

# 822 MENENDEZ CT

822 Menendez Ct, Orlando, FL 32801



**Richard Kurban, CCIM**

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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.



## 822 MENENDEZ CT

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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



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

1 mile

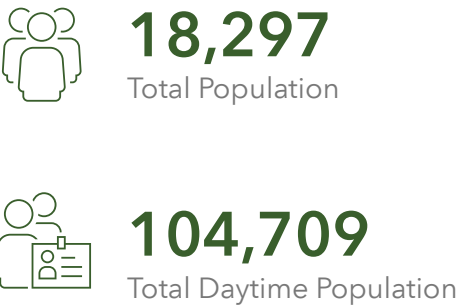


Top 25 Largest Businesses in Area



Daytime Population

1 mile



Ratio of daytime to total population:

5.72

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Core

Dominant Urbanicity Type

1 mile



10.3

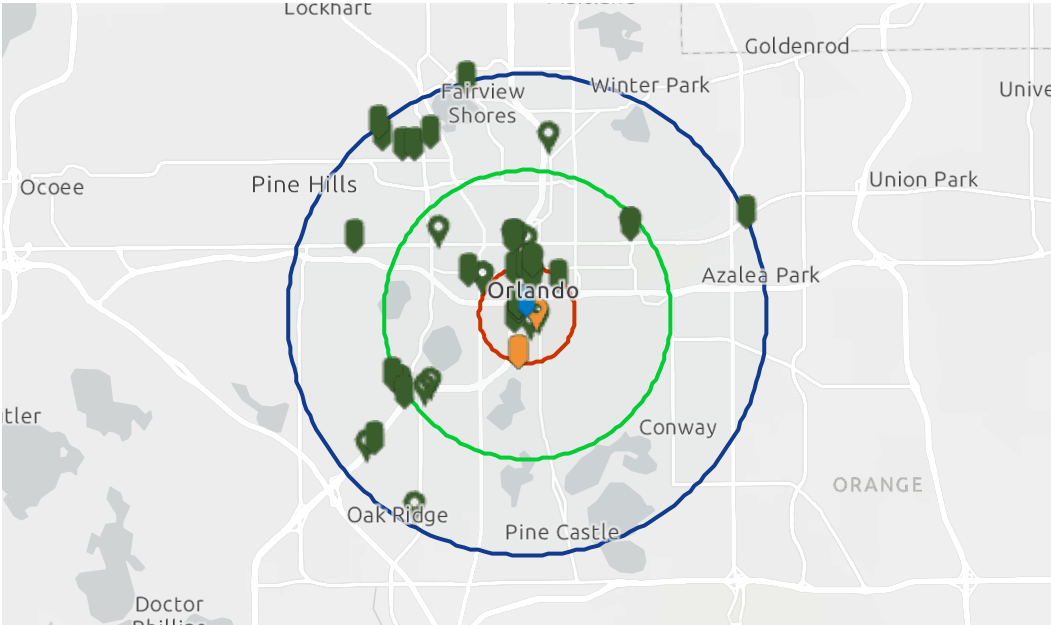
Avg Number of Employees



1,281.9 ↑

Total Business Per Sq Mi  
This is 1,755.7% higher than **Orange County**

1 mile



Highest sales volume

Airgas Store	Branch	US\$816M
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Most Employees

Orlando Health	Headquarters	14.0K
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Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

# Business Key Facts

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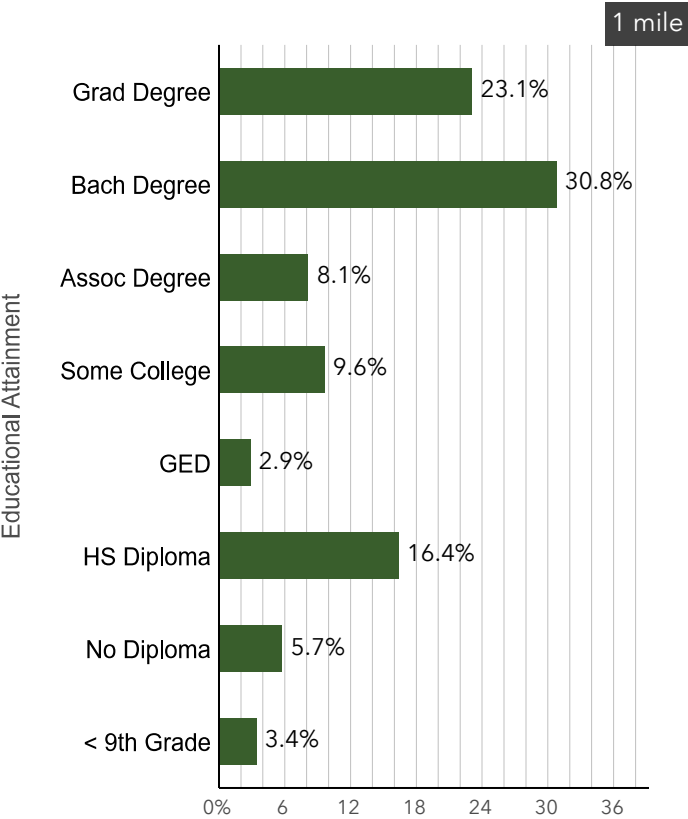
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## About the Workforce

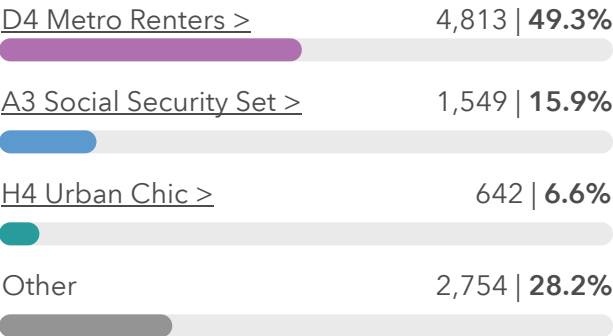
1 mile



## Tapestry

1 mile

Top 3 segments by household count



[View comparison table](#)

## About the Community

1 mile

1 mile

1 mile



0.9% ↑

Pop Growth Rate is 83.3% higher than United States



73

Wealth Index Below 100 = low Above 100 = high



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

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PROPERTY  
PHOTOS



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PROPERTY  
PHOTOS



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PROPERTY  
PHOTOS



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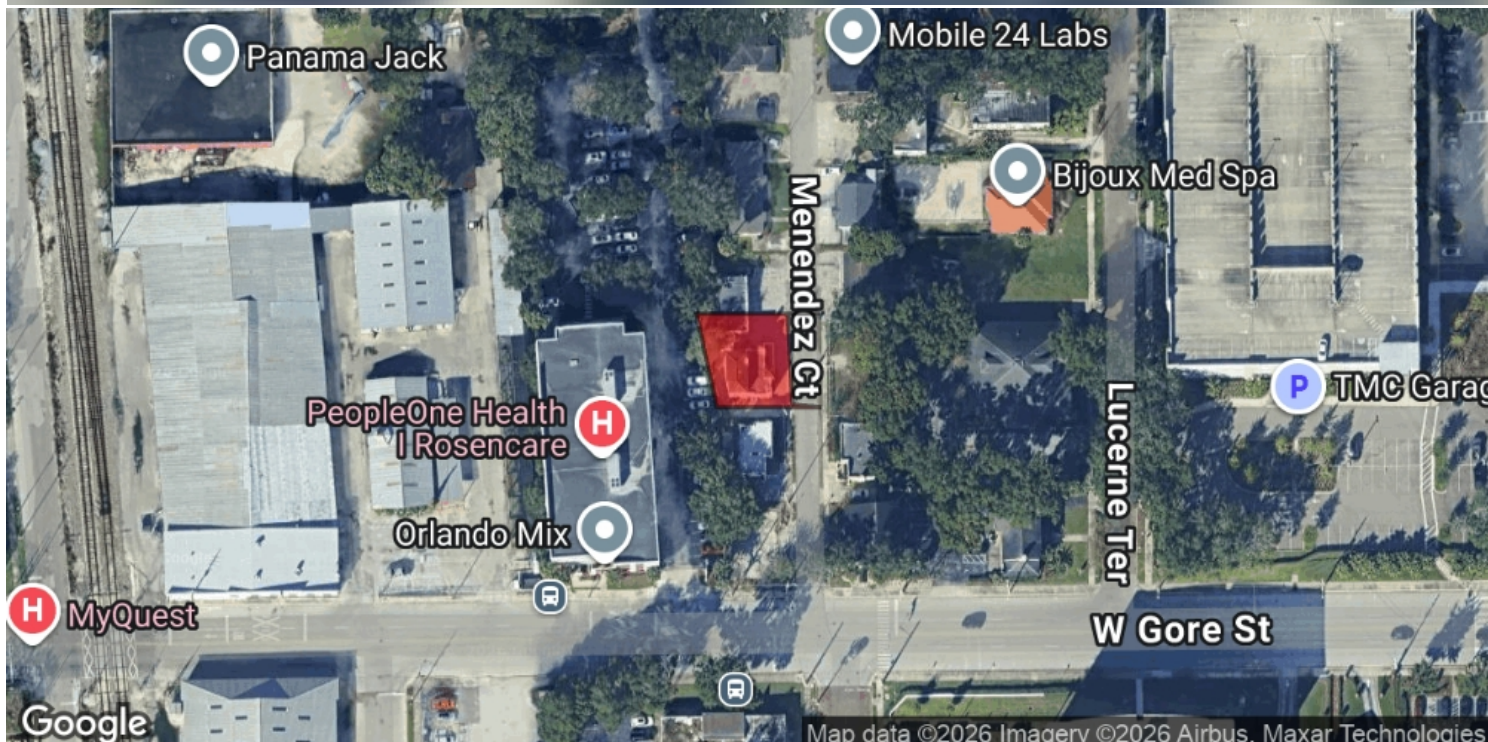
# 822 MENENDEZ FLOOR PLAN

## 822 MENENDEZ CT

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# AERIAL ANNOTATION MAP



## 822 Menendez Ct

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822 MENENDEZ CT, ORLANDO, FL, 32801

## **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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