

OFFERING MEMORANDUM

OUTER ROAD | BALDWIN PARK OFFICE

859 Outer Rd, Orlando, FL 32814



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Marcus & Millichap

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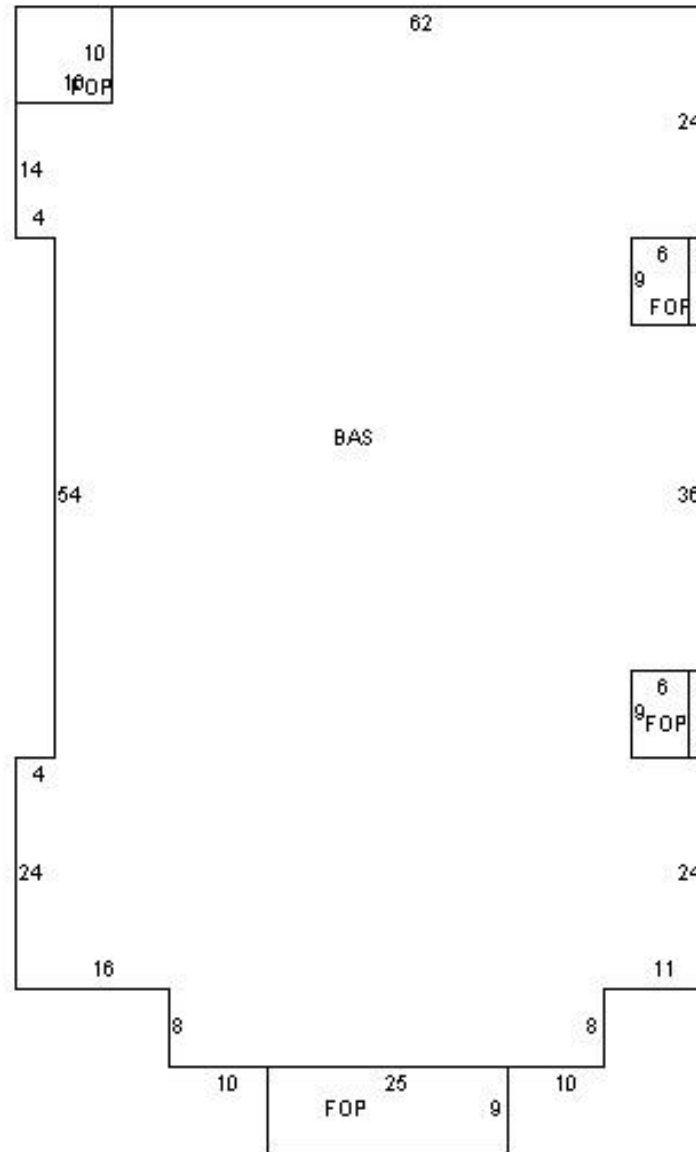
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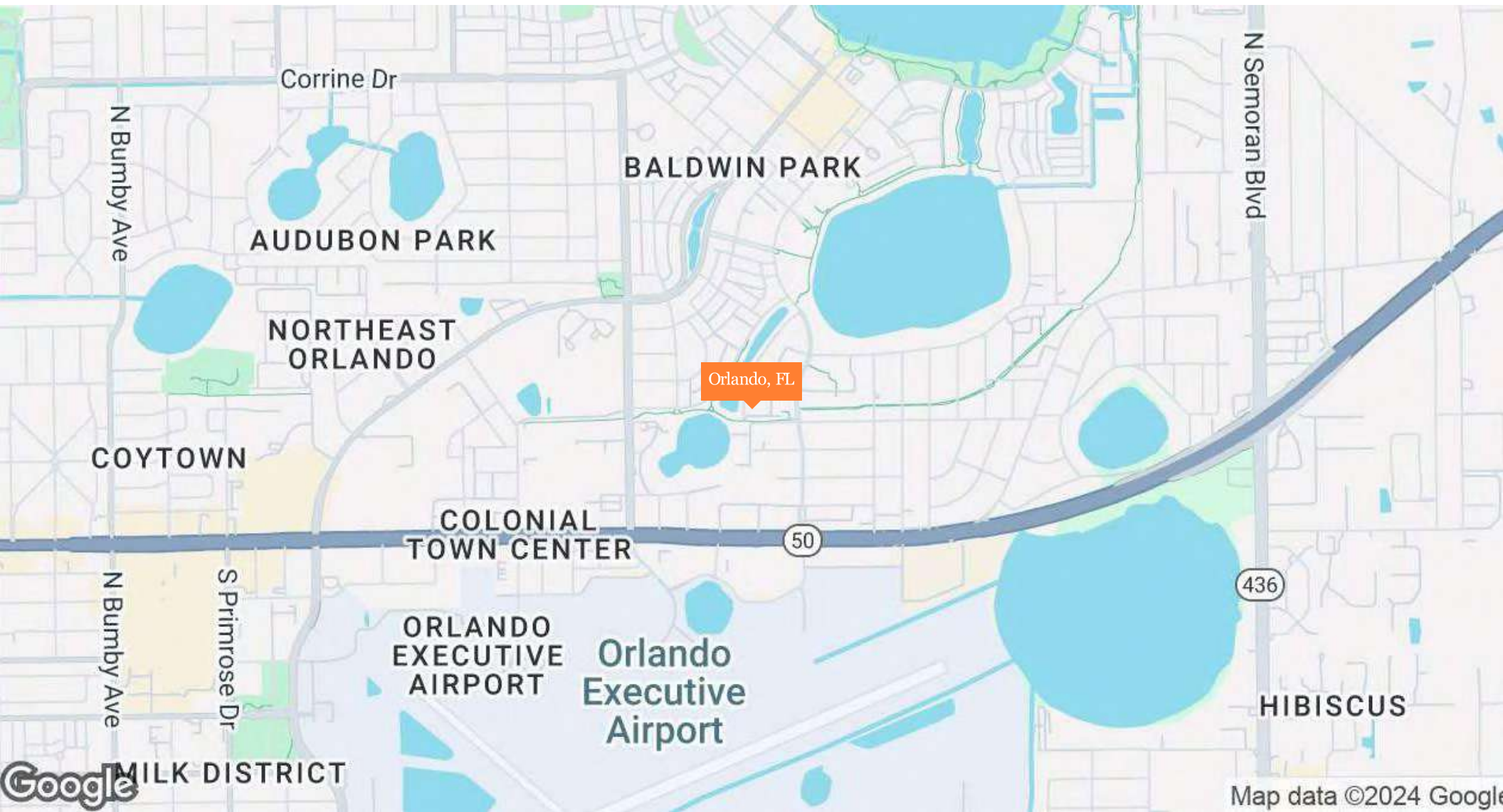












PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present the opportunity to acquire a prestigious piece of real estate located in the thriving Baldwin Park neighborhood. Outer Road offers a unique chance for both owner-users and investors looking to expand their presence in the highly sought-after Baldwin Park area of Orlando. This 7,200 ± square foot medical/professional office building is situated in one of the most desirable parts of town, surrounded by other office and medical properties within Baldwin Park.

The property benefits from a robust demographic profile, including a population of 314,440 within a five-mile radius and a median household income of \$94,077. These factors provide numerous opportunities for both owner-users and investors.



Population		
	2 mile	5 mile
2020 Population	43,381	314,440
2024 Population	43,352	321,916
2029 Population Projection	44,696	333,085

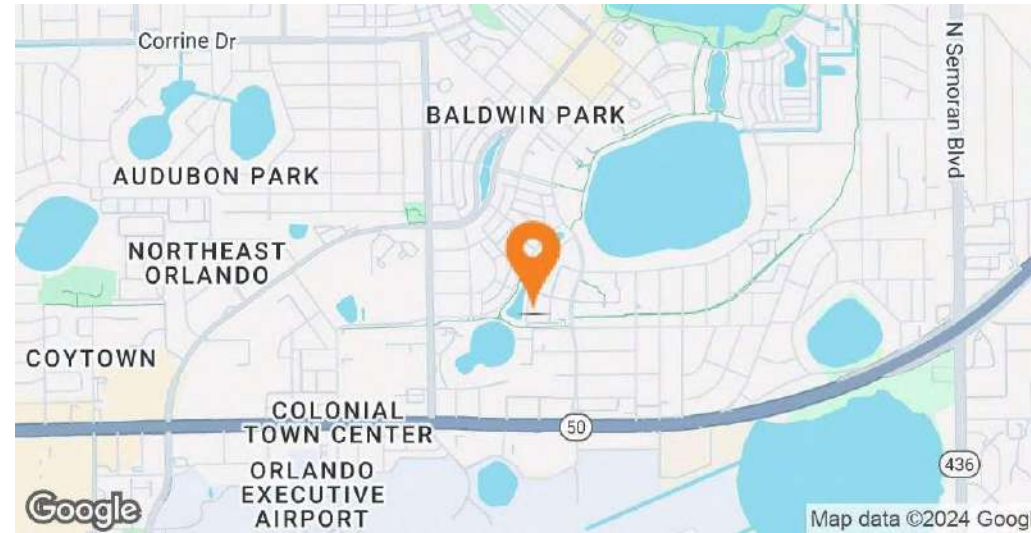
- Prime Location: Situated In The Highly Desirable Baldwin Park Neighborhood Of Orlando, Surrounded By Other Office And Medical Properties.
- Spacious Facility: 7,200 ± Square Feet Of Versatile Medical/Professional Office Space, Offering Ample Room For Various Business Uses.
- Strong Demographics: Located In An Area With A Population Of 113,089 Within A Three- Mile Radius And A Median Household Income Of \$70,052.
- Investment Potential: Ideal For Both Owner-users And Investors Seeking To Expand Their Footprint In A Thriving And Affluent Community.
- Ideal Location: Corner Lot In Master Planned Community | Minutes From Shopping, Downtown, And Nearby Tourist Attractions.
- Baldwin Park Has A Daytime Population Of 476,757





OFFERING SUMMARY

LISTING PRICE:	\$3,000,000
LOT SIZE:	0.36 AC
BUILDING SF:	7,244
Year Built/Renovated:	2006
Price/SF:	\$414.44
ZONING	PD/AN
PARCEL ID:	20-22-30-0527-01-186



1. Corporate Office – General Office Space For Various Business Types.
2. Medical Or Dental Office – Can Serve As A Clinic With Multiple Exam Rooms.
3. Co-working Space – Rent Out Individual Offices Or Rooms To Freelancers And Small Businesses.
4. Creative Studio Space – Private Rooms For Artists, Photographers, Or Designers.
5. Nonprofit Organization Headquarters – Administrative And Meeting Space For Nonprofit Operations.
6. Educational Center – Use Rooms As Classrooms Or Tutoring Spaces.
7. Community Resource Center – Space For Local Services Or Outreach Programs.
8. Training Facility – Host Workshops, Training, Or Educational Seminars.
9. Financial Services – Offices For A Bank, Credit Union, Or Financial Advisory Firm.
10. Real Estate Or Mortgage Office – Base Of Operations For Real Estate Or Lending Services.
11. Research And Development Lab – Suitable For Tech Or Product Development Teams.
12. Shared Workspace/Executive Suites – Offices For Lease To Professionals In Various Fields.
13. Health & Wellness Center – Yoga, Counseling, Therapy, Or Wellness Services.
14. Government Office Or Agency – Administrative Offices For Local Government Or Public Services.
15. Event Planning Or Wedding Consulting – Meeting Rooms For Event Coordination.
16. Call Center – Set Up As A Call Or Customer Support Center.
17. Broadcasting/Podcast Studio – Rooms Could Be Used As Recording Spaces.
18. Counseling And Therapy Center – Rooms For Therapists, Psychologists, Or Counselors.
19. It And Tech Support Center – Tech Repair And Support Service Base.
20. Nonprofit Incubator – Workspace For Emerging Nonprofits And Community Organizations.
21. Fitness Or Personal Training Studio – Convert Rooms Into Small Training Spaces.
22. Art Gallery And Workshop – Display Art And Hold Workshops Or Classes.
23. Small Business Incubator – Support Start-ups And Small Businesses With Office Resources.
24. Virtual Office Hub – Mail, Phone Services, And Occasional Office Space For Remote Businesses.
25. Executive Training Or Coaching Center – Meeting Space For Coaching And Professional Development.
26. Sales And Marketing Office – Base For A Sales Team Or Marketing Agency.
27. Community College Extension Or Satellite Campus – Educational Space For A Local College.
28. Design And Planning Firm – Headquarters For Architects, Planners, Or Interior Designers.
29. E-commerce Fulfillment Center – Store And Ship Products With Office Space For Management.
30. Pop-up Retail Or Showroom Space – Showcase Show Case Products Temporarily Or On An Appointment Basis.

ABOUT BALDWIN PARK

Baldwin Park, a premier master-planned community in Orlando, combines residential, commercial, and recreational spaces in an urban-suburban setting that has attracted both residents and businesses. The neighborhood encompasses approximately 4,500 residential units, offering a range of housing options that include apartments, townhomes, and single-family residences. With its carefully planned layout and proximity to major Orlando employment hubs, Baldwin Park has become highly sought-after, especially among professionals and families who appreciate its walkable environment and array of amenities.

In addition to residential spaces, Baldwin Park offers roughly 1 million square feet of commercial space, which supports a thriving mix of retail, dining, and office establishments. This commercial infrastructure caters not only to the neighborhood's 15,000+ residents but also draws visitors from surrounding areas. The area's population has a high level of education, with over 78% holding a bachelor's degree or higher, and a strong median household income of approximately \$123,635. This blend of affluence, education, and mixed-use planning has established Baldwin Park as one of Orlando's most vibrant submarkets, with a stable, growth-oriented appeal for investors and businesses alike



•**Strategic Location:** Close To Downtown Orlando And Major Employment Centers, Offering Easy Access To Job Opportunities And Attracting Steady Foot Traffic.

•**Population Base:** Home To Over 15,000 Residents, With More Than 78% Holding A Bachelor's Degree Or Higher.

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•**Live-work Community:** Baldwin Park Is Designed To Seamlessly Integrate Residential, Retail, And Office Spaces, Making It An Ideal Live-work Environment.

ORLANDO

Sunshine, a warm climate and a favorable tax structure attract numerous visitors, employers and residents to the region. The metro is among the largest and fastest growing in Florida, with a population of 2.7 million people. It is also one of the nation’s most popular tourist destinations, and drew more than 74 million visitors in 2022. The Orlando metro encompasses four counties —Osceola, Orange, Seminole and Lake —covering more than 4,000 square miles in central Florida. Numerous lakes are scattered across the region, and the topography is generally flat, with few impediments to development. Orlando is the area’s largest city, with more than 308,000 citizens, followed by Kissimmee and Alafaya, each with fewer than 100,000 people.

METRO HIGHLIGHTS



ECONOMIC DIVERSITY

While Orlando’s economy has strong business and professional services, as well as tourism components, distribution, high-tech, defense contracting and health care are also prevalent.



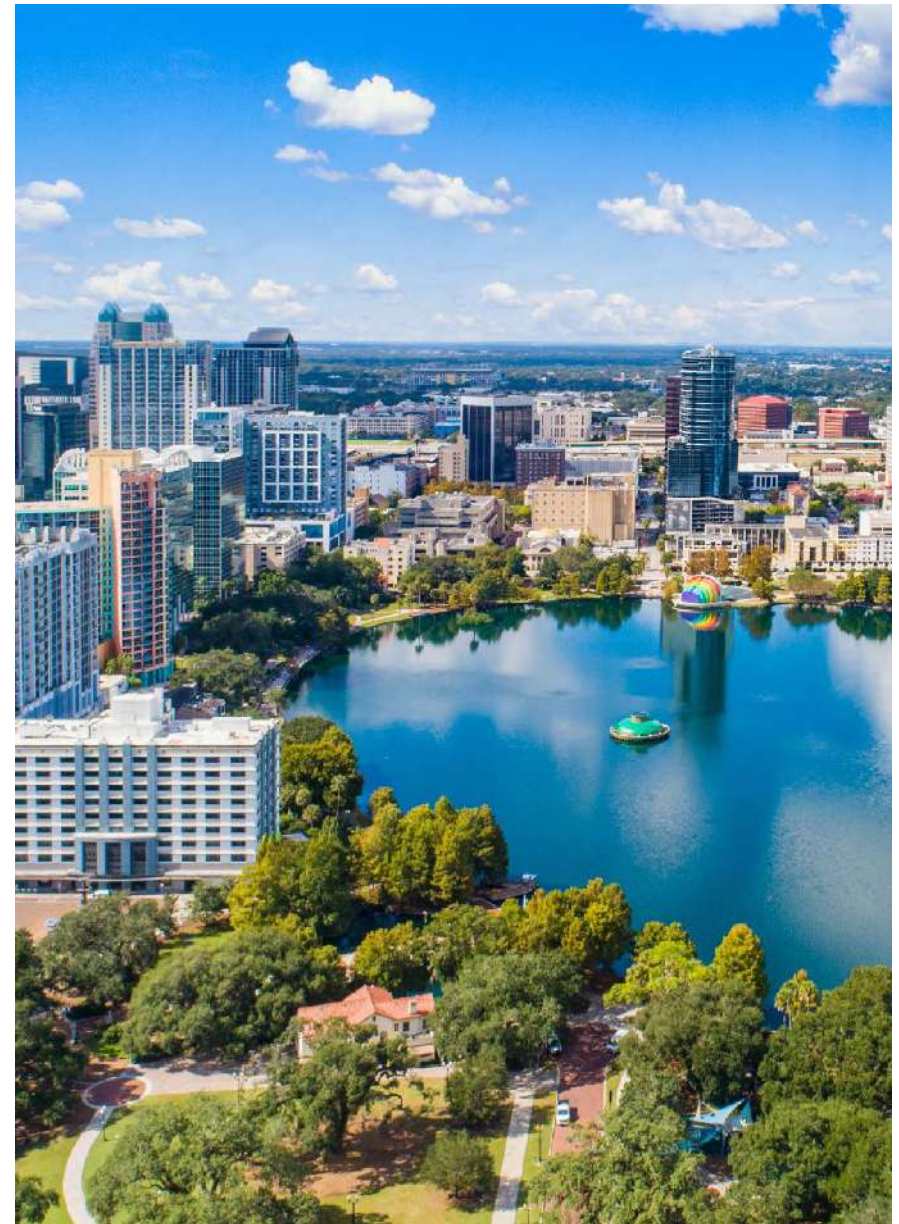
PRO-BUSINESS ENVIRONMENT

Florida has low state and local taxes, in addition to no state personal income tax, attracting businesses to the region.



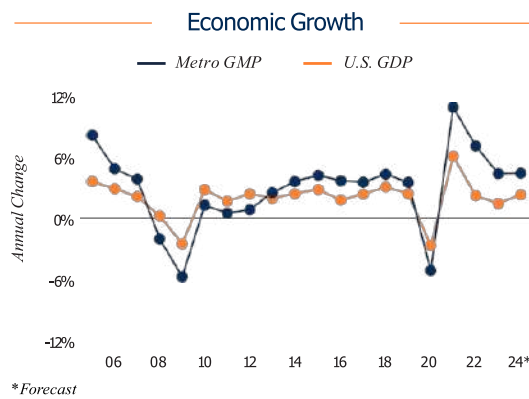
JOB AND POPULATION GROWTH

Orlando’s population is expected to increase by more than 225,000 people over the next five years, as job gains outpace the national average and position employers to hire from outside the metro.



ECONOMY

- Key industries in the region include aerospace and defense systems, modeling, simulation and training, digital media, tourism and biotechnology.
- Orlando is a top vacation and business convention destination and is home to theme parks and tourist attractions, which support retail sales and a notable hospitality sector.

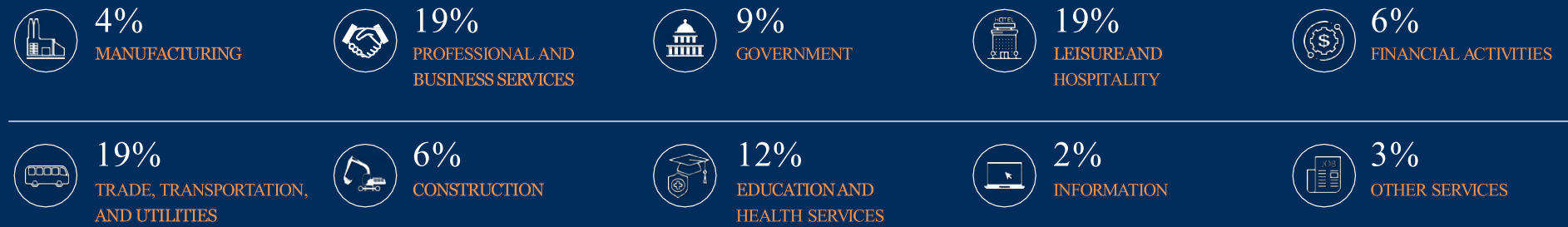


MAJOR AREA EMPLOYERS

- Walt Disney World Co.
- AdventHealth Orlando
- Publix Super Markets, Inc.
- Universal Orlando
- Orlando Health
- Busch Entertainment Corp.
- Lockheed Martin Corp.
- Marriott International, Inc.
- Darden Restaurants, Inc.
- Starwood Hotels & Resorts Worldwide, Inc.

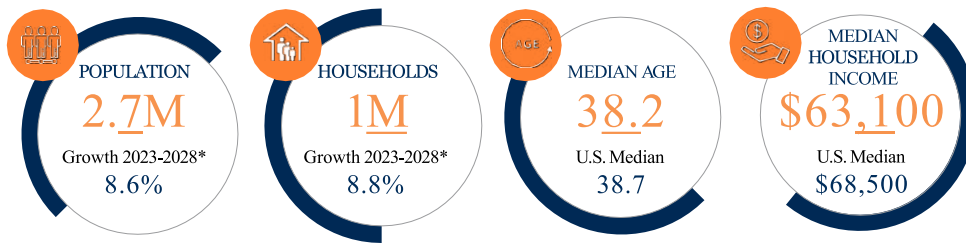


SHARE OF 2023 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The metro is expected to add over 225,000 people over the next five years, and during this period, roughly 135,000 households will be formed.
- A median age below the United States average contributes to a homeownership rate of 55 percent, which is slightly below the national rate.
- Those in the cohort of 20- to 34-year-olds comprise 21 percent of the local population, slightly above the U.S. level of 20 percent.



2023 POPULATION BY AGE



QUALITY OF LIFE

Orlando residents enjoy a remarkable quality of life, highlighted by a sunny climate, professional sports teams, outdoor recreational activities, cultural venues, world-famous attractions and beaches. The region offers health care facilities and exceptional community services, such as Orlando Regional Medical Center and AdventHealth Orlando. Cultural opportunities are offered at the Dr. Phillips Center for the Performing Arts, Orlando Repertory Theatre, Opera Orlando, the Orlando Ballet, and Bach Festival Society of Winter Park. The Kia Center in downtown is the Orlando Magic’s arena. Large educational institutions in the area include the University of Central Florida and Valencia College.

SPORTS

- Basketball | [NBA](#) | ORLANDO MAGIC
- Soccer | [MLS](#) | ORLANDO CITY SC
- Hockey | [ECHL](#) | ORLANDO SOLAR BEARS
- Soccer | [NWSL](#) | ORLANDO PRIDE
- Football | [NAL](#) | ORLANDO PREDATORS

EDUCATION

- SEMINOLE STATE COLLEGE
- LAKE-SUMTER STATE COLLEGE
- VALENCIA COLLEGE
- UNIVERSITY OF CENTRAL FLORIDA

ARTS & ENTERTAINMENT

- UNIVERSAL ORLANDO RESORT
- DISNEY WORLD
- DR. PHILLIPS CENTER FOR THE PERFORMING ARTS
- MORSE MUSEUM OF AMERICAN ART

**Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau*

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	11,053	120,992	332,372
2023 Estimate			
Total Population	10,470	114,530	314,295
2020 Census			
Total Population	10,068	113,252	314,390
2010 Census			
Total Population	7,519	99,542	277,150
Daytime Population			
2023 Estimate	14,638	190,422	476,457
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	5,260	54,767	148,099
2023 Estimate			
Total Households	4,968	51,640	139,442
Average (Mean) Household Size	2.2	2.2	2.2
2020 Census			
Total Households	4,813	49,905	134,640
2010 Census			
Total Households	3,491	44,230	120,399
HOUSEHOLDS BY INCOME			
	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	17.6%	9.4%	8.4%
\$150,000-\$199,999	9.5%	6.5%	5.8%
\$100,000-\$149,999	16.6%	14.6%	13.5%
\$75,000-\$99,999	14.8%	12.6%	12.6%
\$50,000-\$74,999	16.1%	17.8%	18.2%
\$35,000-\$49,999	8.7%	12.8%	12.5%
\$25,000-\$34,999	4.7%	8.4%	9.4%
\$15,000-\$24,999	4.7%	8.3%	8.7%
Under \$15,000	7.4%	9.6%	10.8%
Average Household Income	\$117,018	\$97,953	\$94,077
Median Household Income	\$88,280	\$64,955	\$60,841
Per Capita Income	\$55,603	\$44,359	\$42,011

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	10,470	114,530	314,295
Under 20	21.7%	19.2%	19.7%
20 to 34 Years	26.6%	26.4%	24.7%
35 to 49 Years	25.6%	22.6%	21.2%
50 to 59 Years	11.7%	12.3%	13.0%
60 to 64 Years	4.6%	5.2%	5.7%
65 to 69 Years	3.2%	4.0%	4.6%
70 to 74 Years	2.5%	3.5%	4.0%
Age 75+	4.0%	6.6%	7.0%
Median Age	35.8	37.4	38.5
Population by Gender			
2023 Estimate Total Population	10,470	114,530	314,295
Male Population	49.9%	49.9%	49.8%
Female Population	50.1%	50.1%	50.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	27.0	28.0



POPULATION

In 2023, the population in your selected geography is 314,295. The population has changed by 13.40 since 2010. It is estimated that the population in your area will be 332,372 five years from now, which represents a change of 5.8 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 38.5, compared with the U.S. average, which is 38.7. The population density in your area is 4,006 people per square mile.



EMPLOYMENT

In 2023, 203,418 people in your selected area were employed. The 2010 Census revealed that 64.5 percent of employees are in white-collar occupations in this geography, and 16.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSEHOLDS

There are currently 139,442 households in your selected geography. The number of households has changed by 15.82 since 2010. It is estimated that the number of households in your area will be 148,099 five years from now, which represents a change of 6.2 percent from the current year. The average household size in your area is 2.2 people.



HOUSING

The median housing value in your area was \$328,254 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 62,506.00 owner-occupied housing units and 57,880.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$60,841, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 39.28 since 2010. It is estimated that the median household income in your area will be \$70,266 five years from now, which represents a change of 15.5 percent from the current year.

The current year per capita income in your area is \$42,011, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$94,077, compared with the U.S. average, which is \$100,106.

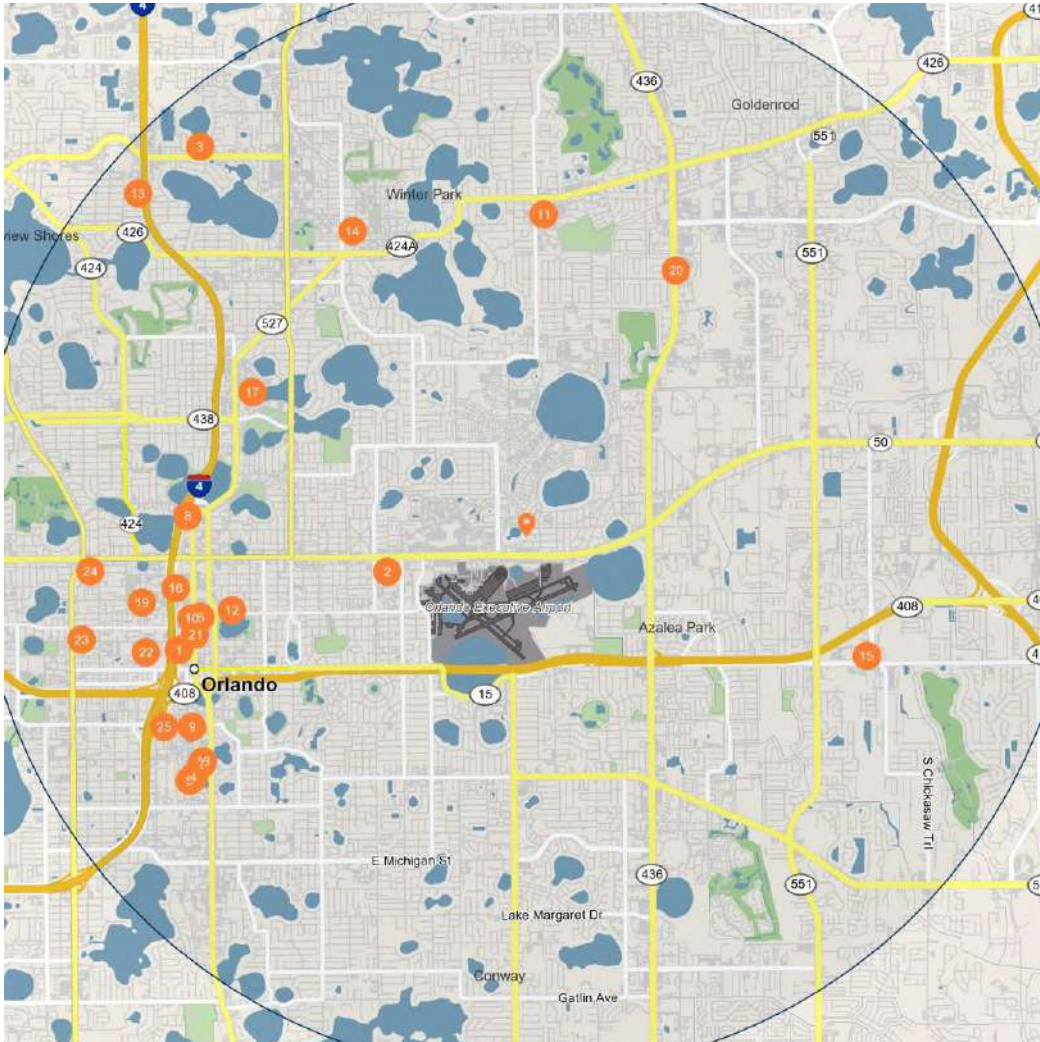


EDUCATION

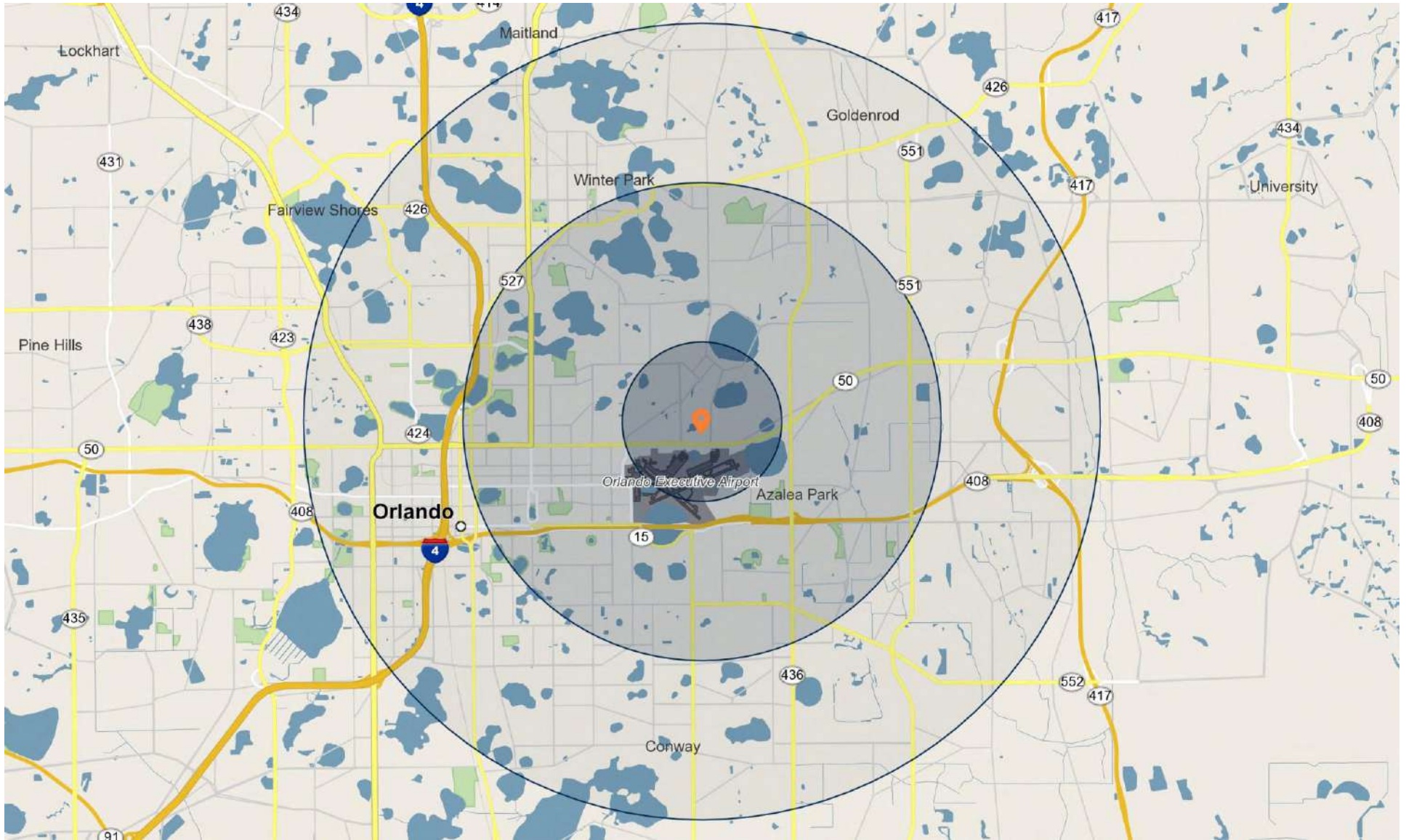
The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 13.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 24.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.0 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 24.8 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.7 percent in the selected area compared with the 20.1 percent in the U.S.



Major Employers		Employees
1	Plansource Financial Svcs Inc	5,178
2	Careers Usa Inc	4,954
3	Careers Usa Inc	4,953
4	Winnie Plmer Hosp For Wmen Bbi	4,647
5	Orlando Health Inc-Arnold Palmer Hospital	3,328
6	Diocese of Orlando Human Concr	3,000
7	Orlando Health Inc-Orlando Regional Medical Ctr	3,000
8	Full Sail Inc-Full Sail University	2,355
9	Board of Governors State Unive	1,917
10	Jacobs Solutions Inc	1,879
11	Winter Pk Healthcare Group Ltd-Adventist Hlth System/Sunbelt	1,579
12	Greystar Rs Group LLC	1,450
13	Ahs/Central Texas Inc	1,380
14	Anc Healthcare Inc	1,359
15	Ahs/Central Texas Inc	1,338
16	Central Fla Rgional Trnsp Auth-Lynx	1,300
17	Adventist Hlth Systm/Snbelt In-Adventhealth Orlando	1,300
18	Orlando Health Inc-Orlando Regional Medical Ctr	1,293
19	Board of Gvrnors State Univ Sy-Ucf Executive Development Ctr	1,121
20	Full Sail LLC	947
21	Bento Group LLC-Bento Cafe	800
22	Board of Gvrnors State Univ Sy	678
23	Labor Ready Southeast III LP-Labor Ready	666
24	Goodings Supermarkets Inc-Goodings Bakery	660



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