

822 MENENDEZ CT

822 Menendez Ct, Orlando, FL 32801



Richard Kurban, CCIM

RKommercial Group

(407) 800-1009

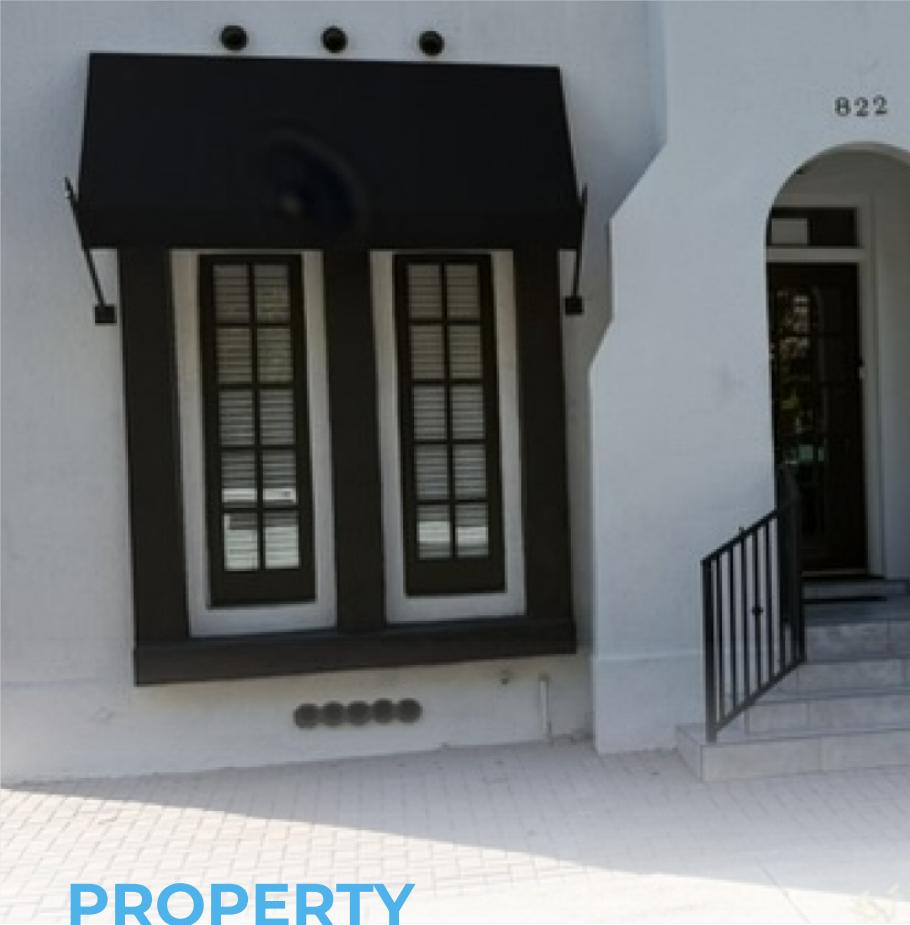
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richard@rkommercial.com

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**822
MENENDEZ
CT**



PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

822 Menendez Ct, Orlando, FL 32801

YEAR BUILT

1920/2024

RENTABLE AREA

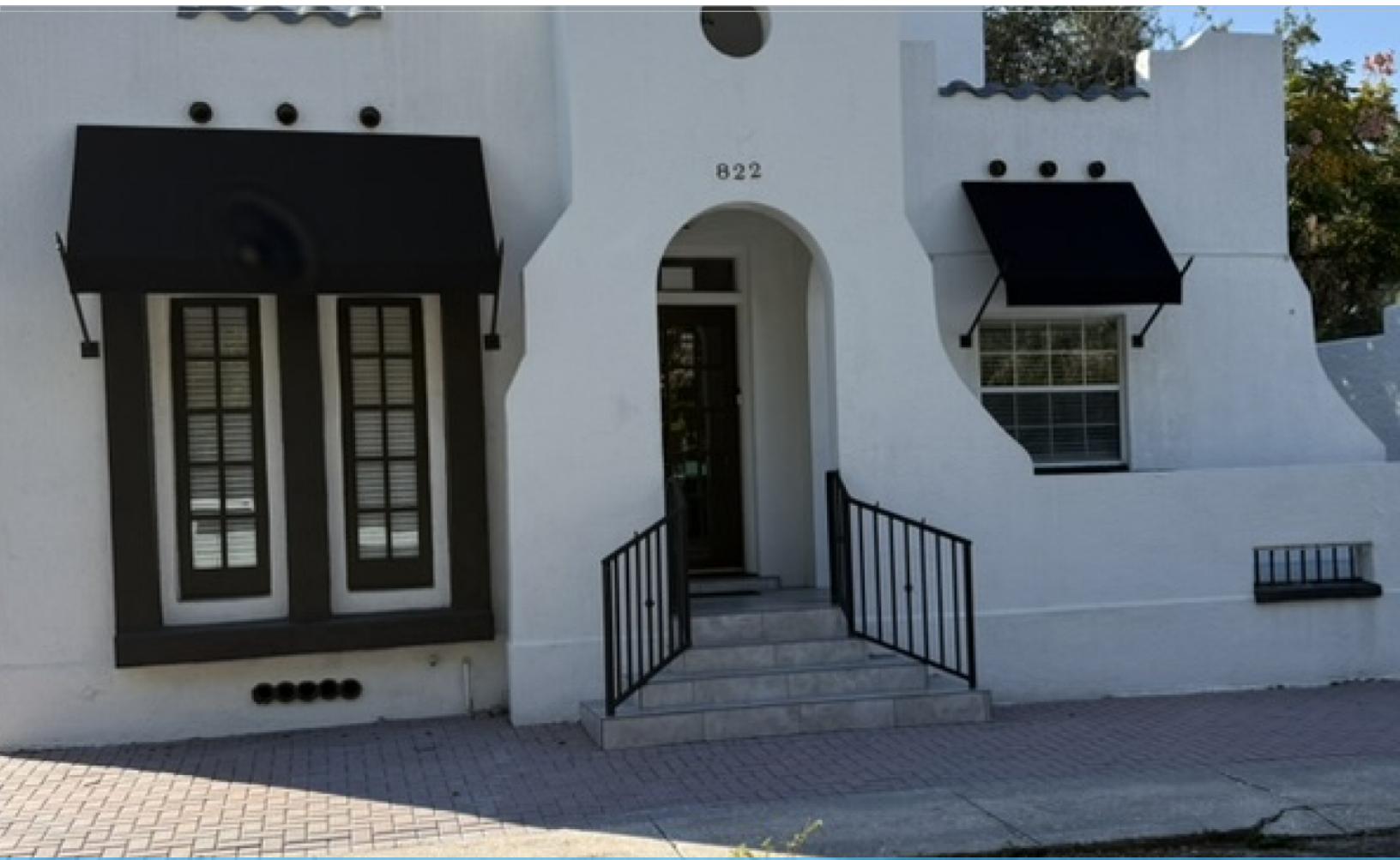
1,838 Sq. Ft.

**822
MENENDEZ
CT**

822 Menendez Ct
Orlando, FL 32801

PROPERTY OVERVIEW

This well-designed property offers a flexible layout ideal for professional office, boutique commercial, or live-work use. The space includes two private offices and a conference room that can also serve as an additional office, providing versatility for teams or client-facing operations. A large open seating area functions well as a reception or collaborative workspace, creating a strong first impression. Additional features include a full kitchen, two restrooms including one with a shower, a detached garage, separate storage unit, and a dedicated outdoor seating areaa rare combination that enhances both functionality and convenience.



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PROPERTY DETAILS

- Large open seating area ideal for reception or collaborative workspace
- Two private offices offering functional separation
- Conference room that can also serve as an additional office
- Full kitchen for daily operations or extended use
- Two restrooms, including one with a shower
- Detached garage (adjacent garages not included)
- Additional on-site storage unit
- Dedicated outdoor seating area

Business Key Facts

822 Menendez Ct, Orlando, Florida, 32801 (1, 3, 5 miles)

822 Menendez Ct, Orlando, Florida, 32801

Rings: 1, 3, 5 mile radii

822 Menendez Ct

Latitude: 28.53167

Longitude: -81.38095

Business Key Facts | 822 Menendez Ct, Orlando, Florida, 32801 | Rings: 1, 3, 5 mile radii

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About the Workforce

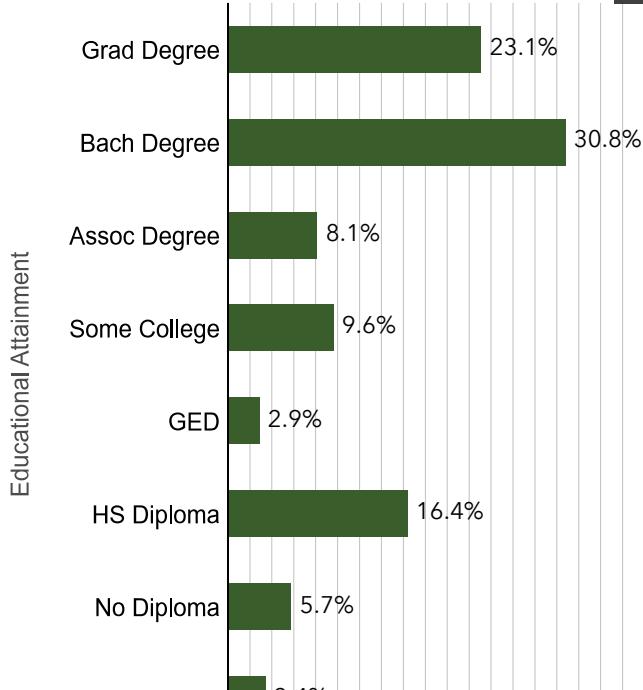


1 mile

15.7% 8.5% 75.9%

Services Trades/Skilled Labor Office Based

1 mile



Tapestry

Top 3 segments by household count



1 mile

D4 Metro Renters >	4,813 49.3%
A3 Social Security Set >	1,549 15.9%
H4 Urban Chic >	642 6.6%
Other	2,754 28.2%

[View comparison table](#)

About the Community



1 mile

0.9% ↑

Pop Growth Rate is
83.3% higher than
United States



1 mile

73

Wealth Index
Below 100 = low
Above 100 = high



1 mile

1.2% ↑

Housing Units Growth
Rate is 44% higher than
United States.

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 32801 (Orlando)	States Florida	United States of America United States
Restaurants	11.20	6.25	4.28	11.56	2.54	2.45
Health Care & Social Assistance	27.71	11.26	6.80	9.56	4.01	3.76
Retail	12.79	9.58	8.28	9.17	5.32	4.59
Manufacturing	4.37	2.68	2.05	3.22	1.22	1.32
Finance & Insurance	14.54	5.89	4.04	17.06	2.12	1.79
Professional & Tech Services	45.58	19.35	11.27	52.17	4.91	3.60

PROPERTY PHOTOS



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PROPERTY PHOTOS



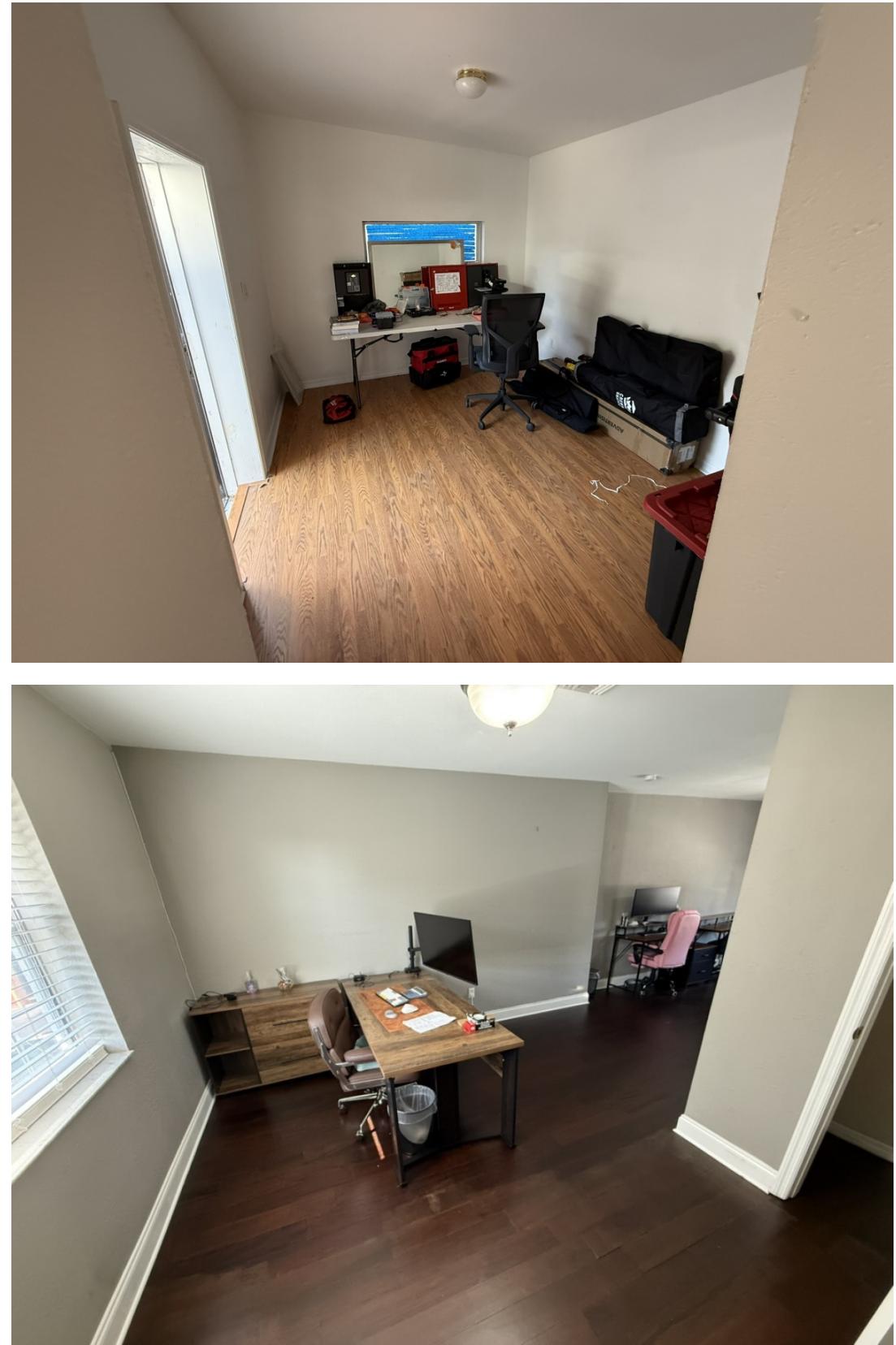
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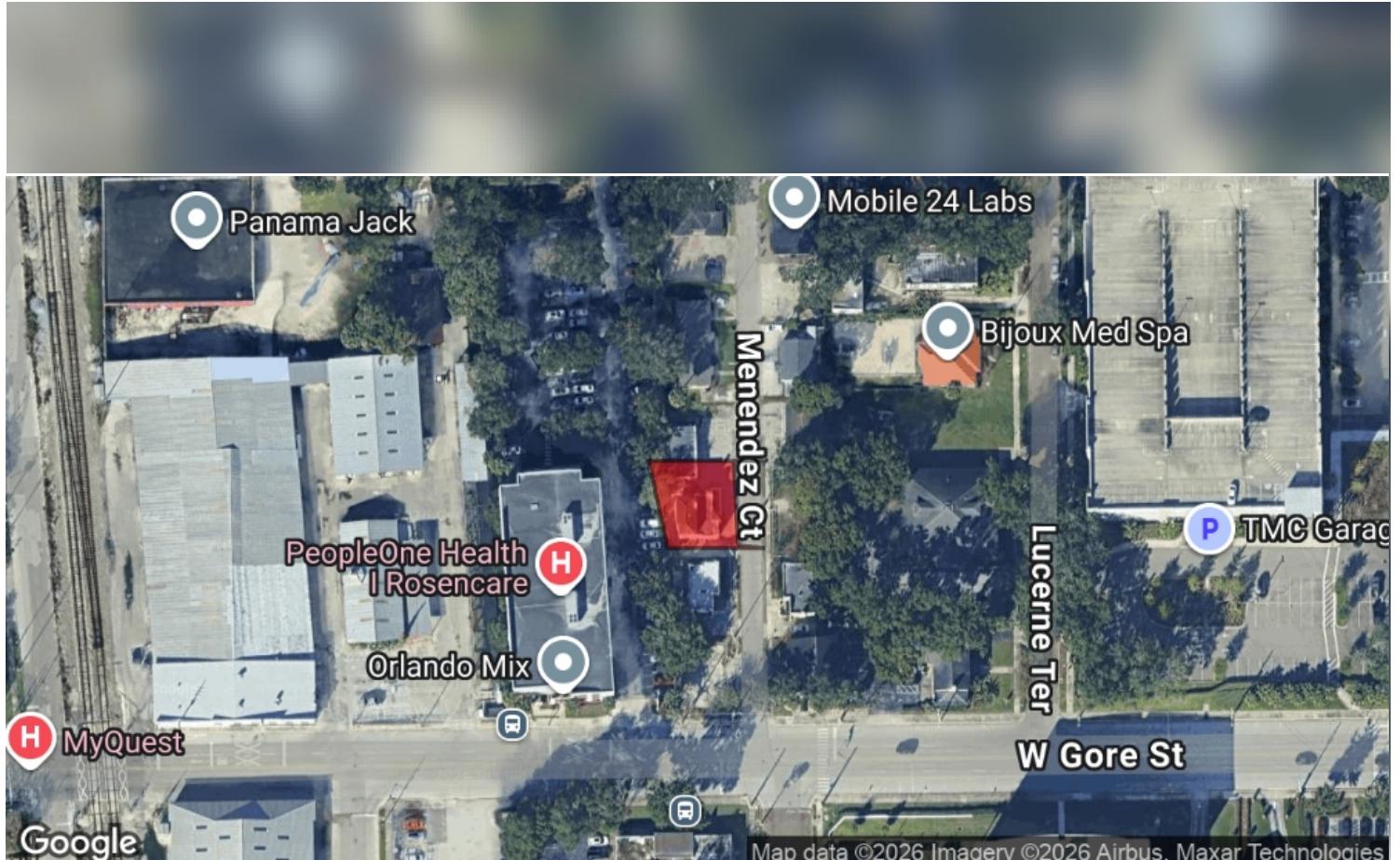
822 MENENDEZ FLOOR PLAN

822 MENENDEZ

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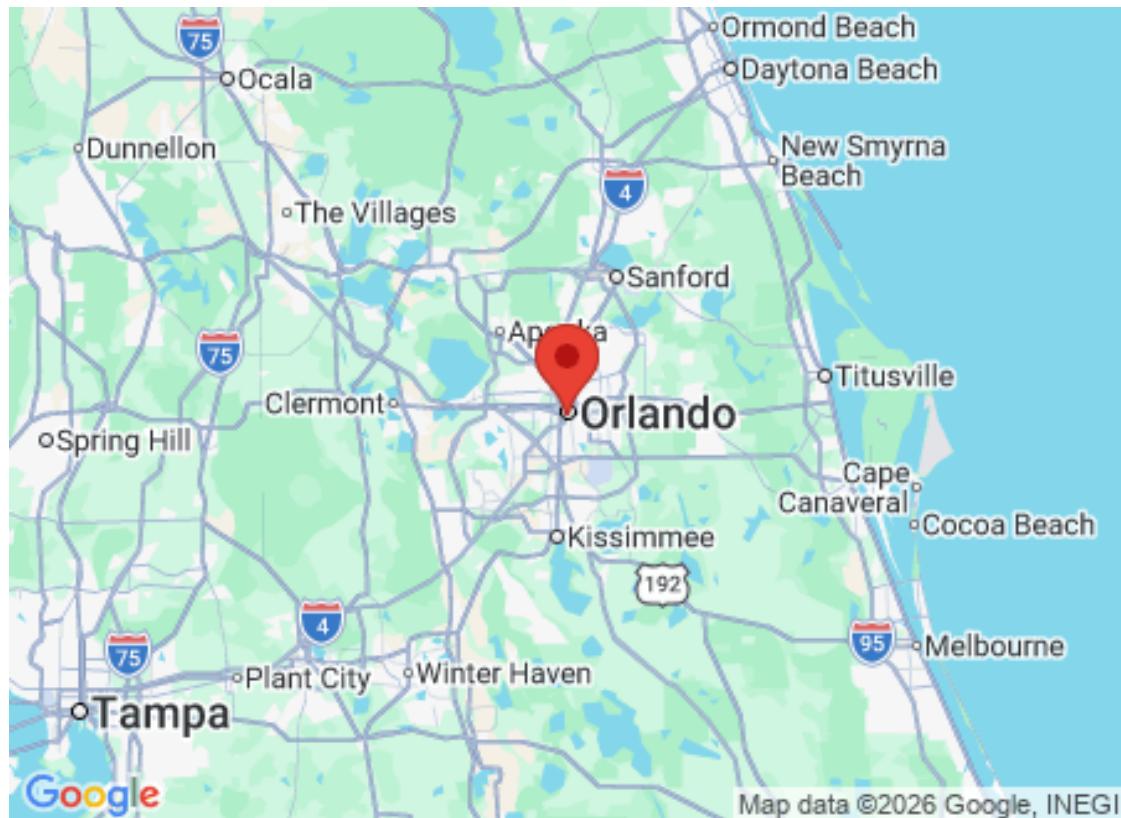
AERIAL ANNOTATION MAP



822 Menendez Ct

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AREA LOCATION MAP



822 MENENDEZ CT

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Richard Kurban, CCIM Bio

Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.

Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$45 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.

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CONTACT



Richard Kurban, CCIM

Phone: (407) 800-1009
Email: richard@rkommercial.com
License: BK3317775

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