

SOUTH PARK BUSINESS CENTER FLEX

8600 Commodity Unit 167 | Orlando, FL

FOR LEASE



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Principal
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THE SPACE

Location	8600 Commodity Unit 167 Orlando, FL 32819
County	Orange
Cross Street	John Young

HIGHLIGHTS

- Rent is \$3600/month which includes CAM and sales taxes
- Fire sprinkler system. Clear height: 18’ Exterior site lighting
- Glass storefront and doors;
- Electrical service: 150 amp, 120/208 volt, 3-phase.
- PLEASE NOTE THIS IS A SUBLEASE!
- Lease ends January 31, 2027

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
954	61,114	218,432

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$81,186	\$74,490	\$88,116

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
462	22,206	80,453

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	1,978
YEAR BUILT	2016
BUILDING CLASS	A
LOCATION CLASS	A
PARKING RATIO	1 per 1,500 sf
OFFICE SF	REVIEW SITE PLAN
OFFICE TO WAREHOUSE RATIO	REVIEW SITE PLAN

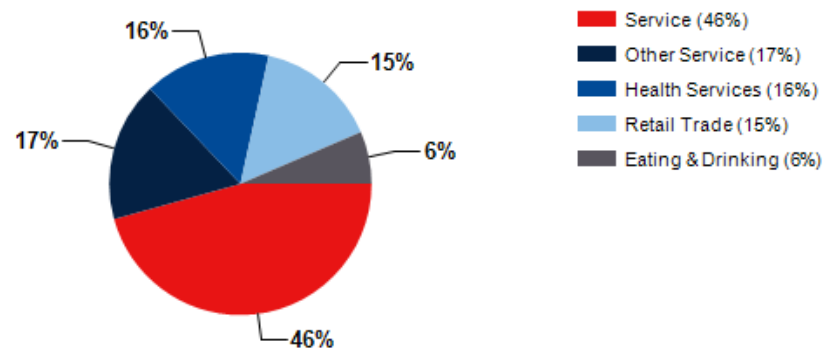
MECHANICAL

HVAC	Central
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CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Concrete
PARKING SURFACE	Asphalt

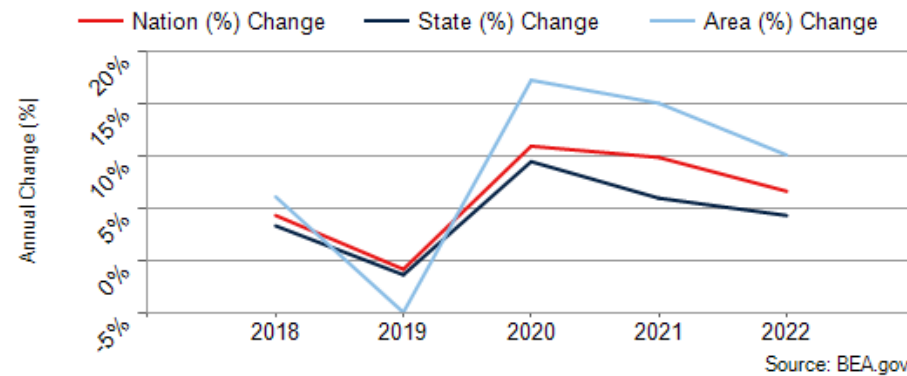
Major Industries by Employee Count

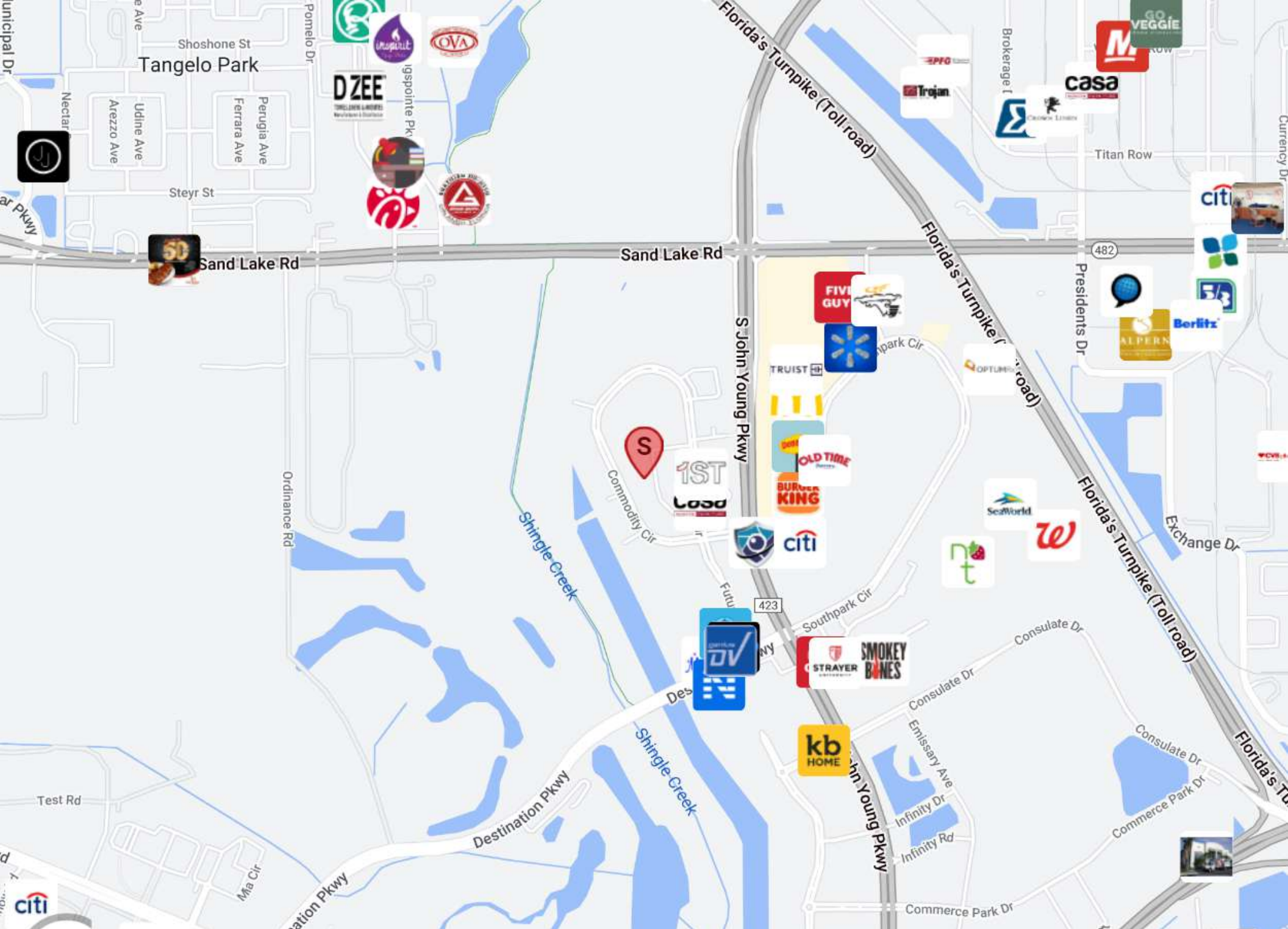


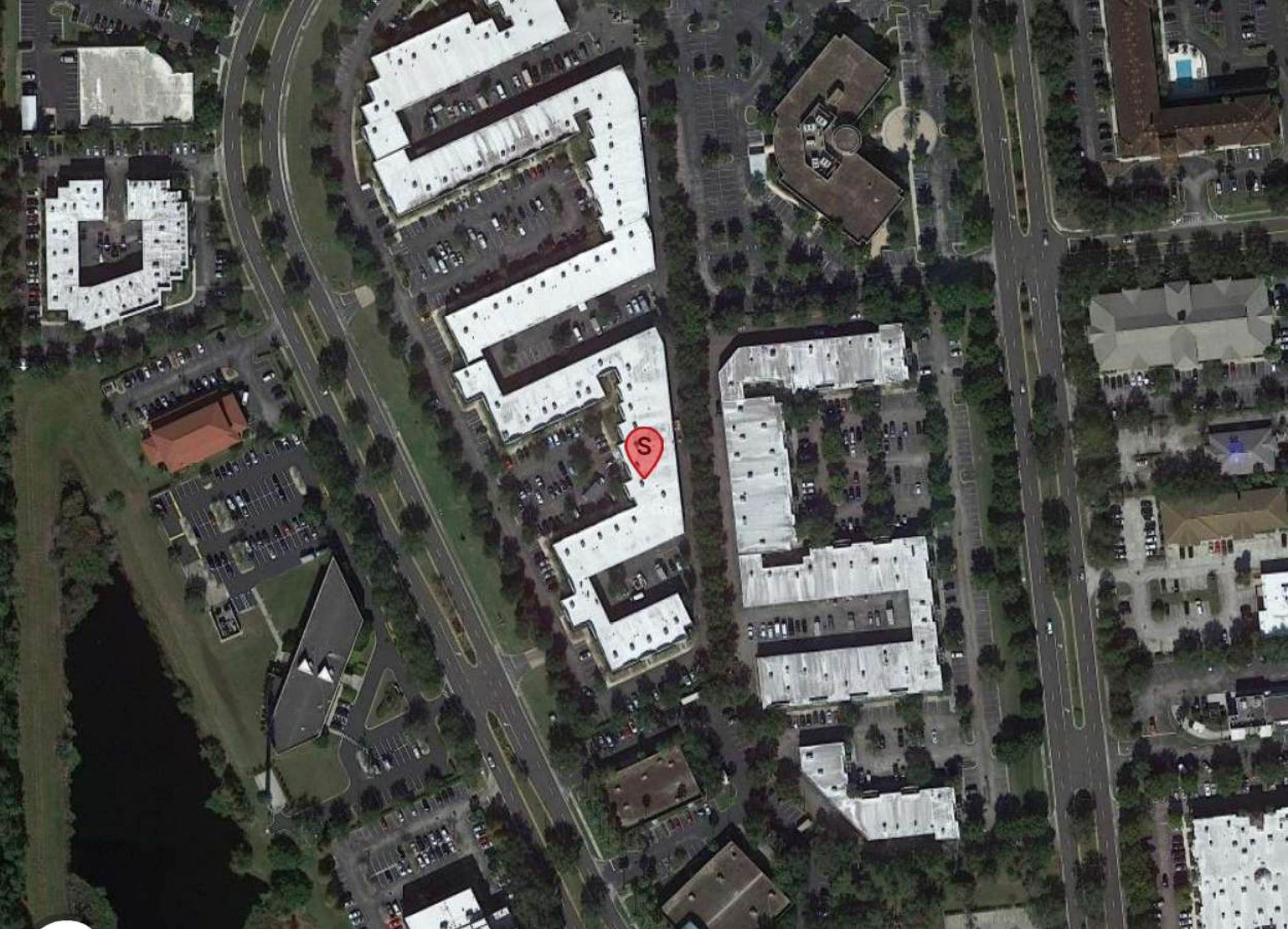
Largest Employers

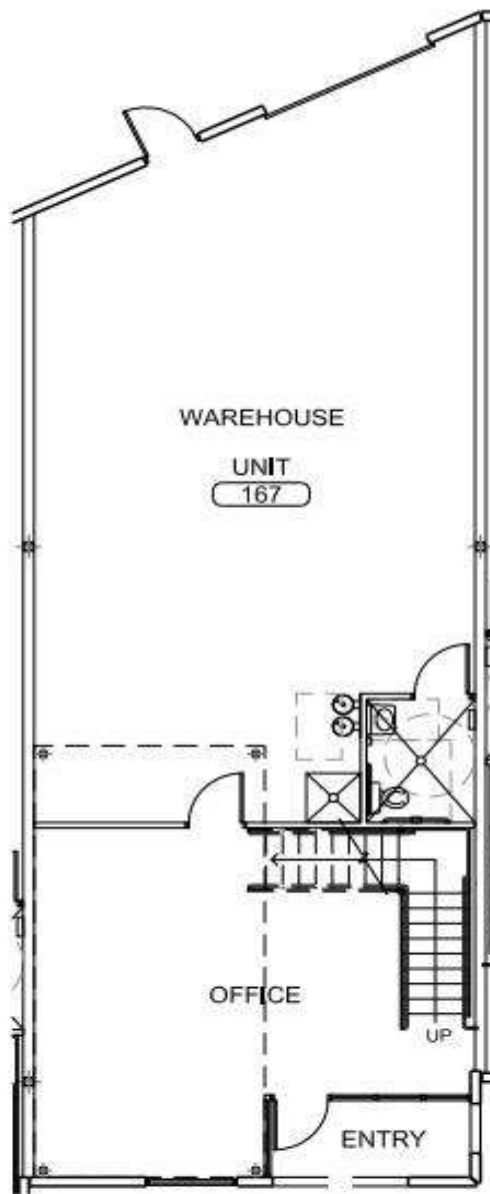
Walt Disney World Resort	75,000
AdventHealth	35,938
Universal Orlando Resort	28,000
Orlando Health	26,397
Seminole State College of Florida	14,813
Lockheed Martin	14,000
University of Central Florida	13,078
Darden Restaurants	5,127

Orange County GDP Trend

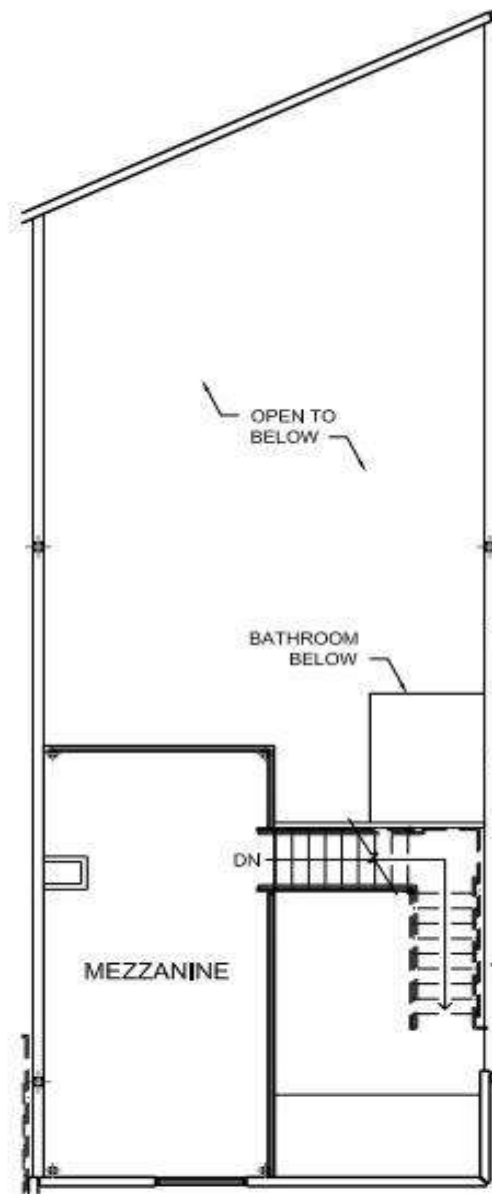








01 Unit 167 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 167 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

Unit 167 - Ten

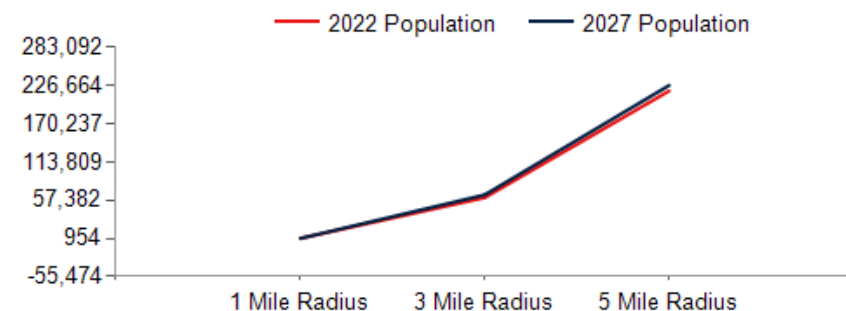
Office
Warehouse
Mezzanine
Entry

NOTE:
ALL FLOOR PLAN
CALCULATIONS
MATIONS, ANY P
ANY REPRESENT
SHOULD DO PUR
DIMENSIONS, ME
THE UNIT.

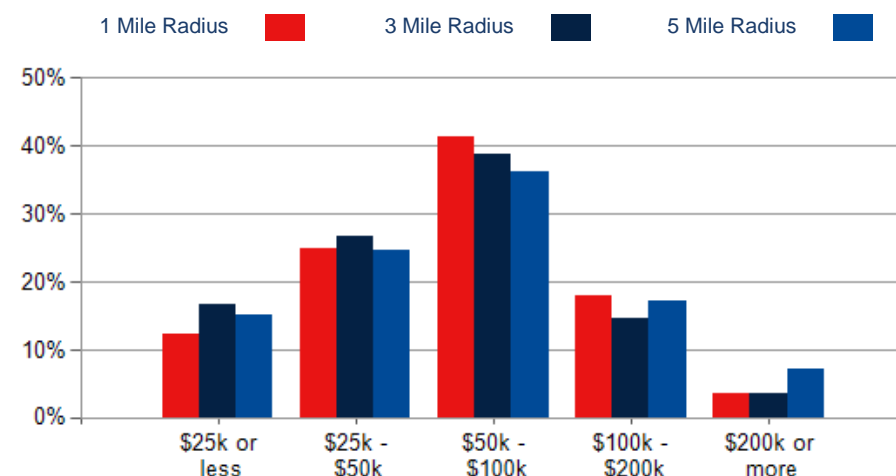
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	180	34,858	149,937
2010 Population	273	45,645	174,841
2022 Population	954	61,114	218,432
2027 Population	995	65,184	226,664
2022-2027: Population: Growth Rate	4.25%	6.50%	3.70%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	1,432	5,696
\$15,000-\$24,999	28	2,256	6,365
\$25,000-\$34,999	43	2,531	8,002
\$35,000-\$49,999	72	3,382	11,787
\$50,000-\$74,999	110	5,229	17,412
\$75,000-\$99,999	81	3,387	11,616
\$100,000-\$149,999	57	2,335	10,045
\$150,000-\$199,999	26	890	3,842
\$200,000 or greater	16	763	5,683
Median HH Income	\$60,667	\$55,036	\$59,435
Average HH Income	\$81,186	\$74,490	\$88,116

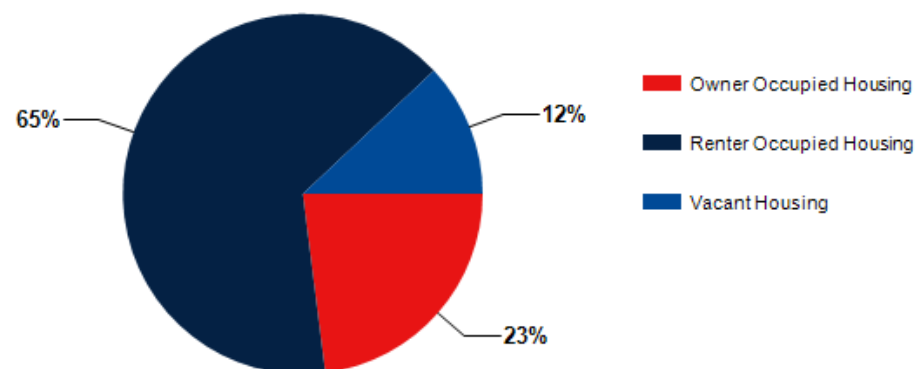
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	57	13,083	58,782
2010 Total Households	97	16,155	64,737
2022 Total Households	462	22,206	80,453
2027 Total Households	472	23,517	83,010
2022 Average Household Size	1.90	2.73	2.67
2022-2027: Households: Growth Rate	2.15%	5.75%	3.15%



2022 Household Income



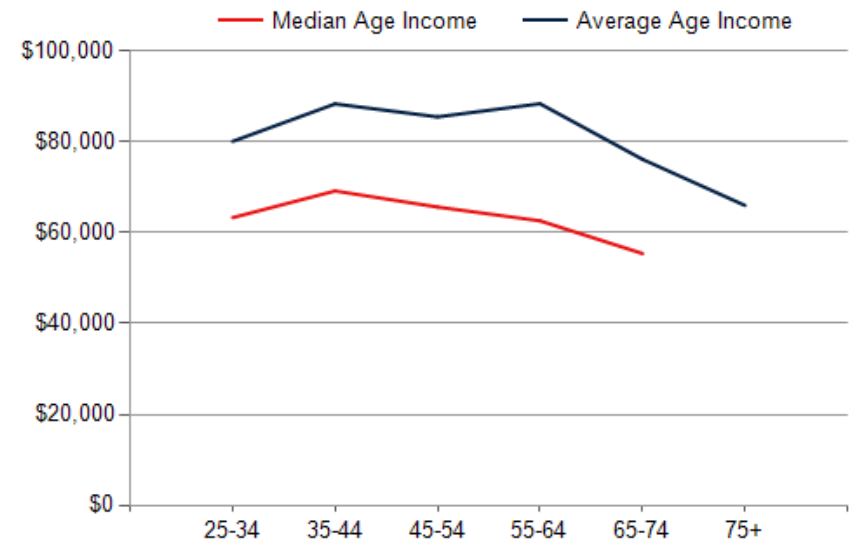
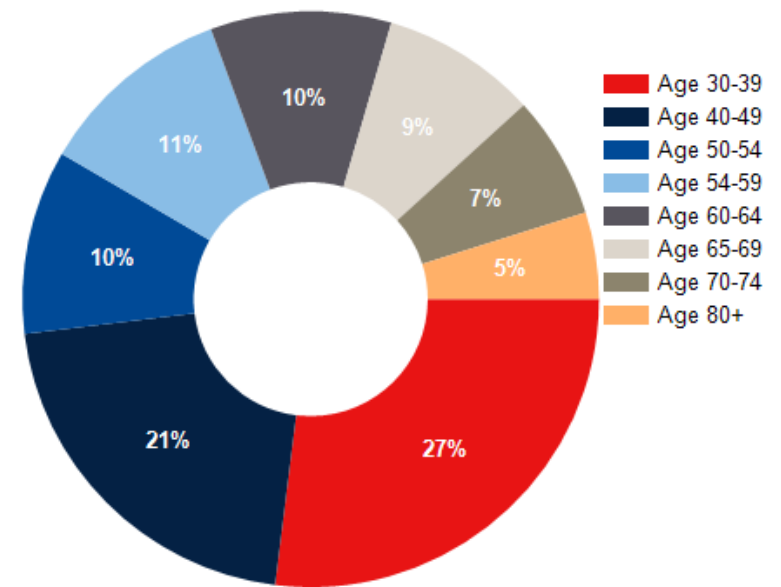
2022 Own vs. Rent - 1 Mile Radius



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	72	5,521	19,569
2022 Population Age 35-39	61	4,636	16,640
2022 Population Age 40-44	55	4,095	14,371
2022 Population Age 45-49	49	3,665	13,448
2022 Population Age 50-54	51	3,477	13,062
2022 Population Age 55-59	54	3,381	12,985
2022 Population Age 60-64	50	2,965	11,501
2022 Population Age 65-69	43	2,523	9,628
2022 Population Age 70-74	34	1,977	7,345
2022 Population Age 75-79	24	1,303	4,728
2022 Population Age 80-84	13	792	2,907
2022 Population Age 85+	11	702	2,640
2022 Population Age 18+	747	46,613	172,322
2022 Median Age	33	34	35
2027 Median Age	34	35	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,325	\$55,528	\$57,636
Average Household Income 25-34	\$80,129	\$70,331	\$76,458
Median Household Income 35-44	\$69,212	\$61,195	\$65,807
Average Household Income 35-44	\$88,379	\$81,930	\$95,179
Median Household Income 45-54	\$65,661	\$61,368	\$68,866
Average Household Income 45-54	\$85,533	\$85,470	\$105,241
Median Household Income 55-64	\$62,632	\$57,894	\$68,360
Average Household Income 55-64	\$88,419	\$81,064	\$105,222
Median Household Income 65-74	\$55,422	\$48,927	\$54,856
Average Household Income 65-74	\$76,173	\$68,086	\$82,377
Average Household Income 75+	\$66,014	\$55,518	\$62,540





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AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

South Park Business Center Flex

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Exclusively Marketed by:

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