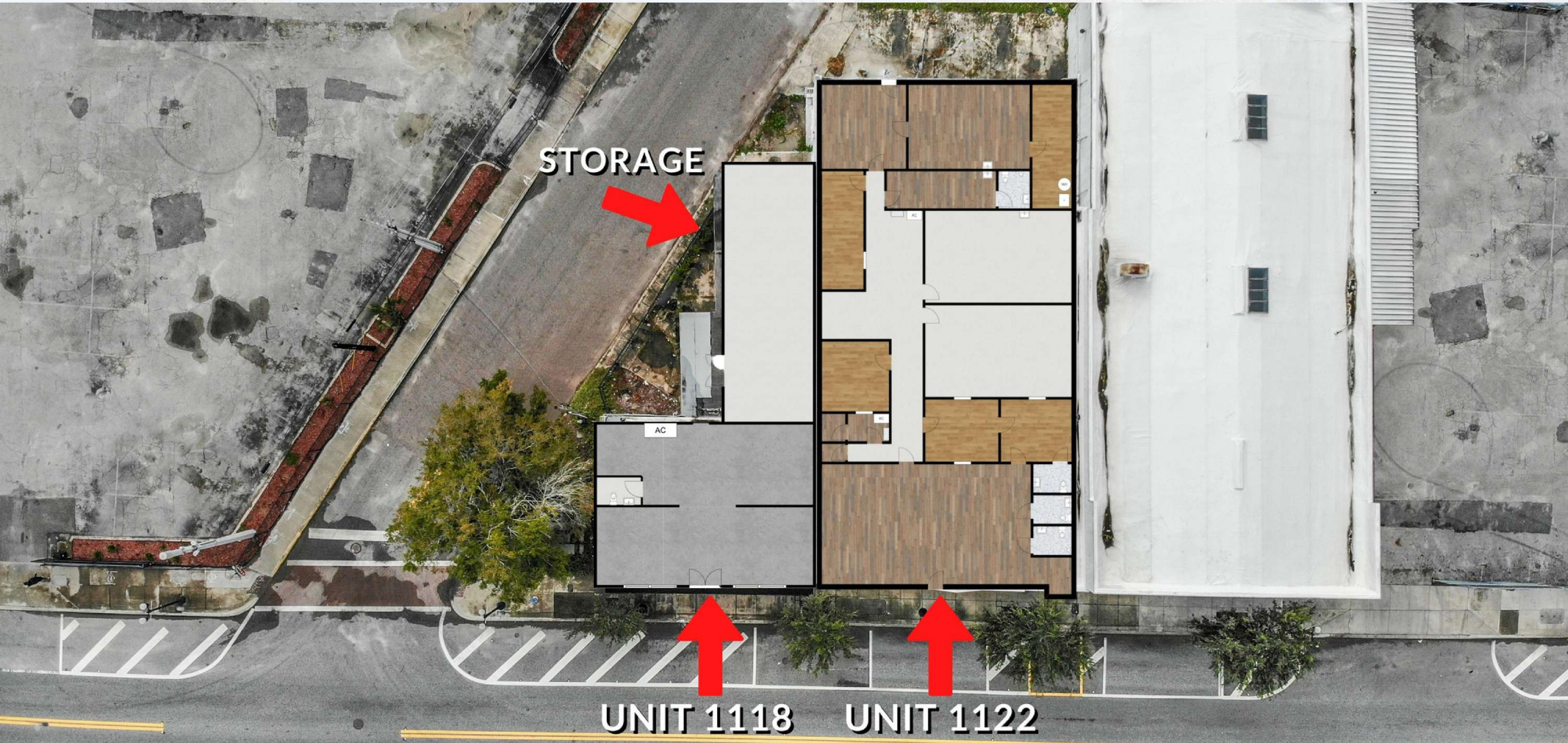
ORLANDO CITY

I-4 HIGHWAY

408 HIGHWAY

PROPERTY

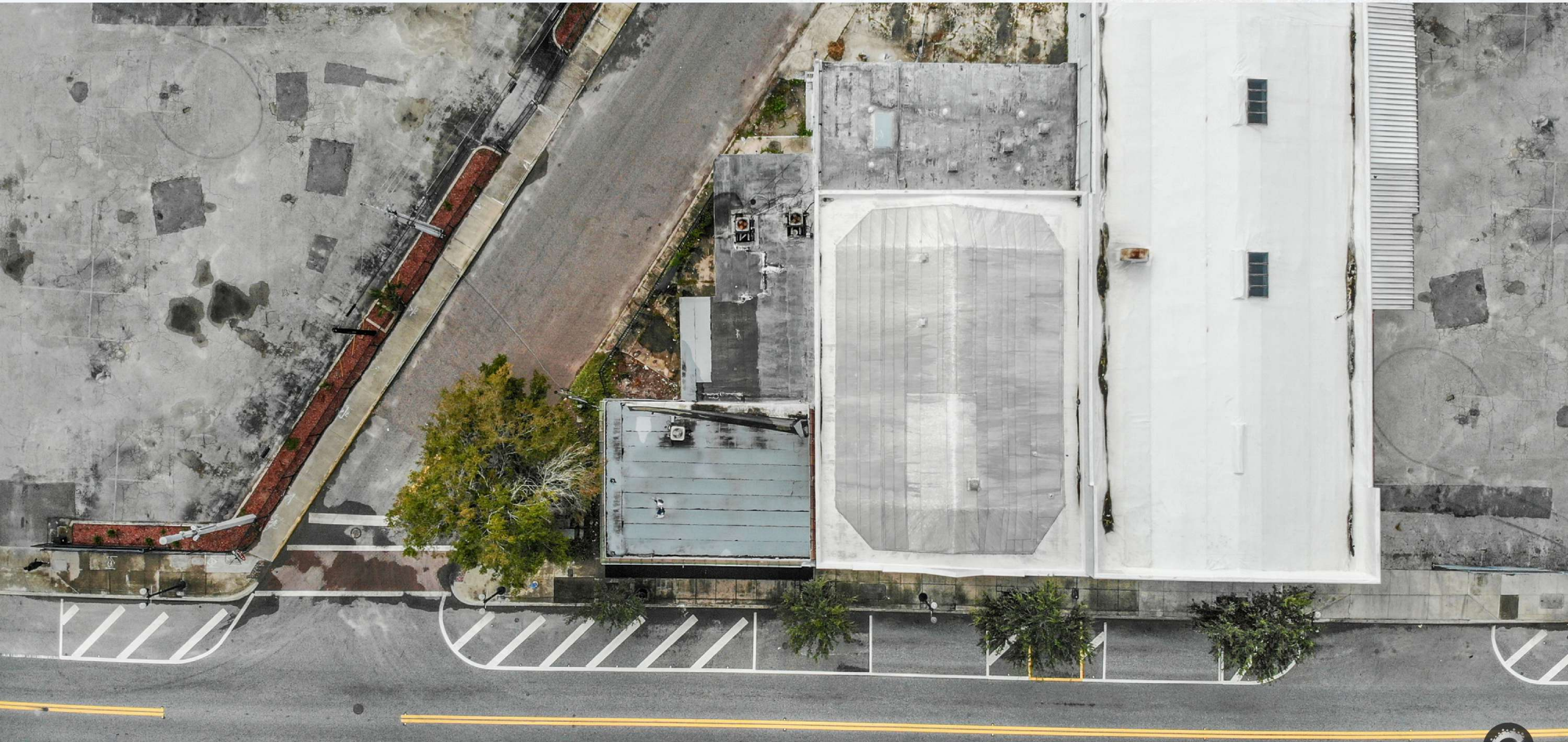




STORAGE

UNIT 1118

UNIT 1122



← **W CHURCH ST** →







STORAGE UNIT



STORAGE UNIT



WEST ORLANDO BUSINESS DISTRICT

The West Central Business District of Orlando is a blossoming area ideally located near the city and major highways. This industrial district is one of few that's adjacent to the City which serves as a significant value and advantage to the residing business in the area.

The opportunity to purchase and lease in this location is scarce as most of the area is already at maximum capacity with vacancies being rare.

The area demographic consists of a vast variety of affiliated businesses and ongoing development/improvements. The location is year by year experiencing tremendous growth and investment.



ORLANDO, FLORIDA

Orlando is the 71st largest city in the nation with over 286,312 people within the metropolitan area. The city grows by about 2.34% each year and is, therefore, the 5th fastest growing city in the U.S.

The city is driven by its vastly diverse economy including healthcare, tourism, manufacturing, aerospace, and education as some of its largest employment sectors in the market.

Orlando had consistently posted some of the strongest population and job growth figures in the nation over the past decade. Job growth had been especially strong in the five years prior to the pandemic, growing at more than double the national rate. All of the factors that drove Orlando's economic success over the past decade will still be present once the event-driven pandemic has passed. Orlando is likely to regain its prior momentum and could see a boost to in-migration patterns should denser markets continue to lose residents in search of more affordable and plentiful space.

Orlando is the top travel destination in the U.S. and visitation had continued to grow annually prior to the pandemic.

Orlando International Airport is undergoing a \$4.2 billion capital improvement project and the Central Florida Expressway Authority announced the largest plan in its history. The \$1.6 billion work plan expects to create over 11,000 jobs by 2024 and will widen existing roads, resurface, improve highway lighting, and complete portions of the I-4 Ultimate.

Most of Orlando's retail indicators are outperforming the national index in the first quarter of 2021 and there have been minimal warning signs of upcoming weakness. While the retail sector still has challenges ahead, Orlando appears positioned relatively well.

The submarket is home to the Orlando International Airport, the second-busiest cargo airport in the state, and a CSX Intermodal Terminal located along Atlantic Avenue. SE Orange County is also serviced by highways 417 and 528, which provide access to Interstates 4 and 95. The prime geographical location has made it arguably the metro's most dynamic industrial submarket.

With more than 30% of the metro's total space, SE Orange County is easily the largest industrial submarket in Orlando. In addition, the central location makes it ideal for logistics space with the larger-than-average property size reflecting this. With its relatively large product size and logistics strength, this submarket attracts the bulk of the metro's national tenants, including a number of retailers.

Source: CoStar 2023



CHURCH ST FOR LEASE

JOSEPH LUCZAJ

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WILLIAM NILSON

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C: (321)-800-7276
O: (407) 553-9366
William@lircommercial.com

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Lifestyle International Realty
George Canciobello
BK3264781

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