

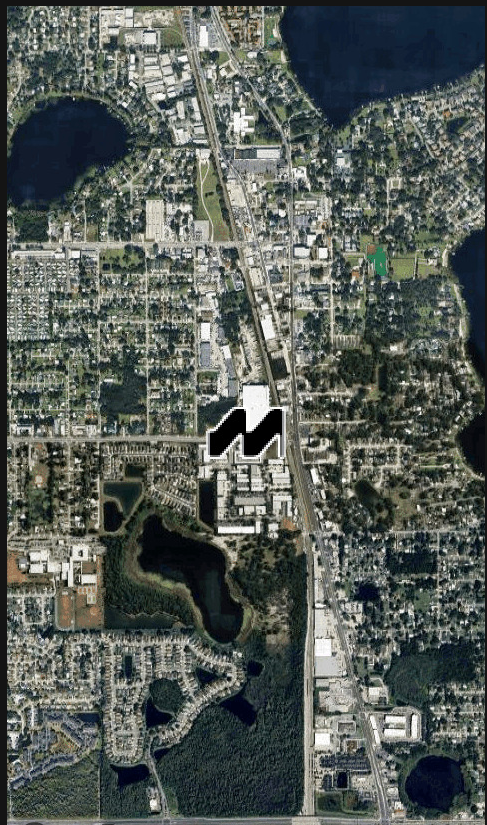


Pinecastle Flex Space

6413 PINECASTLE BLVD SUITE 3, ORLANDO, FL 32809

Property Highlights

- Full HVAC Flex Space
- 6 miles from Orlando International Airport
- Minutes away from State Road 528, & Sand Lake Road
- Walking distance to Sunrail station



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

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EXECUTIVE SUMMARY

6413 PINECASTLE BLVD SUITE 3, ORLANDO, FL 32809

Pinecastle Flex Space



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	2,539 SF
Available SF:	2,539 SF
Year Built:	2005
Zoning:	Industrial/Flex
Market:	Southeast Orlando
Submarket:	Pinecastle

PROPERTY OVERVIEW

This flex space is perfect for anyone business owner wanting optimal warehouse space with an ideal office layout. With approximately 1,000sf of office that can be shrunk and the remaining warehouse with 2 grade level bay doors, it is a perfect building for a variety of commercial needs.

LOCATION OVERVIEW

Located in the heart of Pinecastle, this flex space is ideally located near Sand Lake Rd, Interstate 528 and the Orlando International Airport. Accessible via South Orange Ave and Lancaster Rd, this property benefits from a combined daily traffic count of 55,000 vehicles, ensuring convenience for both customers and clients.

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ADDITIONAL PHOTOS

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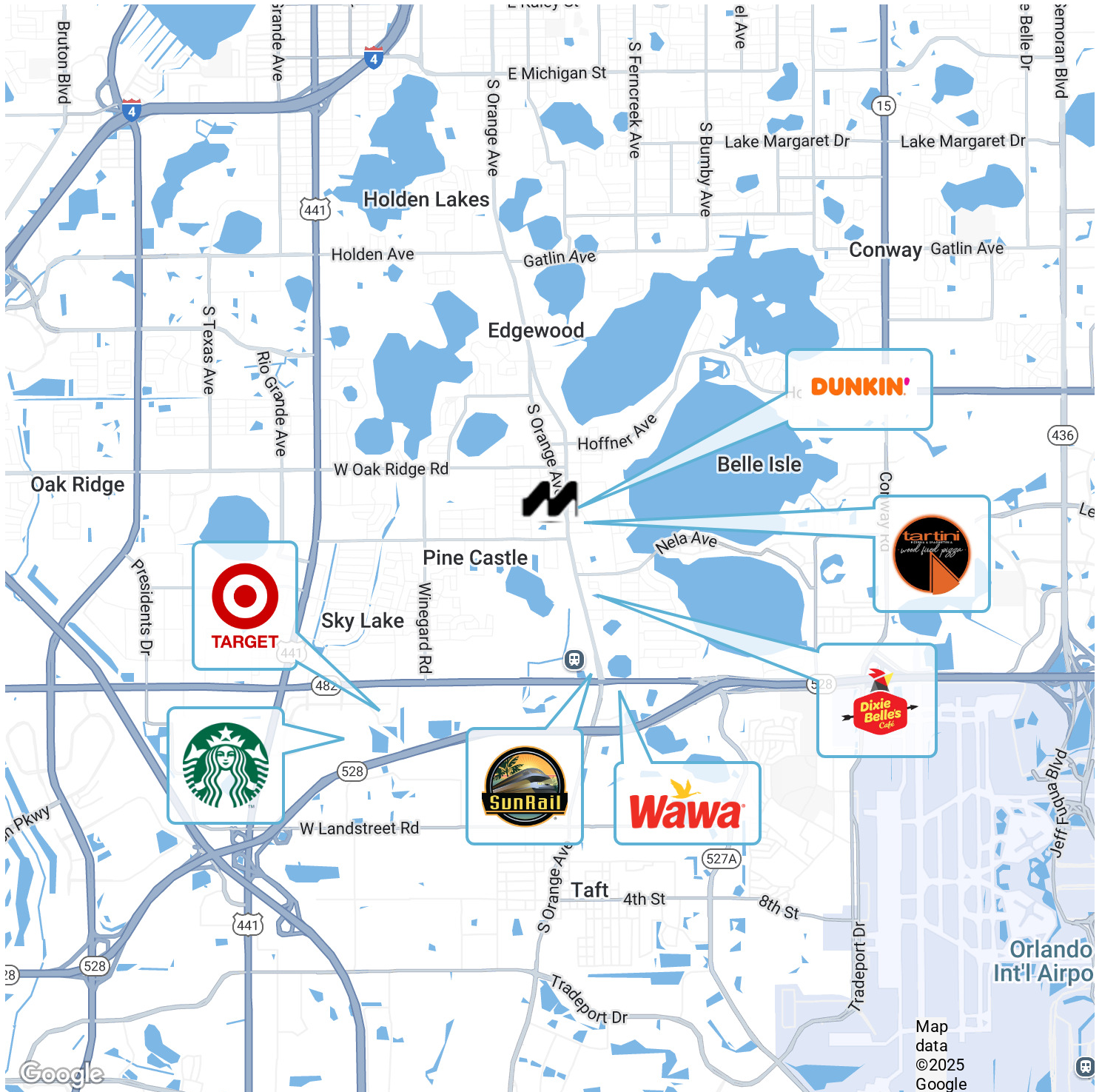


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LOCATION MAP

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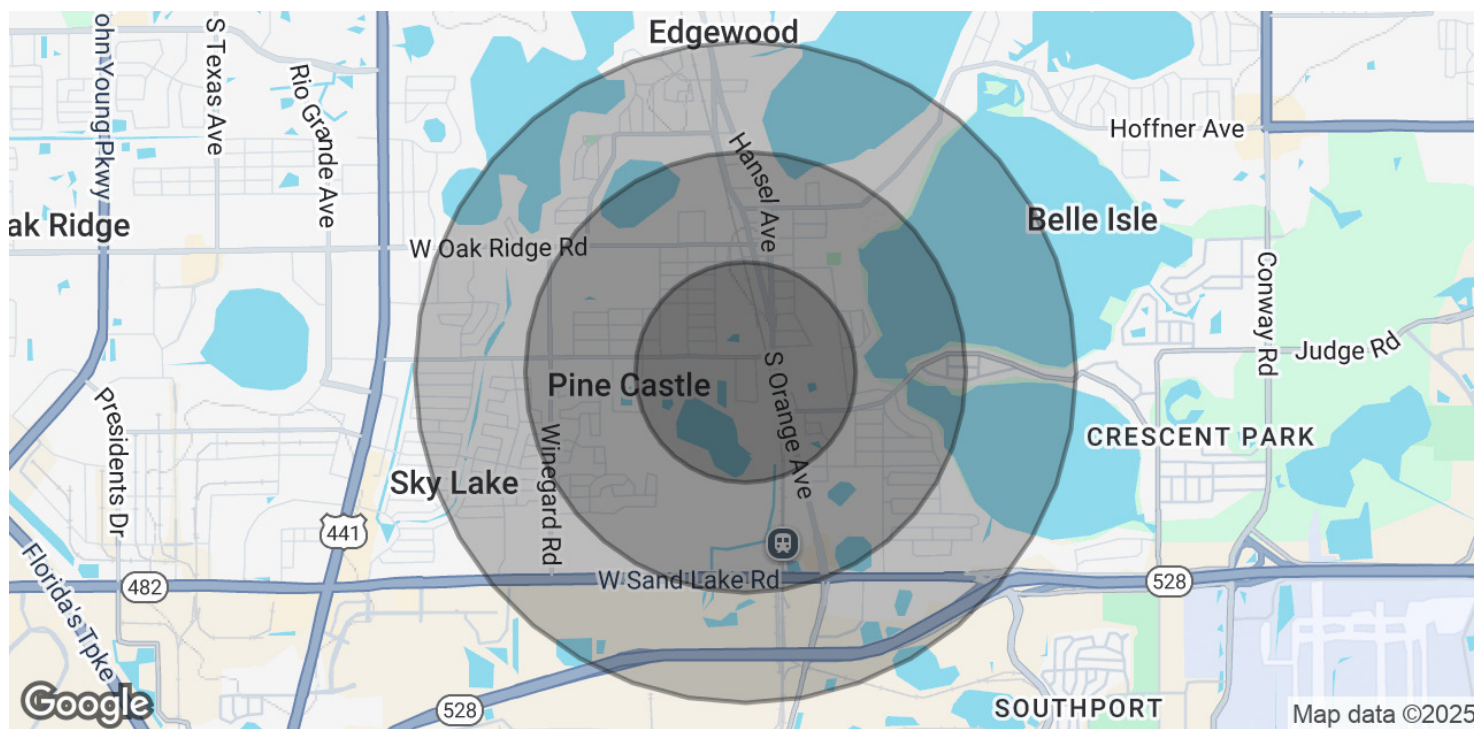
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DEMOGRAPHICS MAP & REPORT

6413 PINECASTLE BLVD SUITE 3, ORLANDO, FL 32809

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,372	11,037	20,855
Average Age	37.5	35.7	37.9
Average Age (Male)	38.4	36.5	38.0
Average Age (Female)	37.6	35.2	38.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	832	4,141	7,900
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$46,222	\$51,770	\$64,412
Average House Value	\$216,056	\$189,483	\$220,875

* Demographic data derived from 2020 ACS - US Census

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