

11768 Narcoossee Rd Orlando, FL 32832

FOR SALE

Niguel Attong
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786.351.8081

EAST PARK REALTY





PROPERTY OVERVIEW

FOR SALE:

Please contact broker for additional information

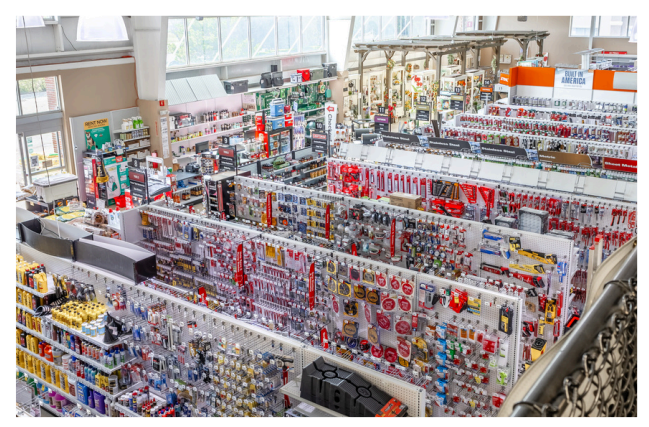
LAKE NONA COMMERCIAL BUILDING(2017) - 17,000 +/- SQ. FT. TOTAL BUILDING WITH 200 +/- FT. FRONTAGE ON NARCOOSSEE RD WITH 2 ENTRANCES. THE SITE IS LOCATED 1/4 MILE SOUTH OF HWY 417 AND 1/4 MILE NORTH OF THE MAIN ENTRANCE TO LAKE NONA MEDICAL CITY. THIS SITE IS ALSO LOCATED 5 MINUTES FROM THE ORLANDO INTERNATIONAL AIRPORT.

| | |
|--------------------------|--------------------------|
| TOTAL BUILDING SIZE (SF) | 14,858 SQ FT RENTABLE |
| LAND AREA | TOTAL BUILDING SIZE (SF) |
| YEAR BUILT | 2017 |
| PARKING SPACES | 30 |
| ZONING | PD |
| LOT SIZE | 49,517 SqFt |
| ROAD FRONTAGE | 218 FT |
| # OF PARCELS | 3 |

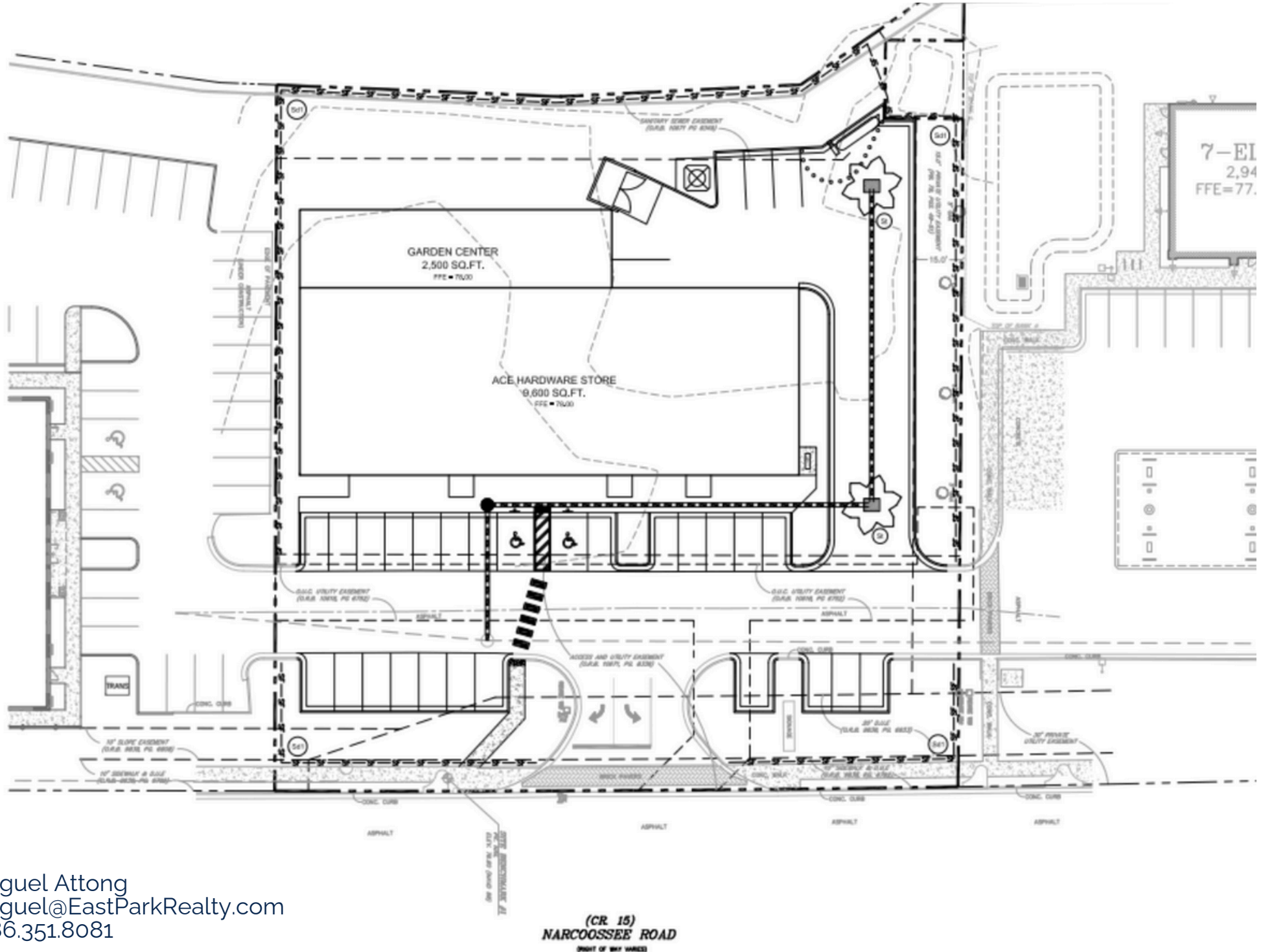
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BUILDING PHOTOS



FLOOR PLAN



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(CR 15)
NARCOOSSEE ROAD
(RIGHT OF WAY MARKS)

The Neighborhood

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DEMOGRAPHICS

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| | |
|-----------------------------|------------------------|
| AVERAGE HOUSEHOLD INCOME | \$133,220 |
| MEDIAN AGE | 33.8 |
| TOTAL POPULATION | 42,082 |
| DOMINANT SEGMENT | Up and Coming Families |
| DAYTIME POPULATION IN 32832 | 29,706 |
| MALE/FEMALE RATIO | 49.2/50.8 |
| AVERAGE DISPOSABLE INCOME | \$101,022 |

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