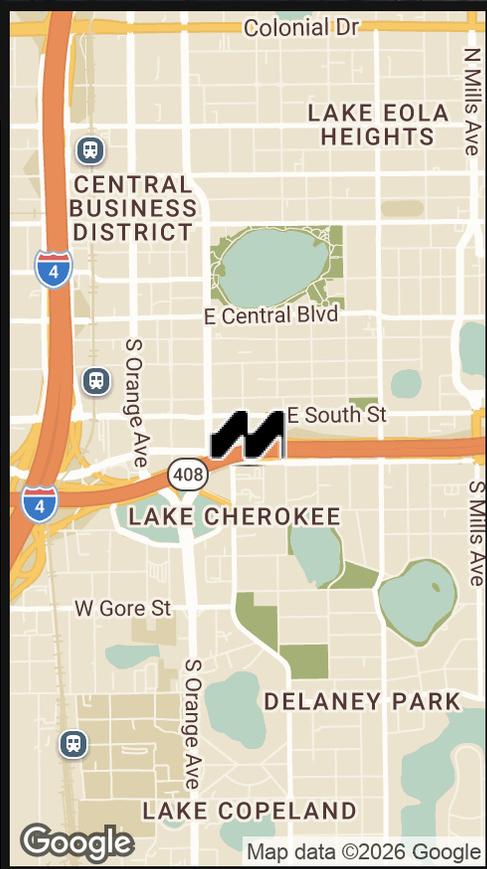




Liberty Management Building

314 E ANDERSON ST, ORLANDO, FL 32801



Immersed in your professional clientele in the vibrant Orlando market, the location offers proximity to renowned businesses, dining, and entertainment options, making it an attractive hub for office building investors. Situated south of the true city downtown, the immediate Lake Cherokee Historic District sub-market boasts access to prominent landmarks such as Lake Eola Park, Kia Center, Dr. Philips Center for performing arts, and the vibrant Thornton Park district. With its dynamic mix of corporate centers, cultural venues, and trendy eateries, the location presents a compelling opportunity for businesses seeking a strategic presence in this flourishing economic center. Embrace the energy of downtown Orlando while positioning your investment for success in this thriving urban landscape. With convenient access to the SR-408, which provides an immediate route to all the major Orlando metros in minute.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY
JOSIAH MOORE

407.304.8485

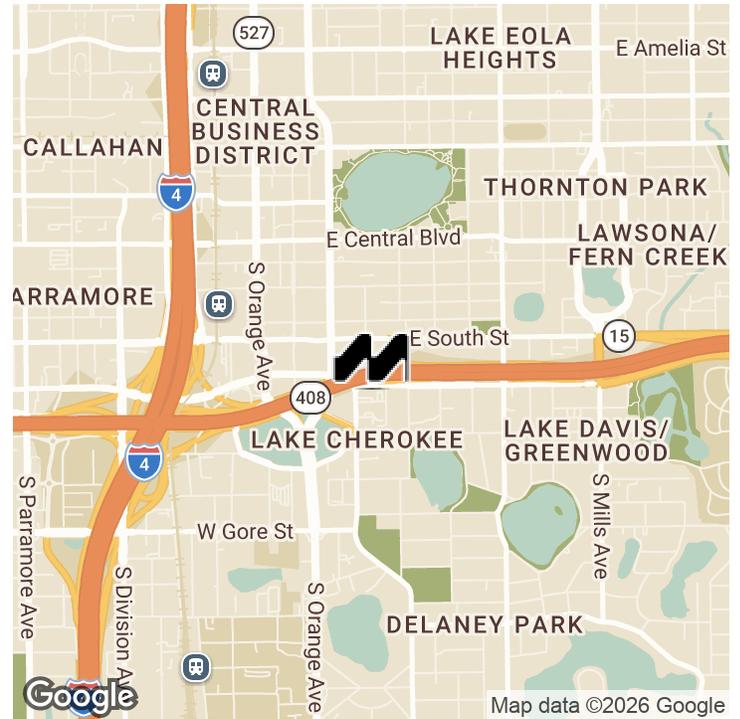
jmoore@millenia-partners.com



EXECUTIVE SUMMARY

314 E ANDERSON ST, ORLANDO, FL 32801

Liberty Management Building



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	2,625 SF
Vacancy:	100%
Lot Size:	8,621 SF
Use:	Professional Office
Parking:	6-Fee Simple
Year Built:	1920
Condition:	Move-in Ready
Zoning:	O-1/HP/T/AN
Positioning:	Owner-user/Investor
Submarket:	SODO
Traffic Count:	12,000

PROPERTY OVERVIEW

Take advantage of this move-in-ready office investment opportunity ideal for a wide range of lawyers, real estate professionals, and professional services at the 2,625 SF office building located at 314 E Anderson St, Orlando. This well-maintained property, which was the former home of Liberty Management Services, was built in 1920 and seamlessly blends classic charm with modern functionality. With a flexible O-1/HP/T/AN zoning, it is the perfect canvas for businesses seeking a prime location in the heart of Orlando. This property is ideally suited for professionals seeking an exceptional location with well-maintained historic appeal. Don't miss the chance to make this well-priced office site the new address for your professional services use.

PROPERTY HIGHLIGHTS

- 2,625 SF office building
- Renovated in 2025 with a 30/30/30 roof warranty, kitchen remodel, and new paint.
- Flexible O-1/HP/T/AN zoning, which is ideal for a wide range of professional services
- Prime location in the Lake Cherokee Historic District of Orlando
- Move-in ready for owner-users or value-add investors
- Immediate access to the Eastbound 408 Ramp 100 ft outside the parking lot.

PRESENTED BY
JOSIAH MOORE
407.304.8485
jmoore@millenia-partners.com

OFFICE BUILDING
For Sale

ADDITIONAL PHOTOS

Liberty Management Building

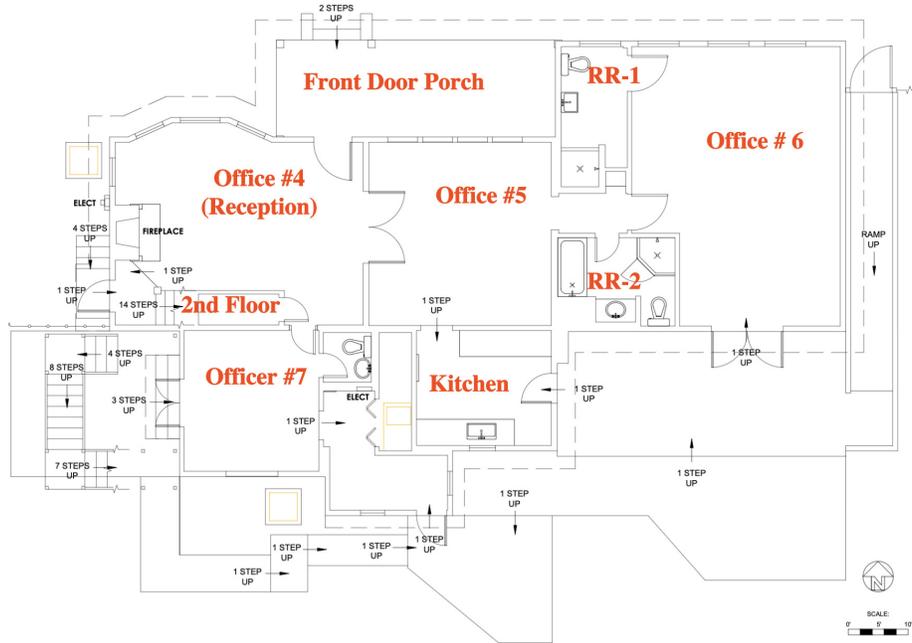


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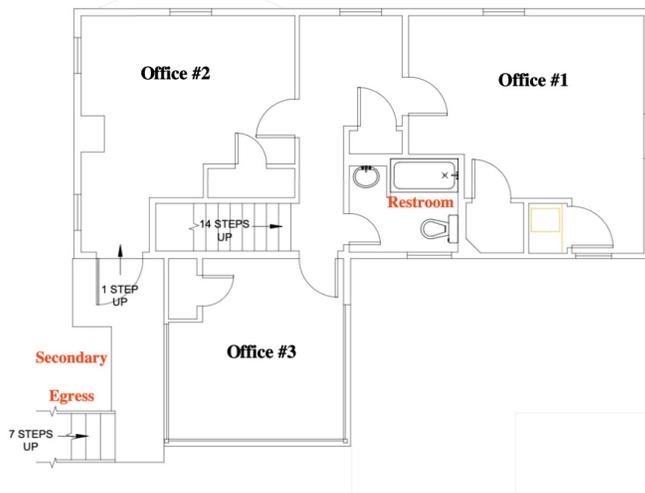
OFFICE BUILDING
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INTERIOR FLOOR PLANS

314 E ANDERSON ST, ORLANDO, FL 32801



SECOND FLOOR



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407.304.8485
jmoore@millenia-partners.com

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MARKET OVERVIEW

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Liberty Management Building



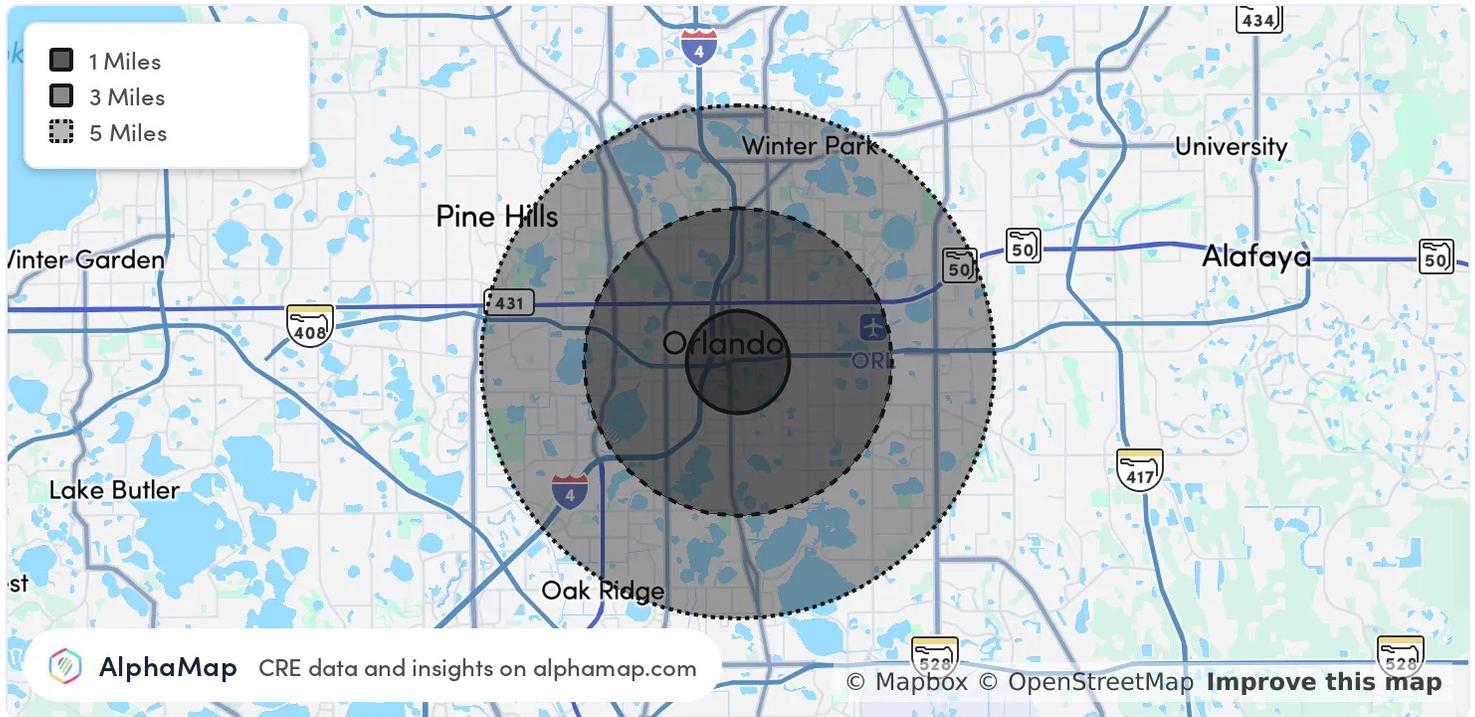
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OFFICE BUILDING
For Sale

AREA ANALYTICS

314 E ANDERSON ST, ORLANDO, FL 32801

Liberty Management Building



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,135	109,783	318,735
Average Age	44	41	40
Average Age (Male)	43	41	39
Average Age (Female)	45	42	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,037	51,714	132,850
Persons per HH	1.7	2.1	2.4
Average HH Income	\$119,821	\$107,957	\$95,687
Average House Value	\$589,057	\$490,812	\$418,970
Per Capita Income	\$70,482	\$51,408	\$39,869

Map and demographics data derived from AlphaMap

PRESENTED BY
JOSIAH MOORE
407.304.8485
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OFFICE BUILDING
For Sale