



WINTER PARK OFFICE FOR SALE
865 Balch Ave, Winter Park, Fl. 32789

For Lease: \$32.00 NNN
For Sale: \$1,000,000
No FF&E included in Sale or Lease
Current use is Dental but very
Suitable for other Retail/Office
Use.
2040 sq.ft. usable
Signage and Parking on Site



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
rkesler@mac.com
BK694599, Florida

PROPERTY SUMMARY

865 BALCH AVENUE



Property Summary

Lease Rate:	32.00NNN
Lease Term:	Neg.
Building SF:	2,040
Rentable SF:	2,040
Available SF:	2,040
Year Built:	1952
Renovated:	2017
Building Class:	B
Floors:	1
HVAC:	Two Units
Parking:	11+
Zoning:	O1

Property Overview

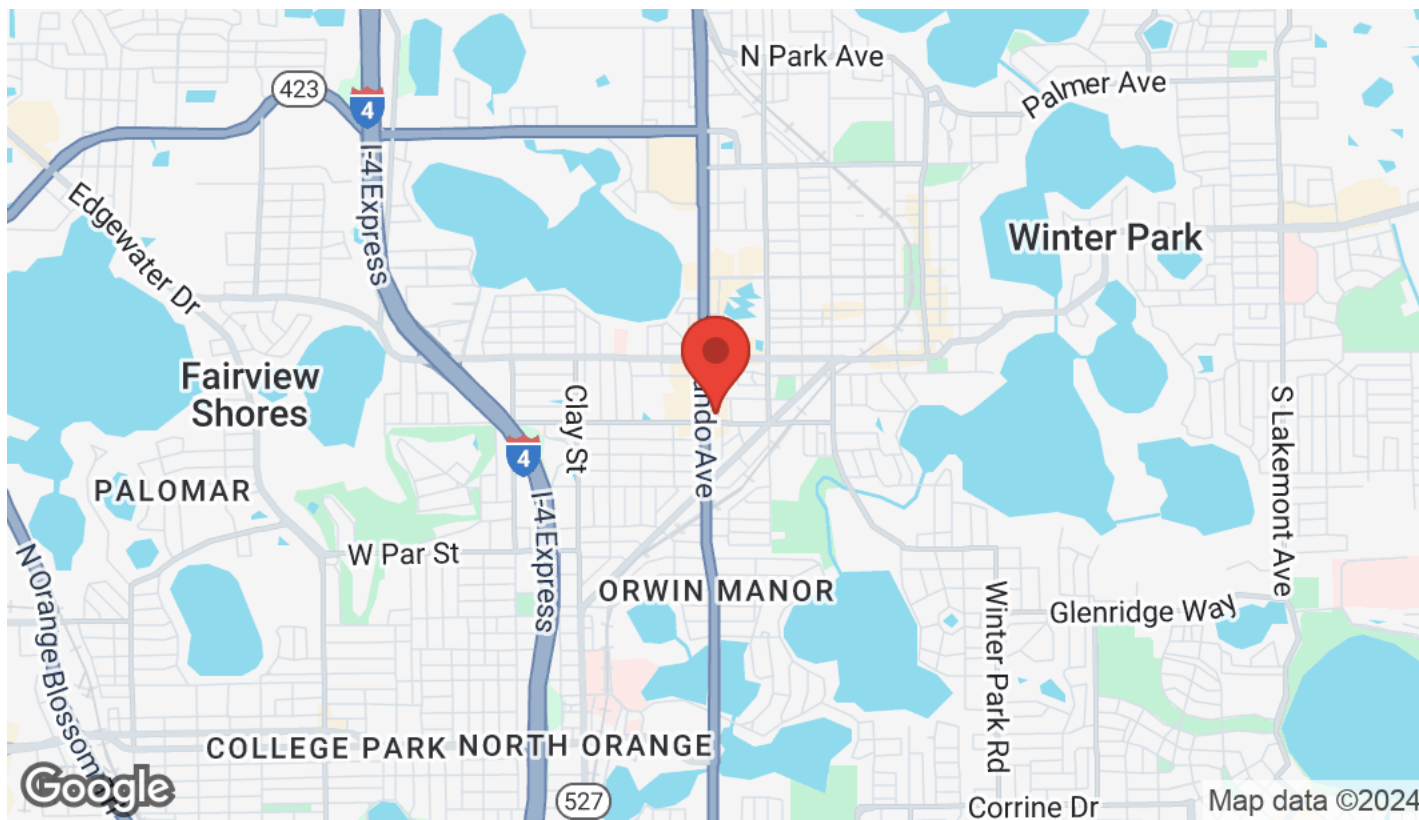
Renovated in 2020. Zoned for Mixed Use. This appealing building would fit many office/medical/dental uses.

Location Overview

This office is located with easy access to 17/92, Minnesota, N Orange Ave and Fairbanks. Terrific Winter Park Demographics!

LOCATION MAPS

865 BALCH AVENUE

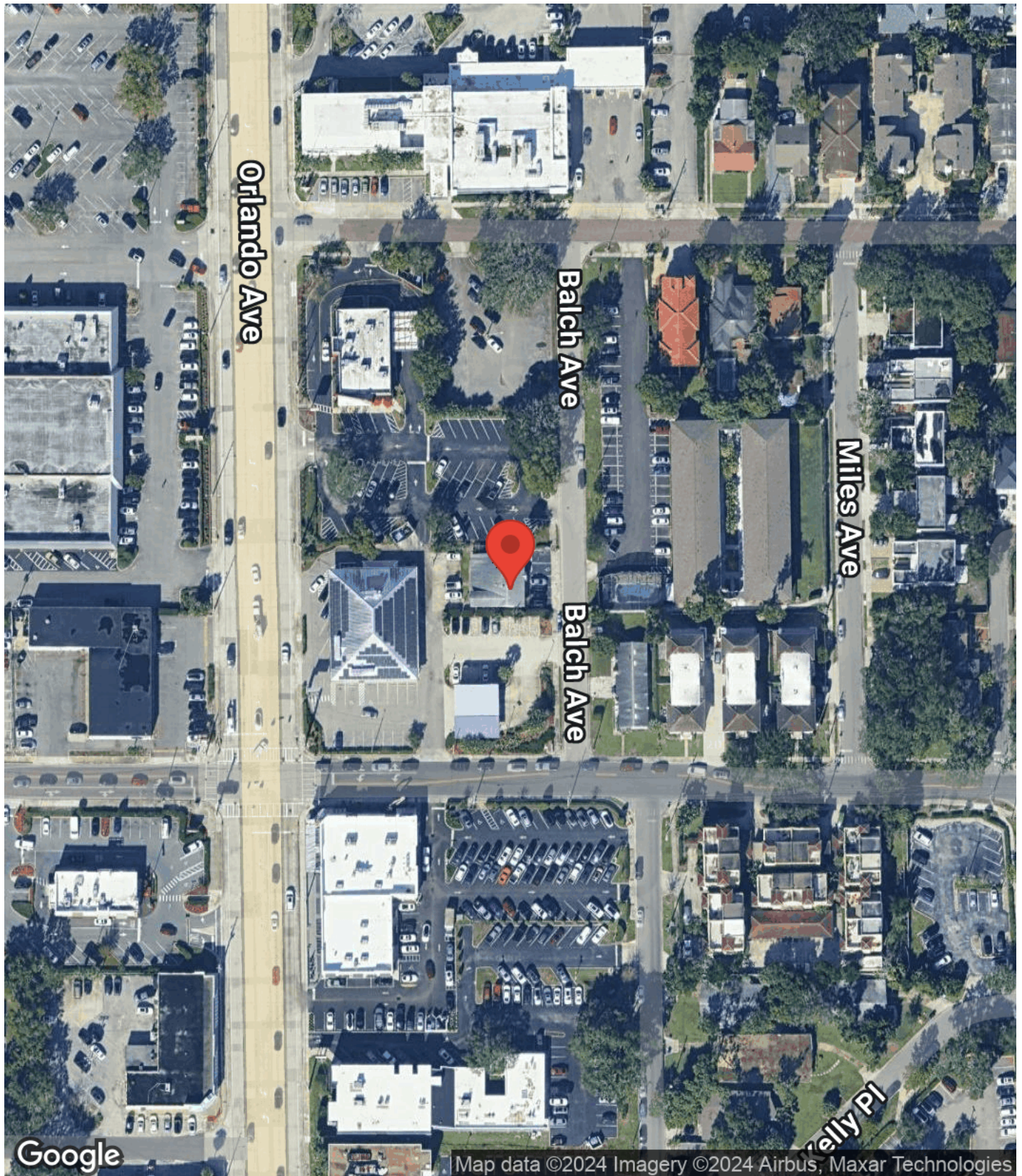


OPTIMA REAL ESTATE
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AERIAL MAP

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PROPERTY PHOTOS

865 BALCH AVENUE



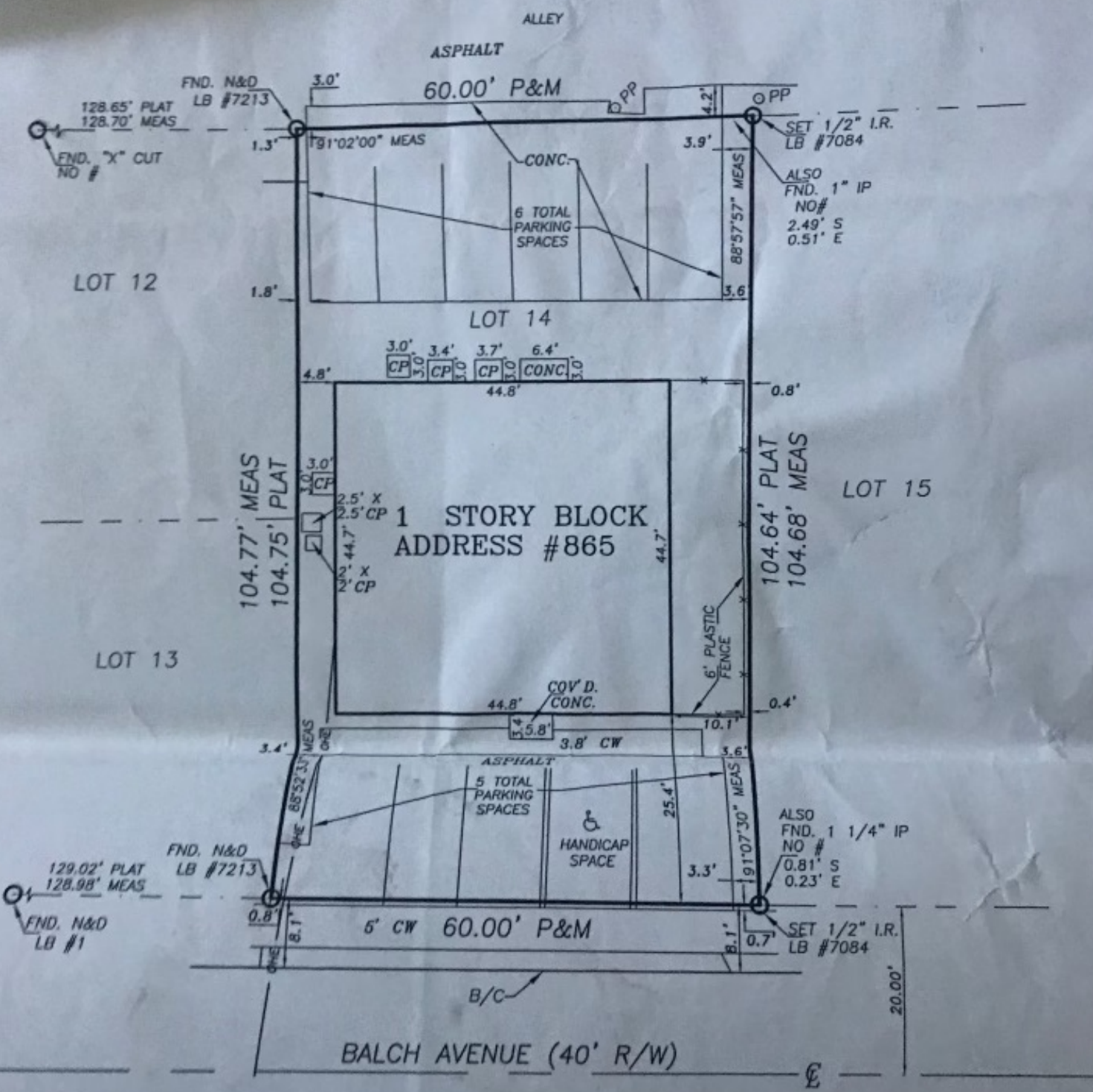
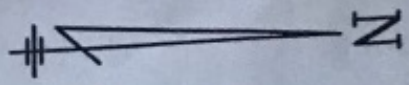
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ATTACHMENT 1 MAP OF SURVEY



DESCRIPTION
 LOT 14, AUTRYS PARK, AS RECORDED IN PLAT BOOK 0, PAGE 9, PUBLIC RECORDS OF
 COUNTY, FLORIDA.

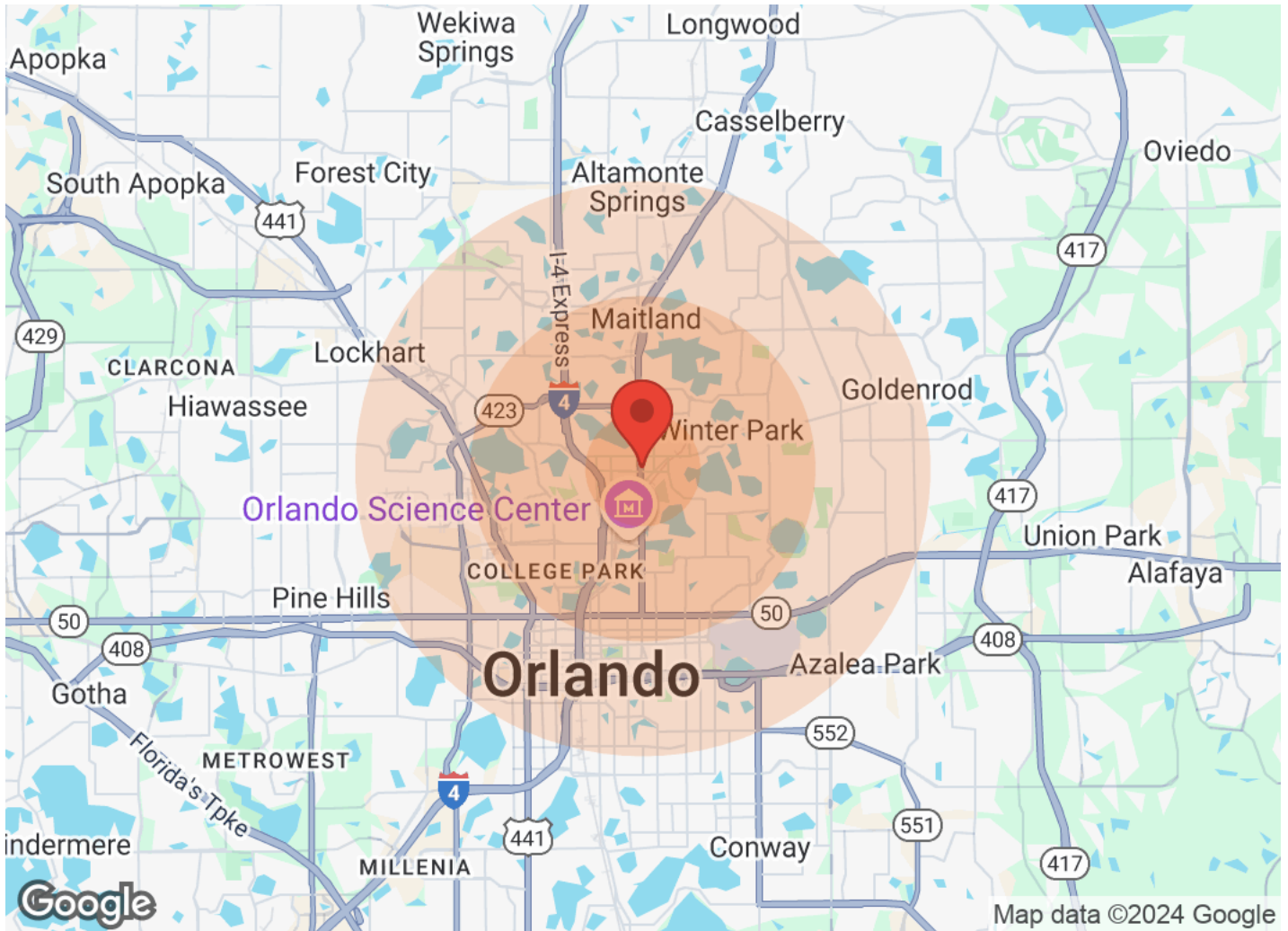


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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,266	41,060	126,382	Median	\$36,767	\$67,206	\$50,637
Female	3,658	44,054	131,492	< \$15,000	971	4,515	16,387
Total Population	6,924	85,114	257,874	\$15,000-\$24,999	259	3,153	13,116
				\$25,000-\$34,999	504	3,888	14,002
Age				\$35,000-\$49,999	649	4,594	16,830
Ages 0-14	725	12,878	43,221	\$50,000-\$74,999	494	6,646	19,512
Ages 15-24	474	8,943	28,182	\$75,000-\$99,999	278	4,189	11,941
Ages 25-54	3,097	33,935	107,608	\$100,000-\$149,999	379	5,592	11,776
Ages 55-64	1,082	11,667	32,549	\$150,000-\$199,999	158	2,354	4,192
Ages 65+	1,546	17,691	46,314	> \$200,000	136	3,629	5,670
				Housing			
Race				Total Units	5,035	47,187	137,032
White	5,671	74,454	186,636	Occupied	4,341	41,651	119,906
Black	1,071	7,155	50,381	Owner Occupied	1,958	24,490	60,166
Am In/AK Nat	N/A	10	77	Renter Occupied	2,383	17,161	59,740
Hawaiian	N/A	2	12	Vacant	694	5,536	17,126
Hispanic	338	6,054	44,457				
Multi-Racial	234	4,172	32,406				

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PROFESSIONAL BIO

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Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010, 2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada & the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

☒ Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

☒☒ Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.

DISCLAIMER

865 BALCH AVENUE



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PRESENTED BY:

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