

FOR SALE



OFFICE PROPERTY

635 KITTREDGE DR, ORLANDO, FL 32805



PROPERTY HIGHLIGHTS

- 1,560 SF +/- Office Zoning: 0-1
- Land Size: 0.25 acres FLU: Office Low
- Frontage US Hwy 17: 128 Linear Foot +/-
- 2 Offices, Conference Room, 2 Bathrooms,
Kitchen, Front Lobby/Waiting Room/Break Room
- Close to: SR 50, Hwy 441, I-4, SR 408, I-75, SR
423, Creative Village, Downtown Orlando,
Camping World Stadium, Kia Center, Orlando City
Soccer Stadium, College Park, Packing District
- Purchase Price: \$515,000 Price Per SF: \$330

33,162 vehicles Per Day
Colonial Dr – 130 feet
from Property

Molly Garrett

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Licensed Commercial Real Estate Agent

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AERIAL OVERVIEW



Median Lane Access
to Kittredge Dr

0.10 AC of backyard
space that could be
utilized

DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	8,565	97,393	317,783
Households:	3,410	43,980	131,021
AVG HH \$:	\$84,397	\$91,886	\$81,302

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PACKING DISTRICT Highlights of Anchor Development:

- YMCA Family Center
- Regional Park and Trails
- Food Hall
- 4Roots Farm & Agriculture Center
- Townhomes & Multi-Family Residential

97 AC of land currently industrial/commercial to be converted to mixed-use and residential

105 AC of dedicated regional park, including 40 AC urban farm

3,500 units of projected residential

1 million SF of projected retail and office space

CREATIVE VILLAGE Development Highlights:

Represents over \$700M in development activity

260 mixed-income apartments

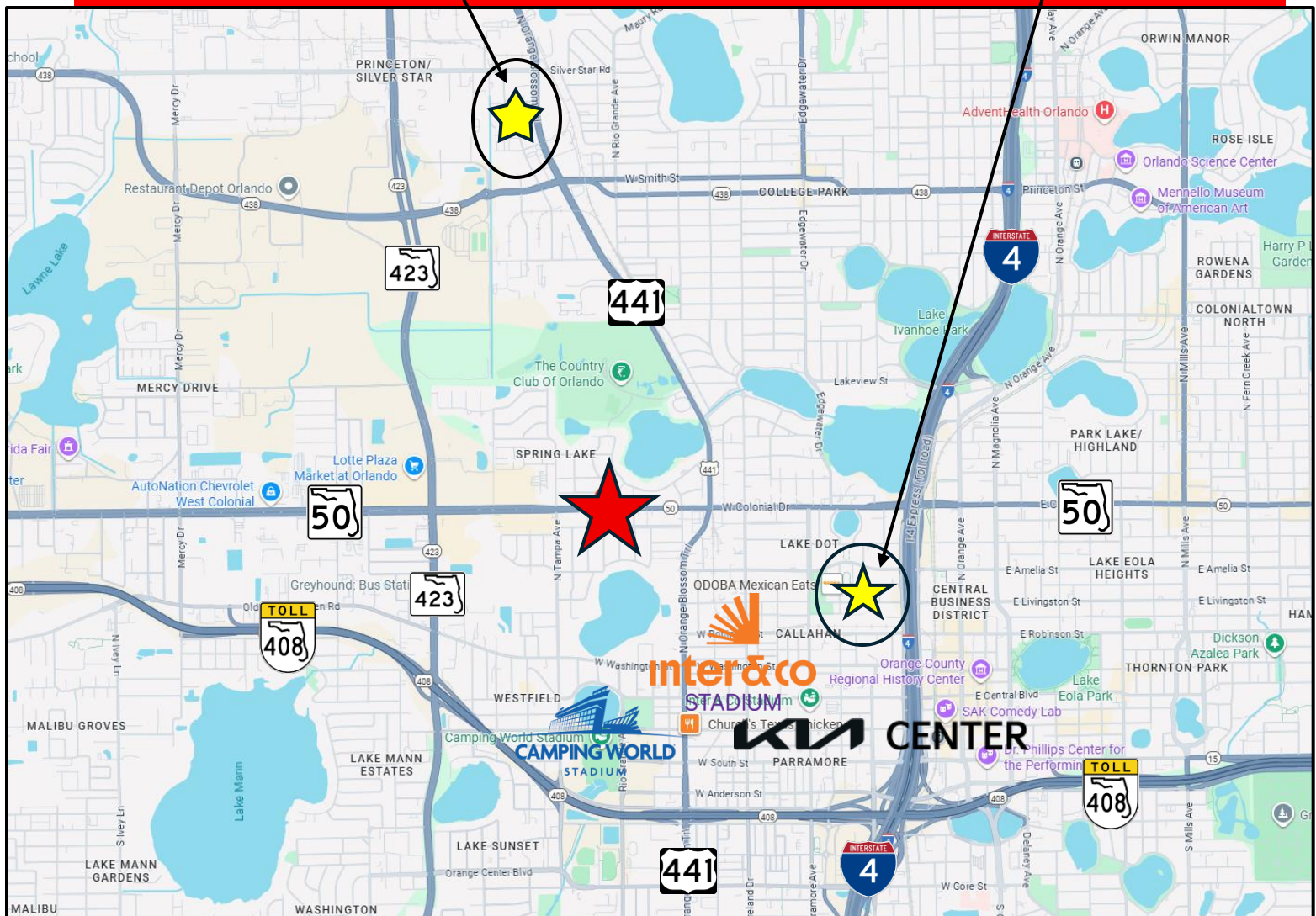
640 purpose-built student housing

701 market-rate apartments

176,000 SF Electronic Arts Orlando Studio corp. anchor

28,000 SF ground floor commercial

2.3 AC Luminary Green Park



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