



## VIDEO

### PROPERTY DESCRIPTION

**HUGE PRICE REDUCTION** - Introducing 801 Orange Ave, a prime commercial property offering two condos available for sale, in the vibrant Downtown of Orlando, FL. Perfectly situated in a bustling location, this building presents an exceptional opportunity for medical offices or professional offices seeking a prominent and accessible address. The building has an attached 4 story parking garage allowing for free ample parking for visitors and staff. Its available in such an amazing deal price of \$350 PSF with FF&E included or otherwise negotiable.

Whether you are looking for a professional medical office suite or a turn-key medical spa, there are a variety of options that be customized to meet your needs. Another condo (720) is available for purchase which is 5,000 SF.

For more information or to schedule a showing, please get in touch with Amy Calandrino's Office at Beyond Commercial by calling 407-641-2221. Amy and her team are experts in commercial real estate and will be delighted to guide you through the leasing process and answer any questions you may have.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$350.00 / SF
Number of Units:	1
Lot Size:	0.2 Acres
Building Size:	7,736 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	8,502	128,289	420,056
Total Population	12,549	274,877	1,012,205
Average HH Income	\$85,020	\$74,958	\$69,415

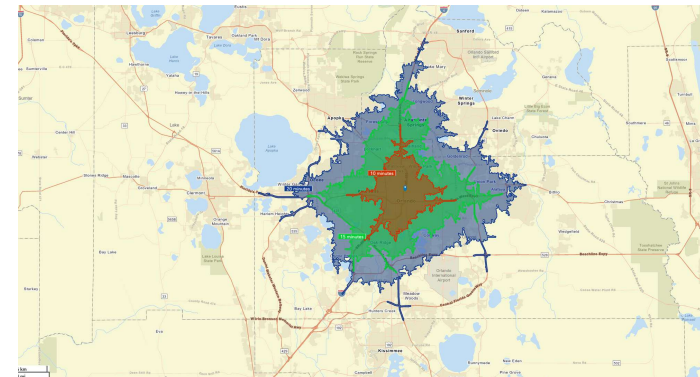


Amy Calandrino, CCIM, SIOR  
CEO/Founding Broker  
407.641.2221  
amy@beyondcommercial.com

# 801 N ORANGE AVENUE, SUITE 710

801 N Orange Avenue, Suite 710  
Orlando, FL 32801

OFFICE BUILDING FOR SALE



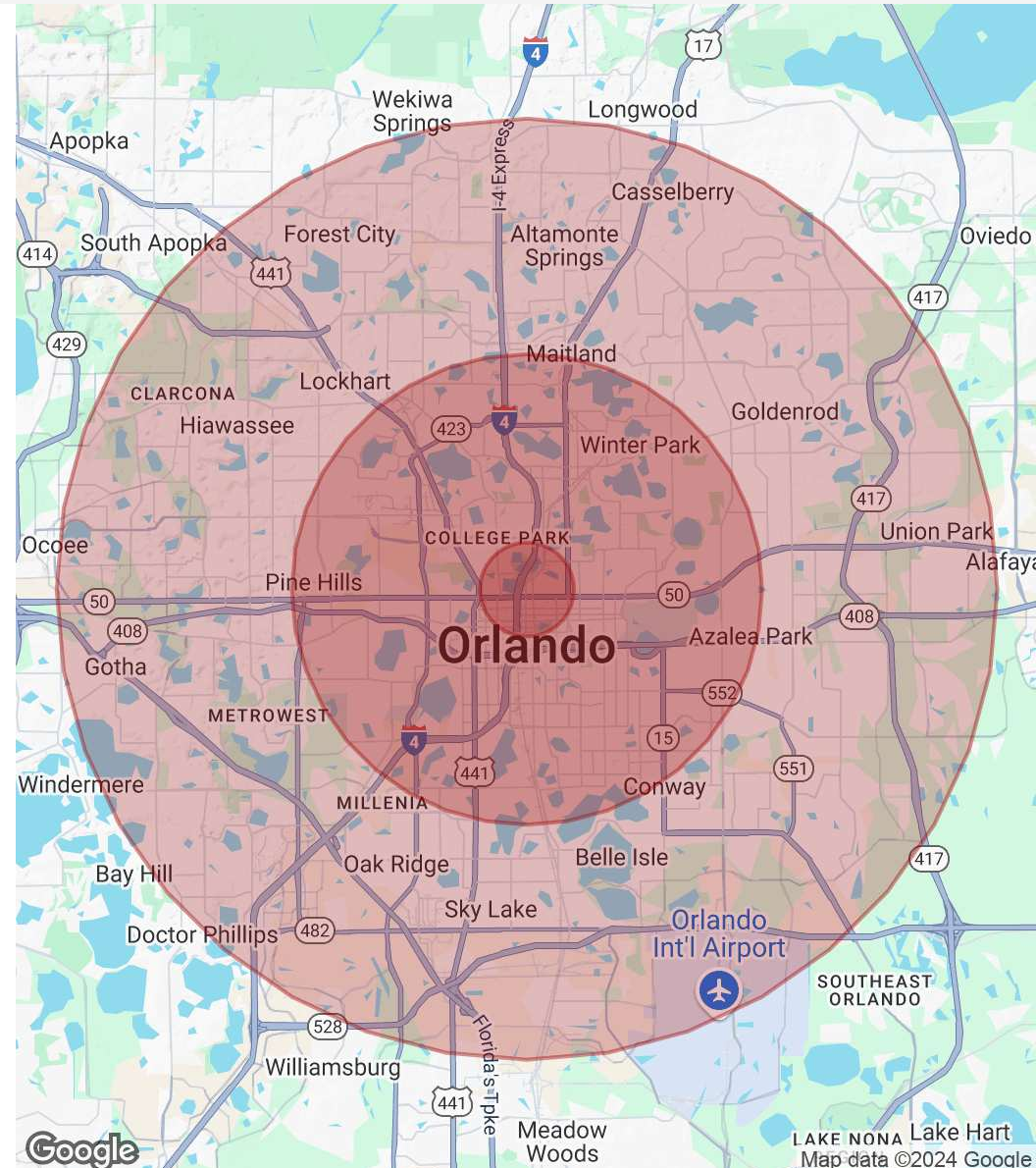
Amy Calandrino, CCIM, SIOR  
CEO/Founding Broker  
407.641.2221  
amy@beyondcommercial.com

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,549	274,877	1,012,205
Average Age	34.9	37.8	37.1
Average Age (Male)	35.6	36.4	36.1
Average Age (Female)	35.3	39.4	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,502	128,289	420,056
# of Persons per HH	1.5	2.1	2.4
Average HH Income	\$85,020	\$74,958	\$69,415
Average House Value	\$280,335	\$256,700	\$222,441

2020 American Community Survey (ACS)

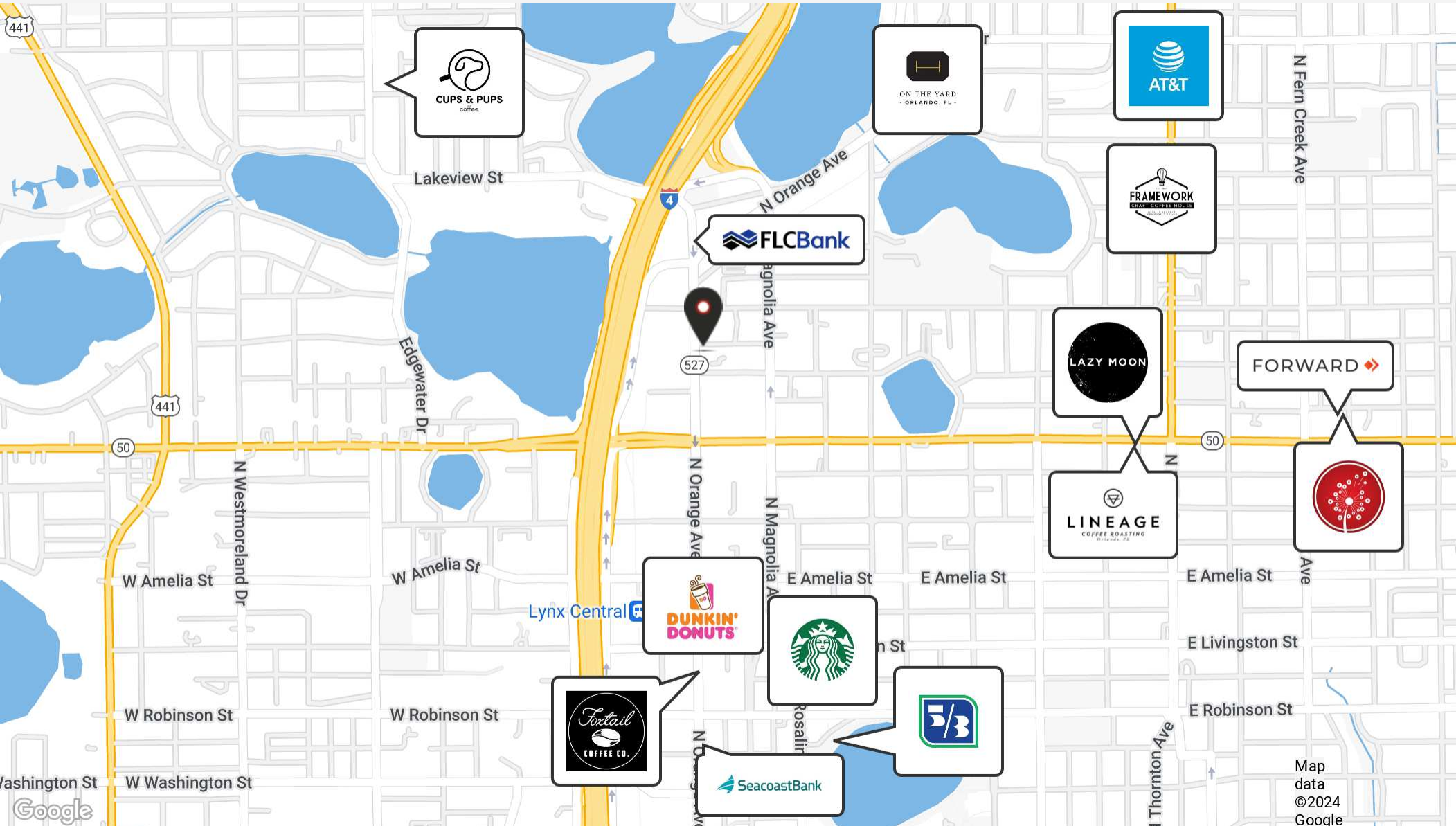


Amy Calandrino, CCIM, SIOR  
CEO/Founding Broker  
407.641.2221  
amy@beyondcommercial.com

# 801 N ORANGE AVENUE, SUITE 710

801 N Orange Avenue, Suite 710  
Orlando, FL 32801

OFFICE BUILDING FOR SALE



Amy Calandrino, CCIM, SIOR  
CEO/Founding Broker  
407.641.2221  
amy@beyondcommercial.com



Amy Calandrino, CCIM, SIOR  
CEO/Founding Broker  
407.641.2221  
amy@beyondcommercial.com



Amy Calandrino, CCIM, SIOR  
CEO/Founding Broker  
407.641.2221  
amy@beyondcommercial.com