

# WINTER SPRINGS FLEX SPACE

910 BELLE AVENUE STE 1180, WINTER SPRINGS, FL 32708



## PROPERTY DESCRIPTION

Great flex space for any commercial use. Perfectly suited for contractor, service, distribution or general office. 75% fully air conditioned office build out and rear storage/warehouse area with 12 x 12 roll up door. Excellent investment as well with short supply and high demand for this type of space in south Seminole County. Opportunity to own rather than lease and control your future. Suite 1160 which is 1725sf, with 80% warehouse also available.

## PROPERTY HIGHLIGHTS

- 1,710 SF industrial/flex space
- Built in 2007, renovated in 2019
- Zoned CS for commercial and industrial use
- Combine with Suite 1160 for 3435 sf flex/warehouse

## OFFERING SUMMARY

Sale Price:	\$384,750
Number of Units:	1
Lot Size:	1,710 SF
Building Size:	1,710 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	234	1,269	5,281
Total Population	602	3,197	12,756
Average HH Income	\$76,713	\$82,528	\$73,648



200 REALTY

Each office independently owned and operated

**CHARLES RUDIS**  
Associate  
386.747.9255  
charlesrudis@remax.net  
FL #SL667745

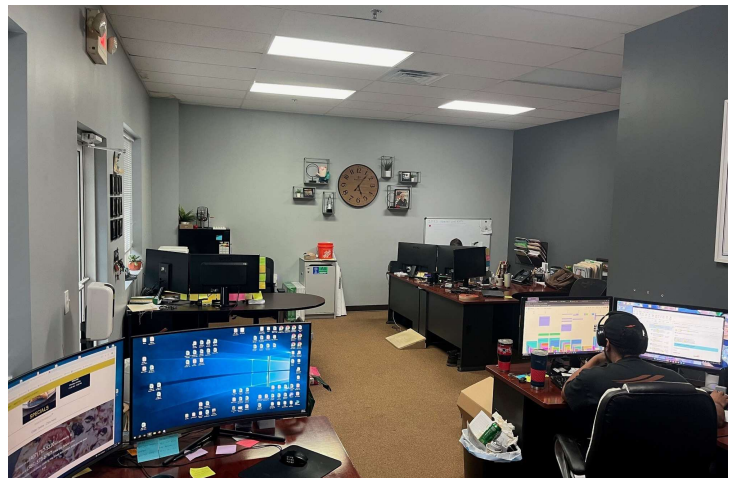
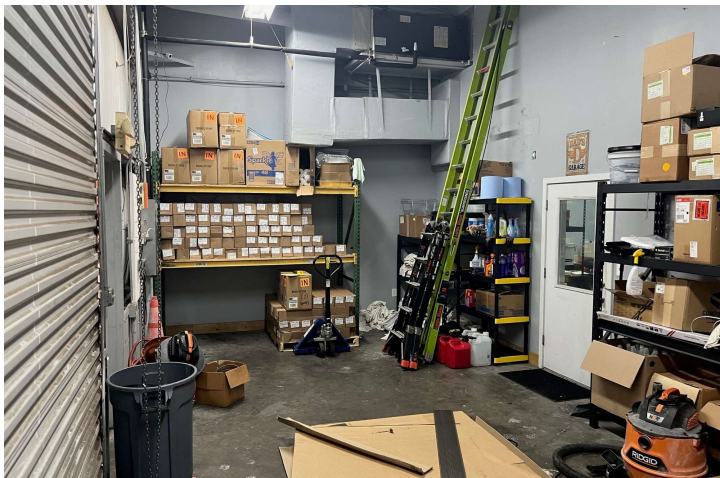
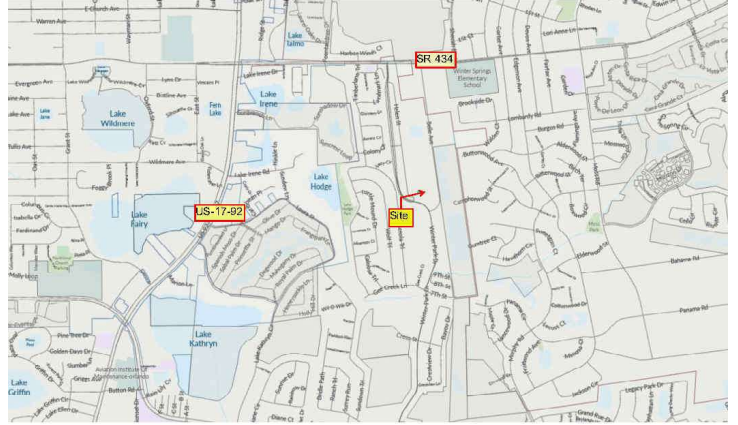
954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

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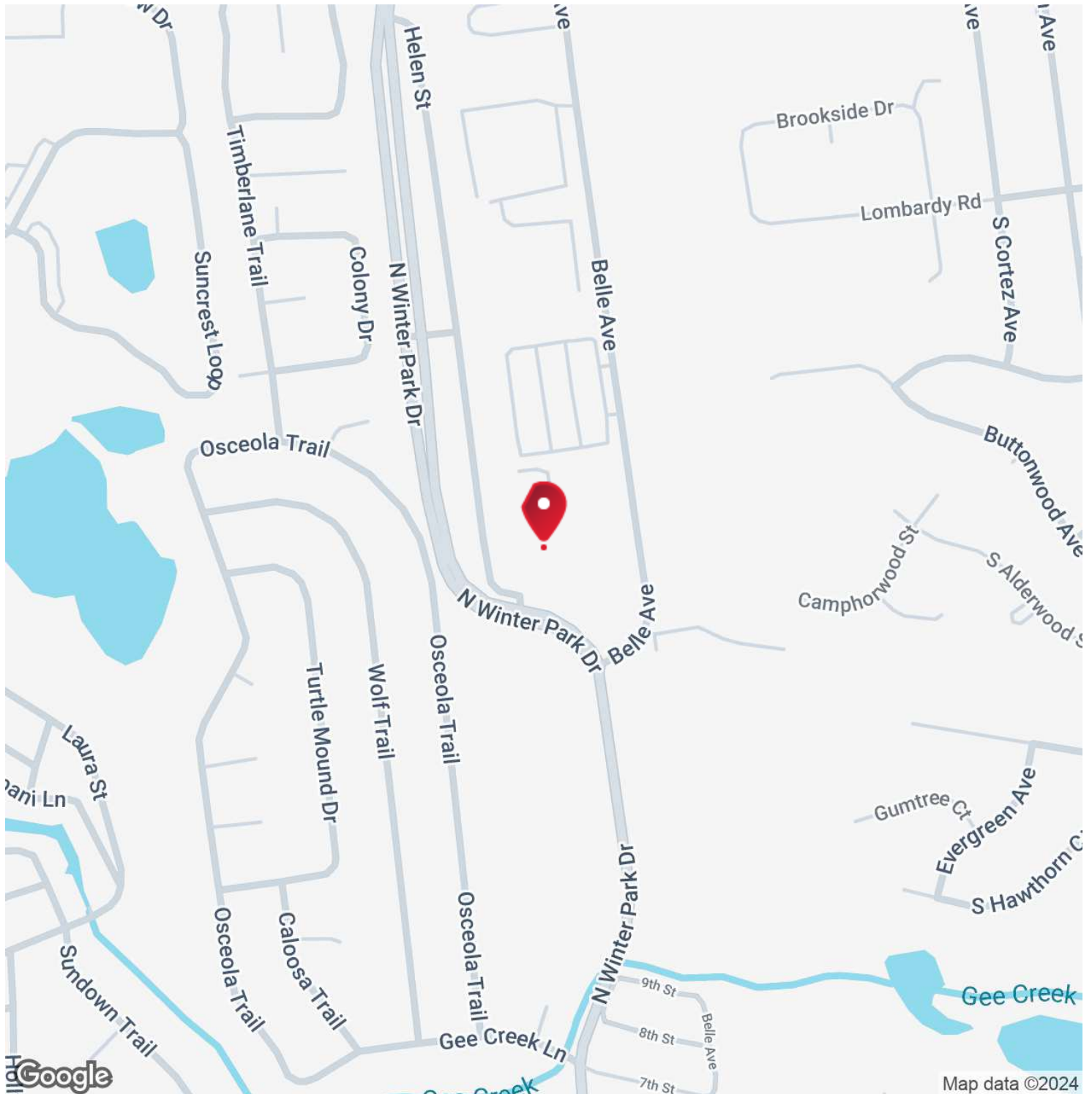
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

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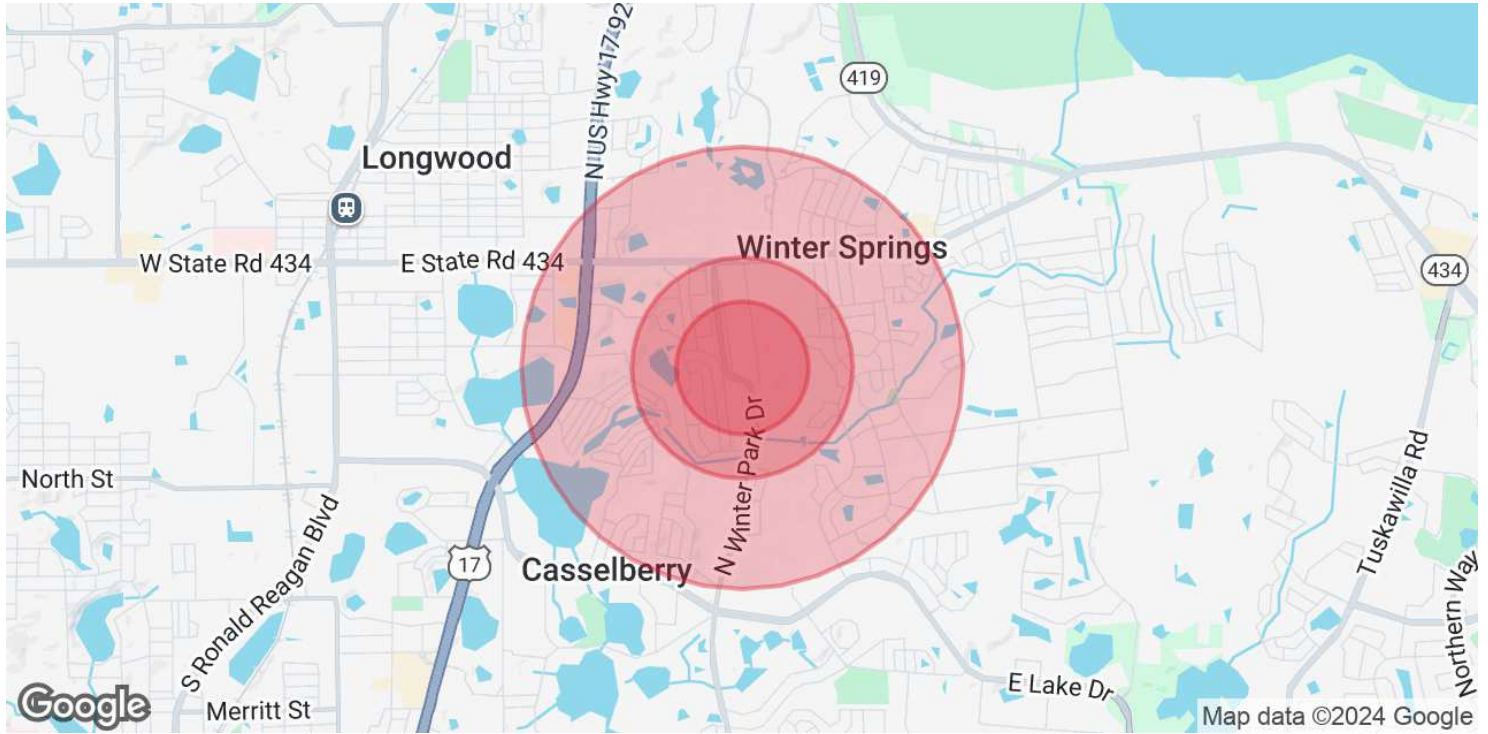
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**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	3,197	12,756
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	40	42	43

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	234	1,269	5,281
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$76,713	\$82,528	\$73,648
Average House Value	\$220,501	\$243,011	\$267,932

Demographics data derived from AlphaMap



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