



3,760 SF  
OFFICE BUILDING

**FOR  
SALE** **2826  
SHADER  
ROAD**

ORLANDO, FL 32809





# PROPERTY HIGHLIGHTS

Discover a rare opportunity to own a versatile freestanding office building with industrial zoning, offering unmatched flexibility and future potential. Strategically located near Orlando's Central Business District, this property combines accessibility, functionality, and expansion possibilities—all in one prime location.

## Key Features

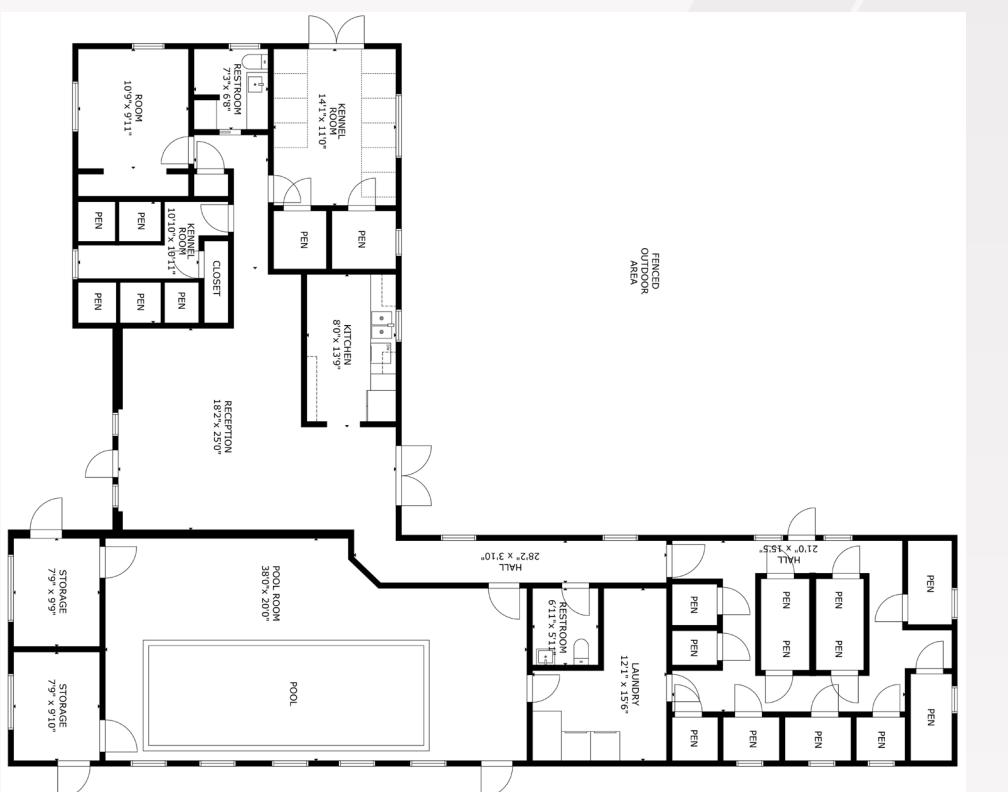
- **Freestanding Office Building** near the corner of Shader Road & Orange Blossom Trail (OBT)
- **Property Size:** .46 AC
- **Total Building Size:** 3,760 SF
- **Parking:** 13 dedicated spaces with potential for additional parking in the rear
- **Flexible Interior Layouts:** Multiple office configurations to suit various business needs
- **Amenities:** Includes 2 restrooms and an indoor pool
- **Current Use:** Dog boarding facility (Previously operated as a physical therapy center)

## Zoning & Location Advantages

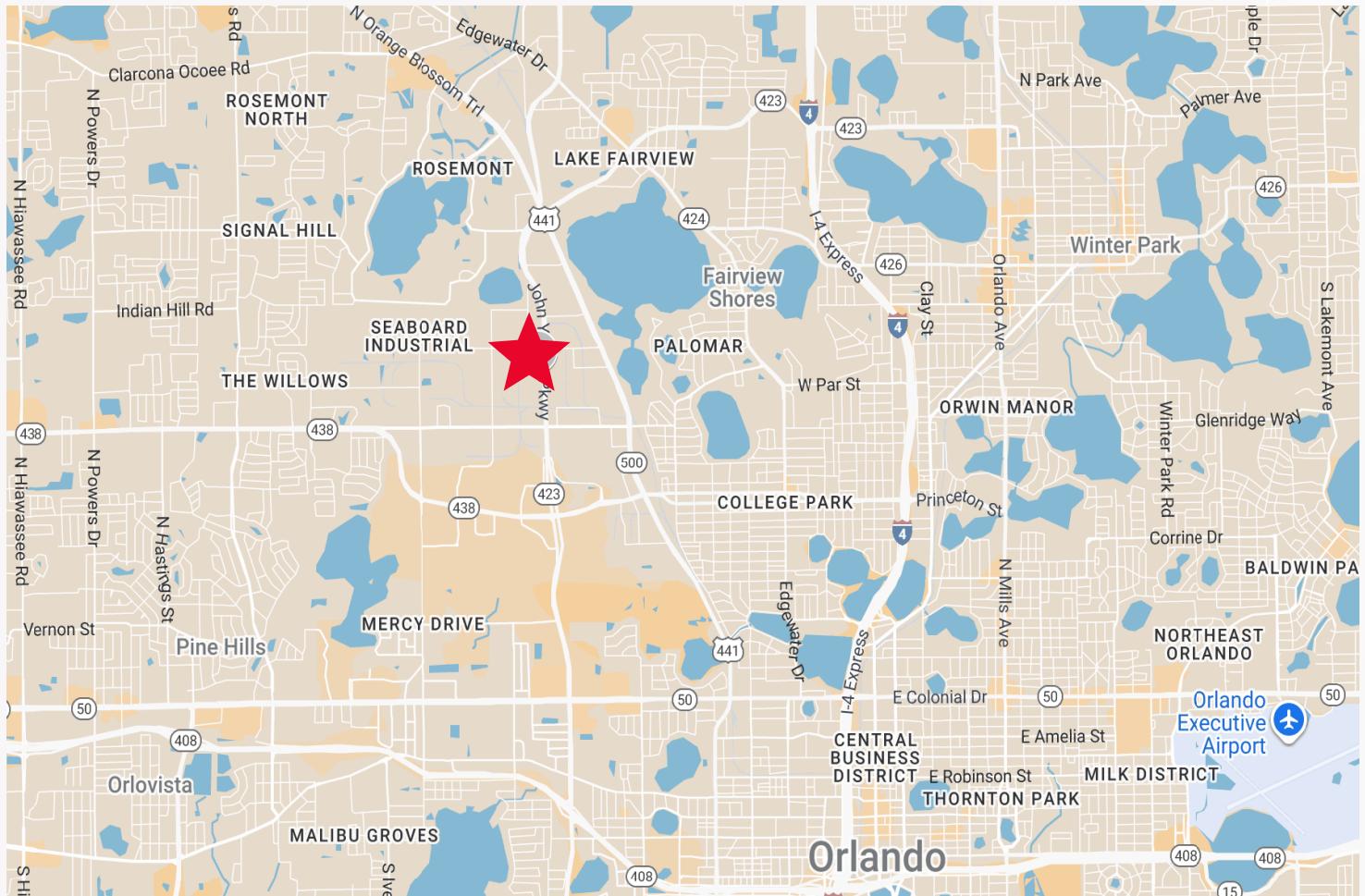
- **Industrial Zoning:** Allows for a wide range of heavier commercial and industrial uses
- **Prime Access:** Minutes from I-4, SR 408, and SR 50—ideal for logistics, commuting, and client access
- **Excess Land:** Ideal for future development, outdoor property storage, or expanded parking

This property is perfect for businesses seeking a dynamic space with room to grow. Whether you're in professional services, light industrial, or specialty use, 2826 Shader Road offers the flexibility to evolve with your vision.

## FLOOR PLAN



# THE LOCATION



## DEMOGRAPHICS

POPULATION  
2024

AVG. HOUSEHOLD  
INCOME

TOTAL  
HOUSEHOLDS

2 Mile	36,443	\$76,927	14,524
5 Mile	291,606	\$80,105	117,346
10 Mile	1,008,231	\$83,953	393,966

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