

# 615 - 645 Herndon Avenue

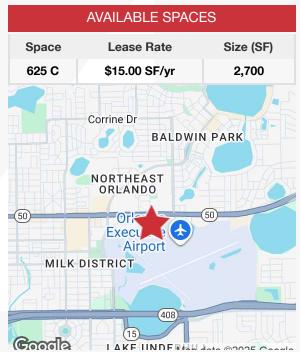
Orlando, Florida 32803

# **Property Highlights**

- 33,236± SF building on 2.0± acres
- Glass storefronts
- Utilities: OUC (electric, water and sewer)
- Zoning: AC3 (City of Orlando)
- Parking: 3.0/1,000 SF
- Across from the Fashion Square Mall
- Adjacent to the Orlando Executive Airport
- · Convenient to Colonial Drive (SR 50), Semoran Blvd (SR 436), East-West Expressway (SR 408) and I-4

## Lease Rate Just Reduced

Lease Rate: \$15.00/SF NNN (\$5.22/SF CAM)



### For more information

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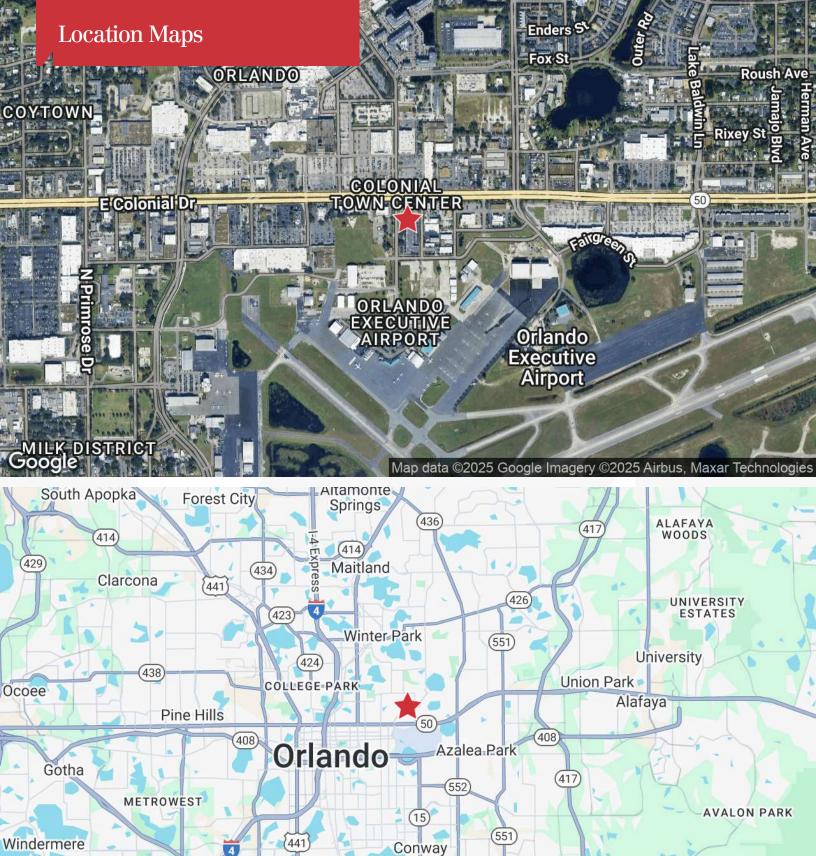














Bay Hill

Goog Poctor Phillips

Oak Ridge

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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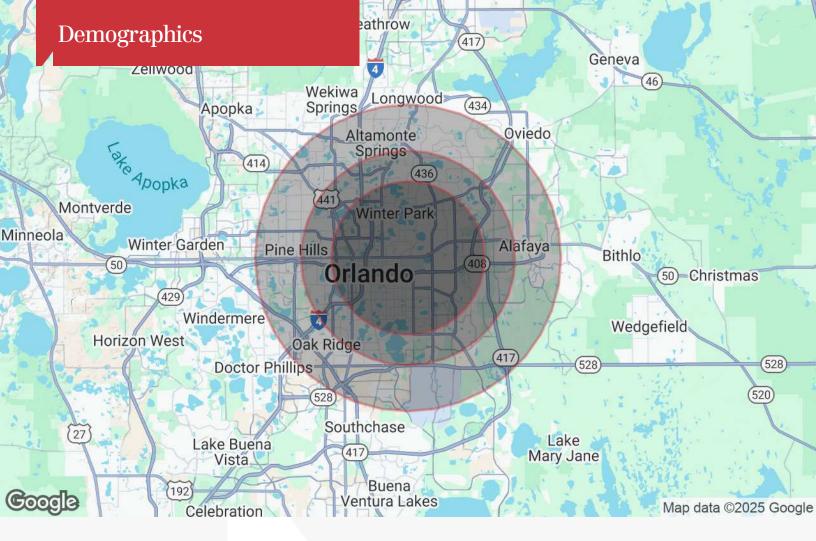
Belle Isle

Pine Castle

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel

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Map data ©2025 Google



Population	5 Miles	7 Miles	10 Miles	
TOTAL POPULATION	323,998	577,939	1,000,120	
MEDIAN AGE	41	40	39	
MEDIAN AGE (MALE)	40	39	38	
MEDIAN AGE (FEMALE)	42	41	40	
Households & Income	5 Miles	7 Miles	10 Miles	
Households & Income TOTAL HOUSEHOLDS	5 Miles 138,507	<b>7 Miles</b> 234,233	10 Miles 389,601	
TOTAL HOUSEHOLDS	138,507	234,233	389,601	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	138,507 2.3	234,233 2.5	389,601 2.6	

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

