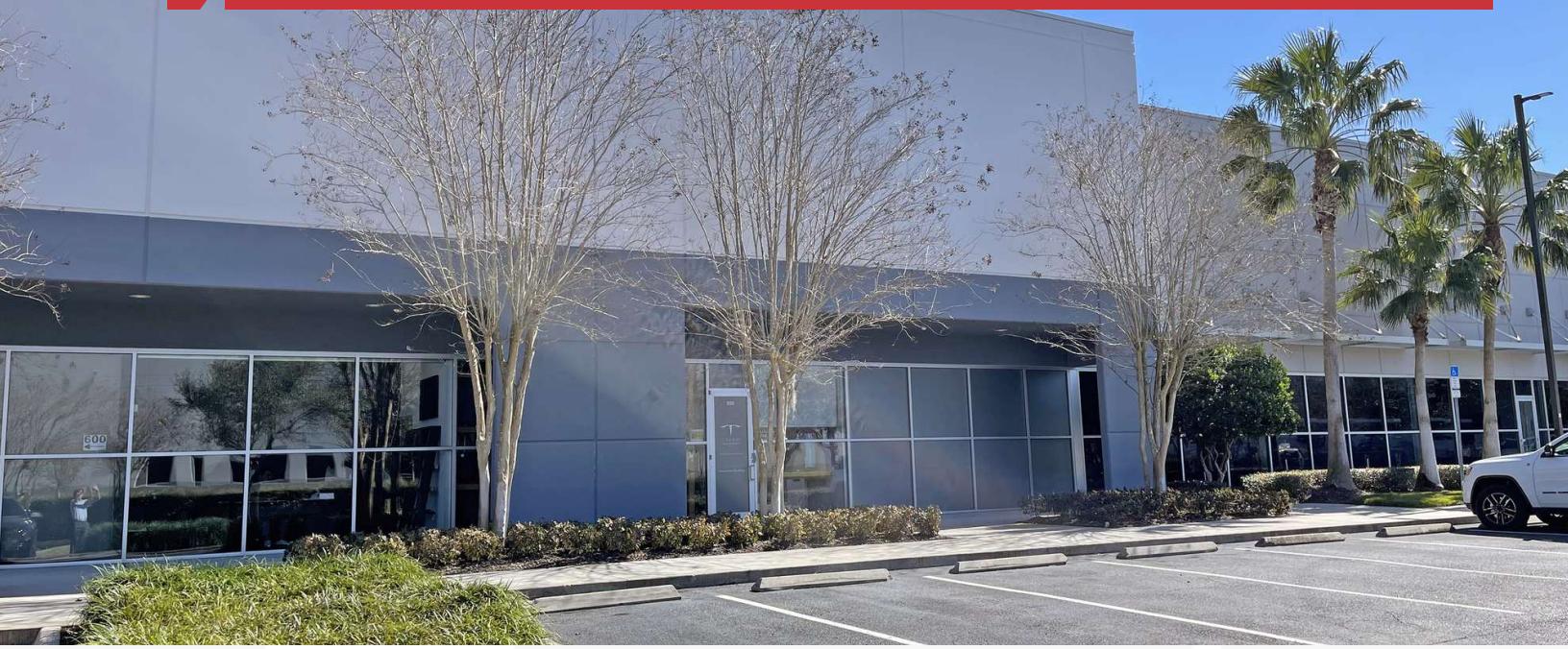


For Sublease

# Lee Vista Business Center Sublease Space

6,699 SF | \$16.00 / SF



**7443 Emerald Dunes Drive, Suite 900**

Orlando, Florida 32822

## Property Highlights

- 6,699± SF dock-high warehouse space
- One (1) dock-high overhead door and one (1) ramp with overhead door
- Large office/open work area, large break room and restroom - remainder of space is warehouse
- Clear height: 30'
- Zoning: I-P/AN - wide variety of uses allowed
- Sublease expires May 31, 2028
- Close to OIA, with easy access to Goldenrod Road, SR 528 (Beeline), SR 417 (GreeneWay), Sand Lake Rd & I-4
- 5,340± SF warehouse space can be leased alone

**Sublease Rate: \$16.00 / SF NNN**



For more information

**Kevin O'Connor**

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kocConnor@realvest.com

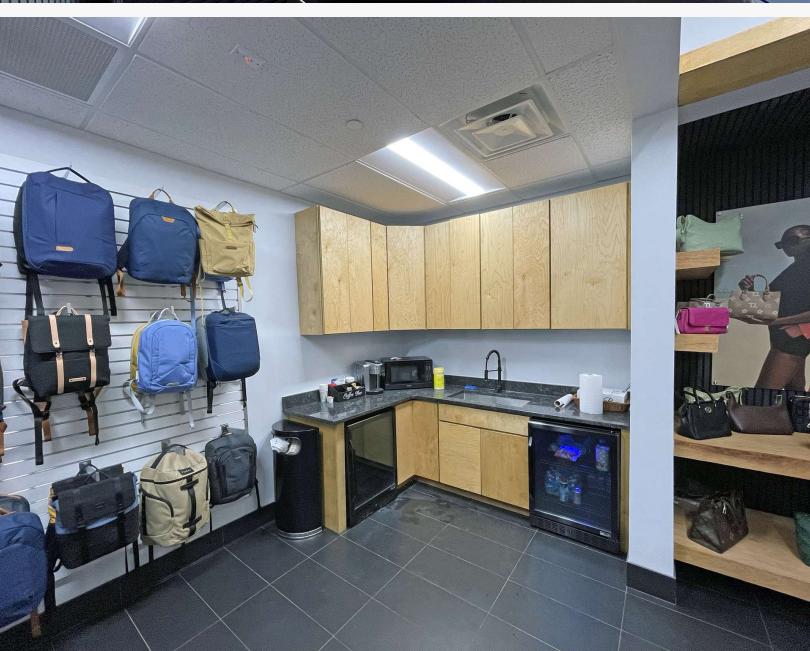
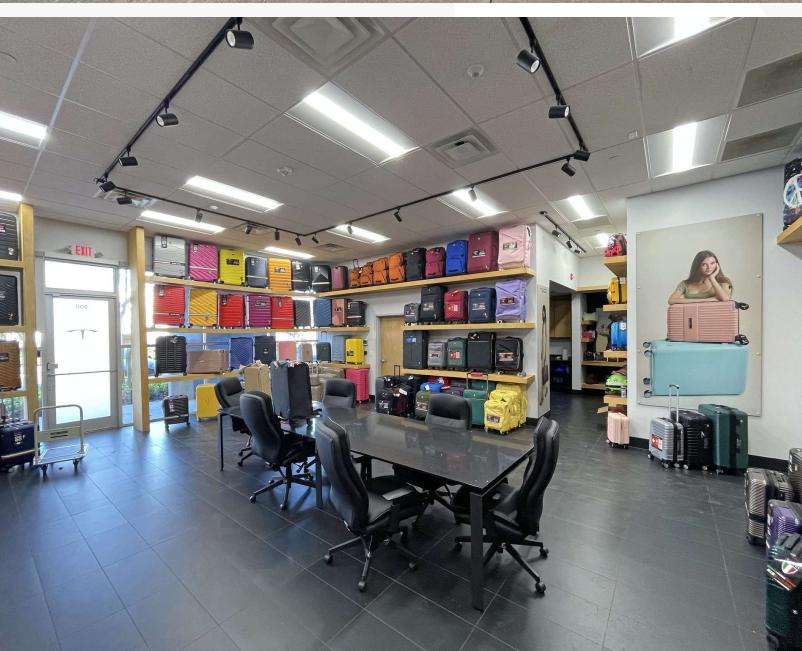
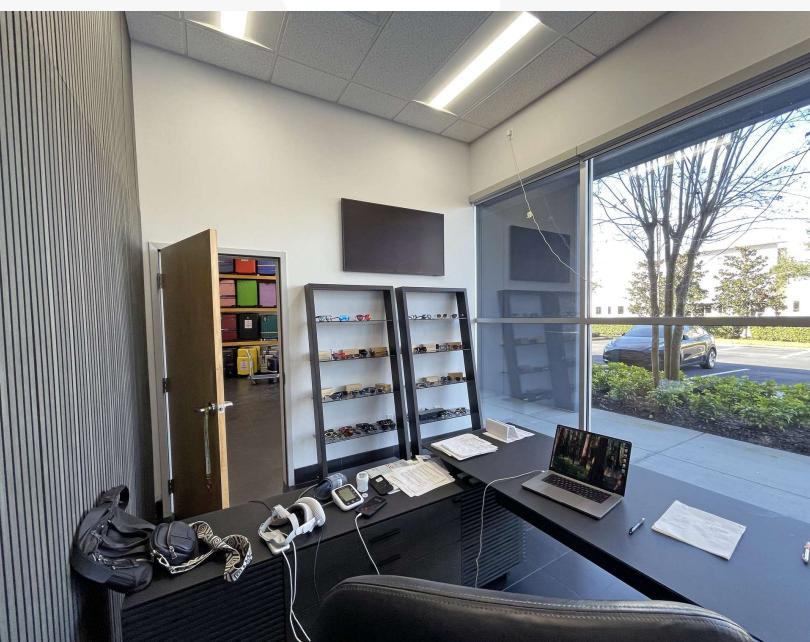
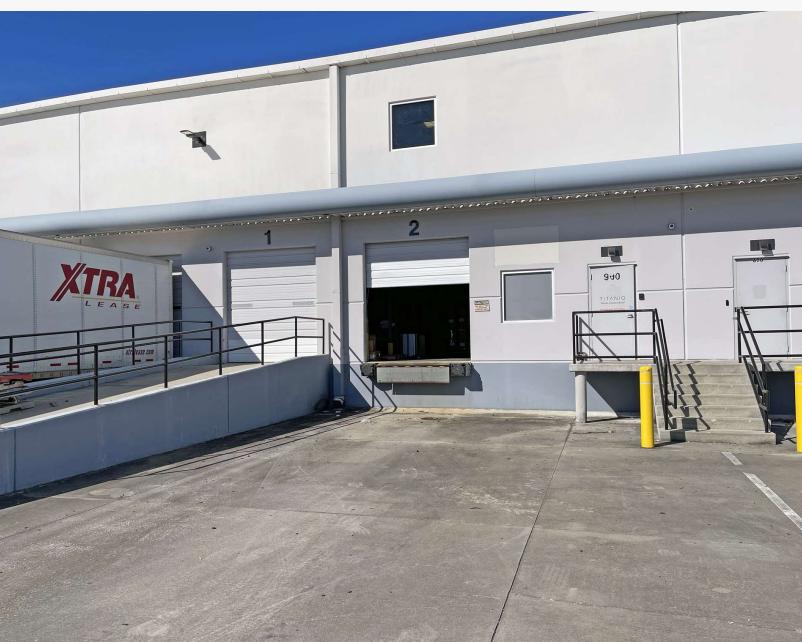
**Matthew Cichocki**

O: 407 949 0738  
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**Jake Cordes**

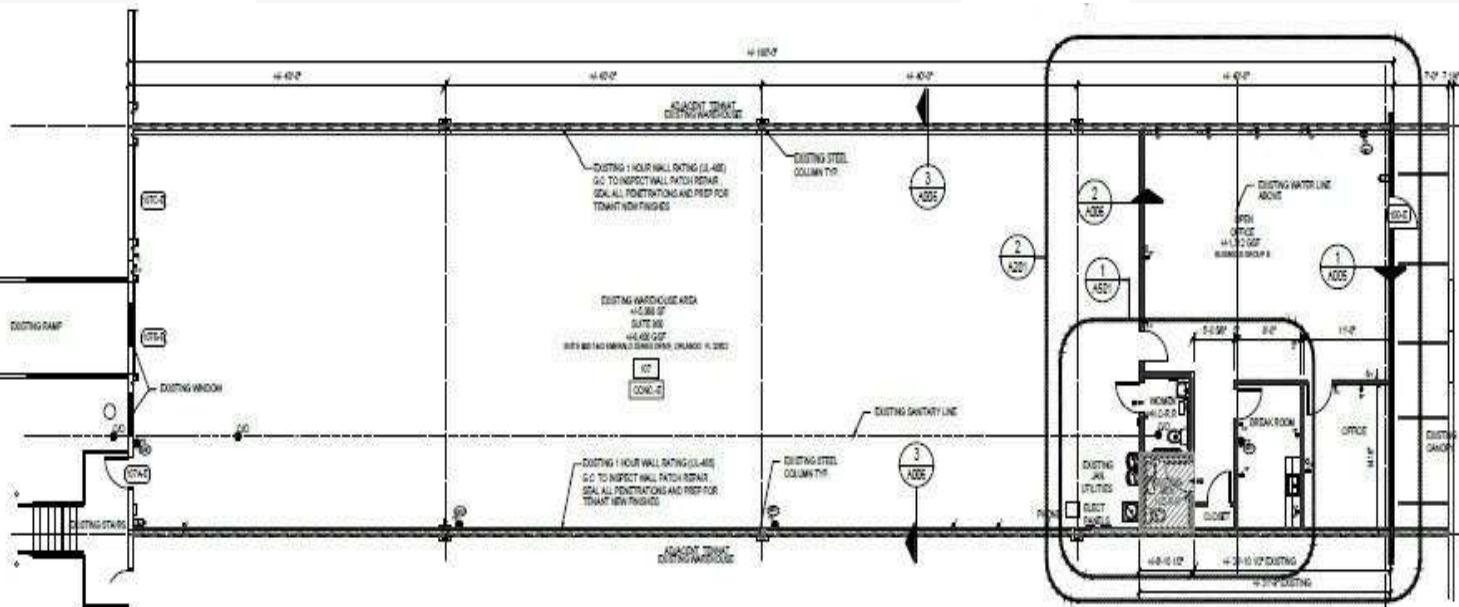
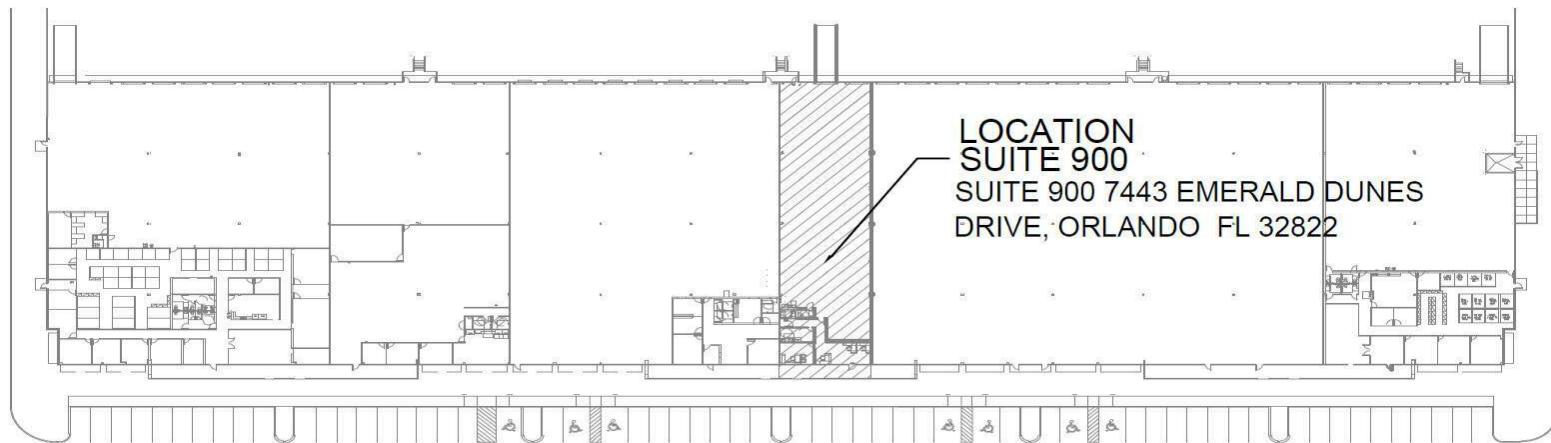
O: 407 949 0729  
jcordes@realvest.com

# Property Photos



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

## Floor Plans

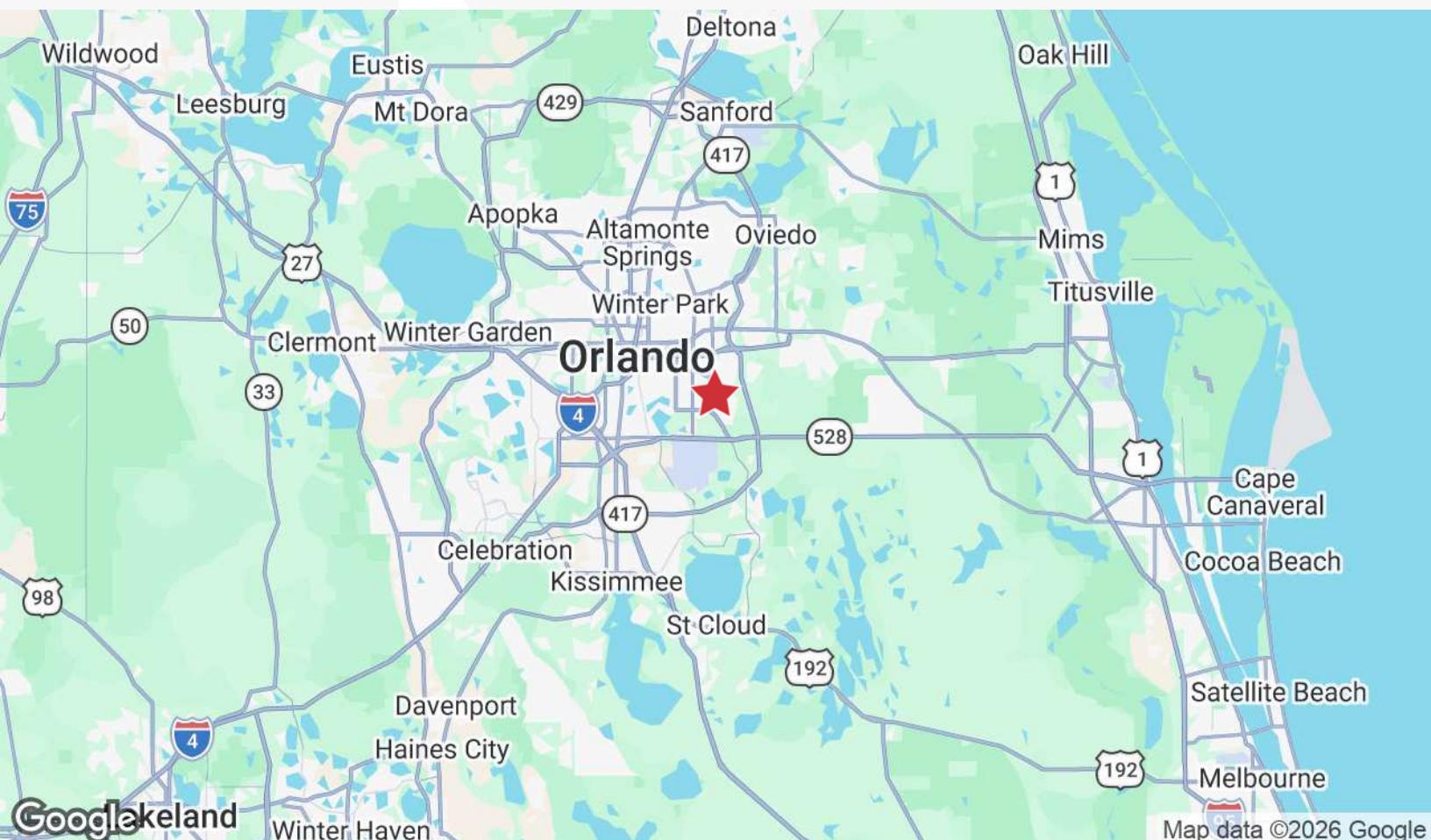
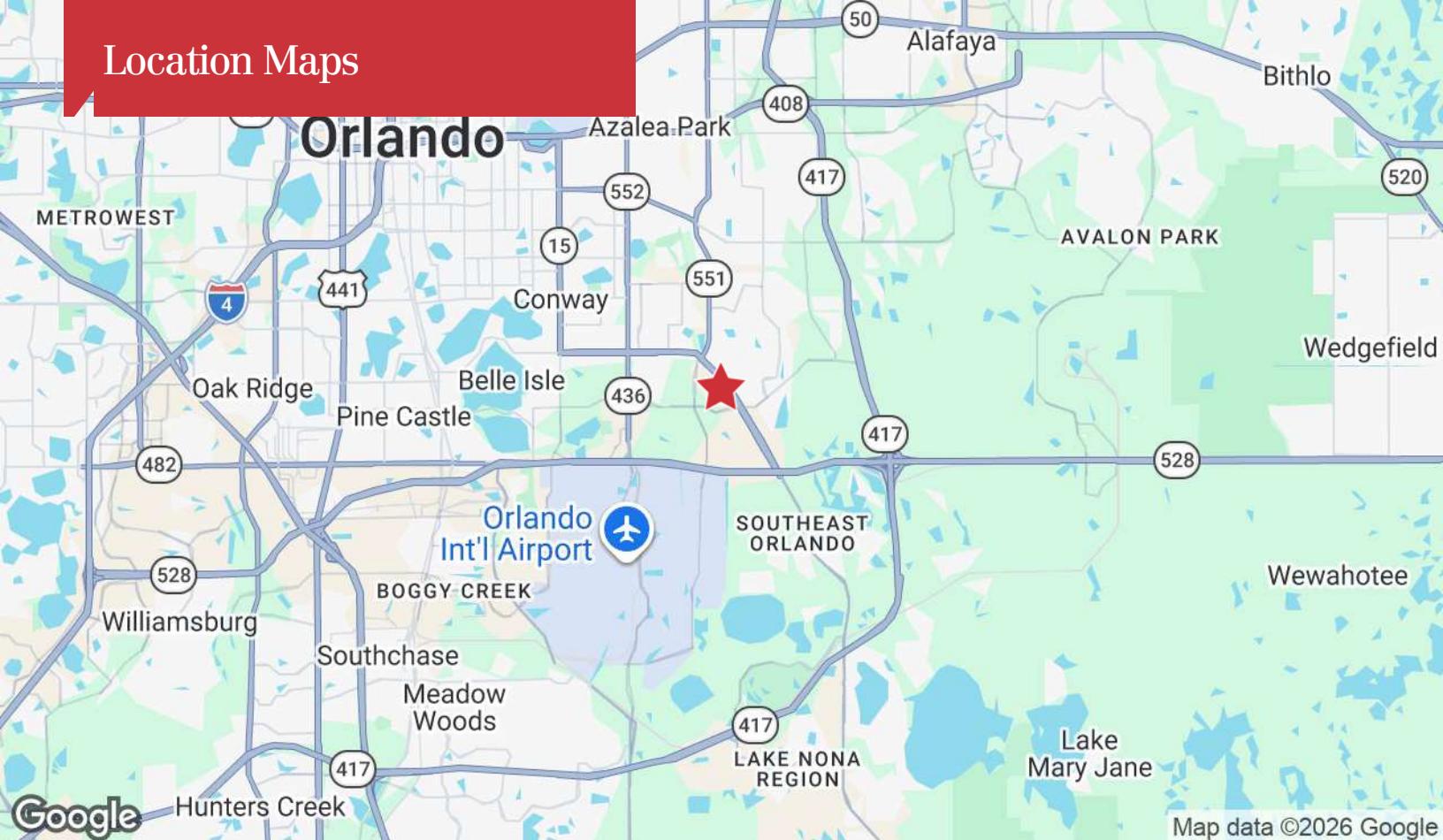


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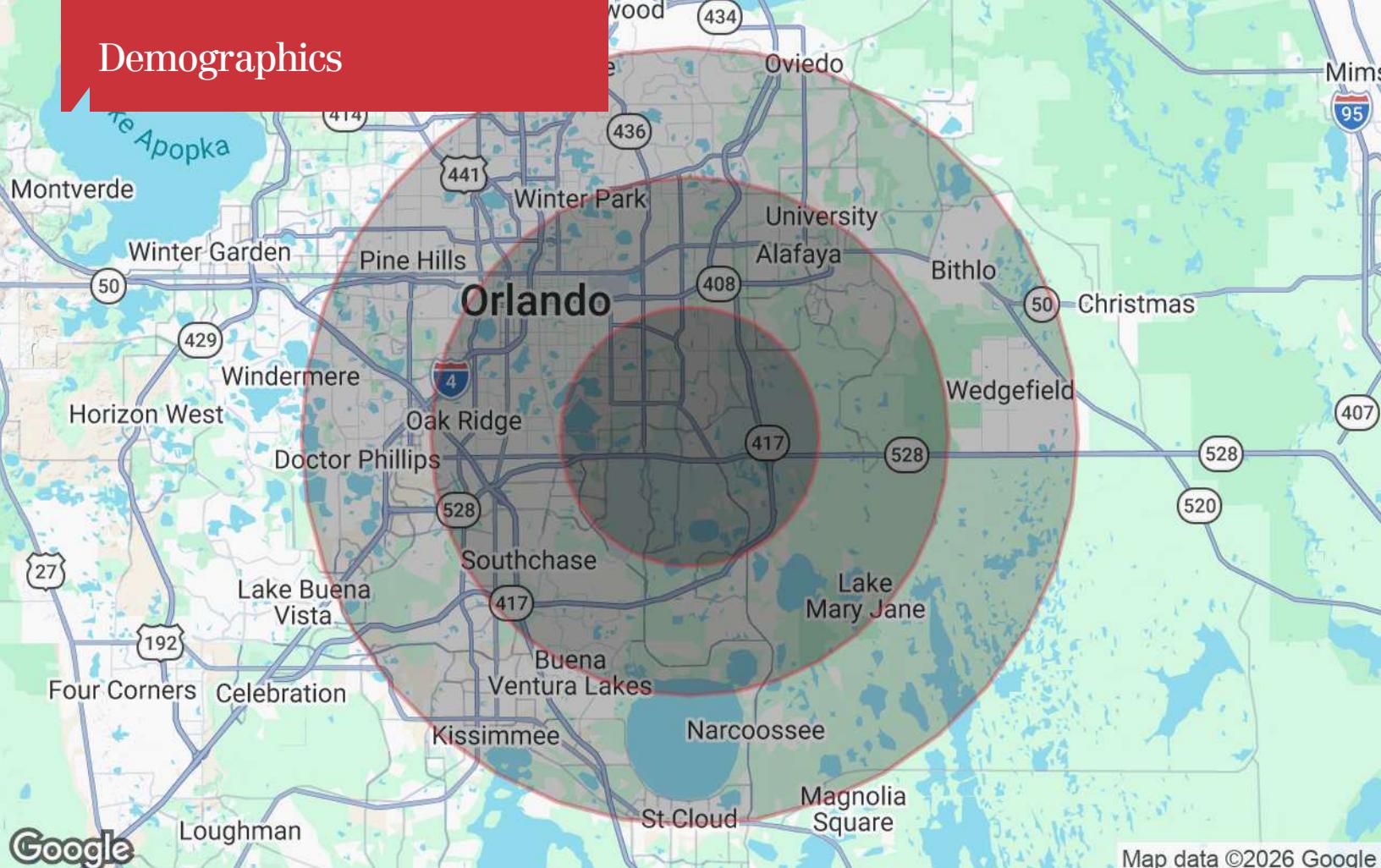
**NAI Realvest®**

## Location Maps



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# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	157,432	692,182	1,538,287
MEDIAN AGE	39	39	39
MEDIAN AGE (MALE)	38	38	38
MEDIAN AGE (FEMALE)	40	39	40

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	57,807	250,183	563,477
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$98,987	\$97,924	\$97,310
AVERAGE HOUSE VALUE	\$347,645	\$373,557	\$395,641

\* Demographic data derived from 2020 ACS - US Census

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