



## Gateway Business Park

- Two, two-story, 59,000± sf office buildings
- Security guard on-site from 7:00pm-1:00am
- Pre-wired call center space, fiber to building
- Zoning: I2/I3 - ideal uses include medical/dental labs, daycares and office space
- Within close proximity to SR 528, Interstate-4, the Florida Turnpike, and other major throughfares



4/1,000 sf parking available



On-site management  
and building engineer



Signage available  
(building and monument)

**For further  
information**

**Lisa Bailey, SIOR**  
Principal  
407 440 6645

**Emily Zinaich**  
Senior Vice President  
407 440 6641

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## Property Photos

**Gateway Business Center**  
7700-7800 Southland Blvd, Orlando, FL 32809



**For further  
information**

**Lisa Bailey, SIOR**  
Principal  
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**Emily Zinaich**  
Senior Vice President  
407 440 6641

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**Office Space | For Lease**

**Gateway Business Center**  
7700-7800 Southland Blvd, Orlando, FL 32809



**For further  
information**

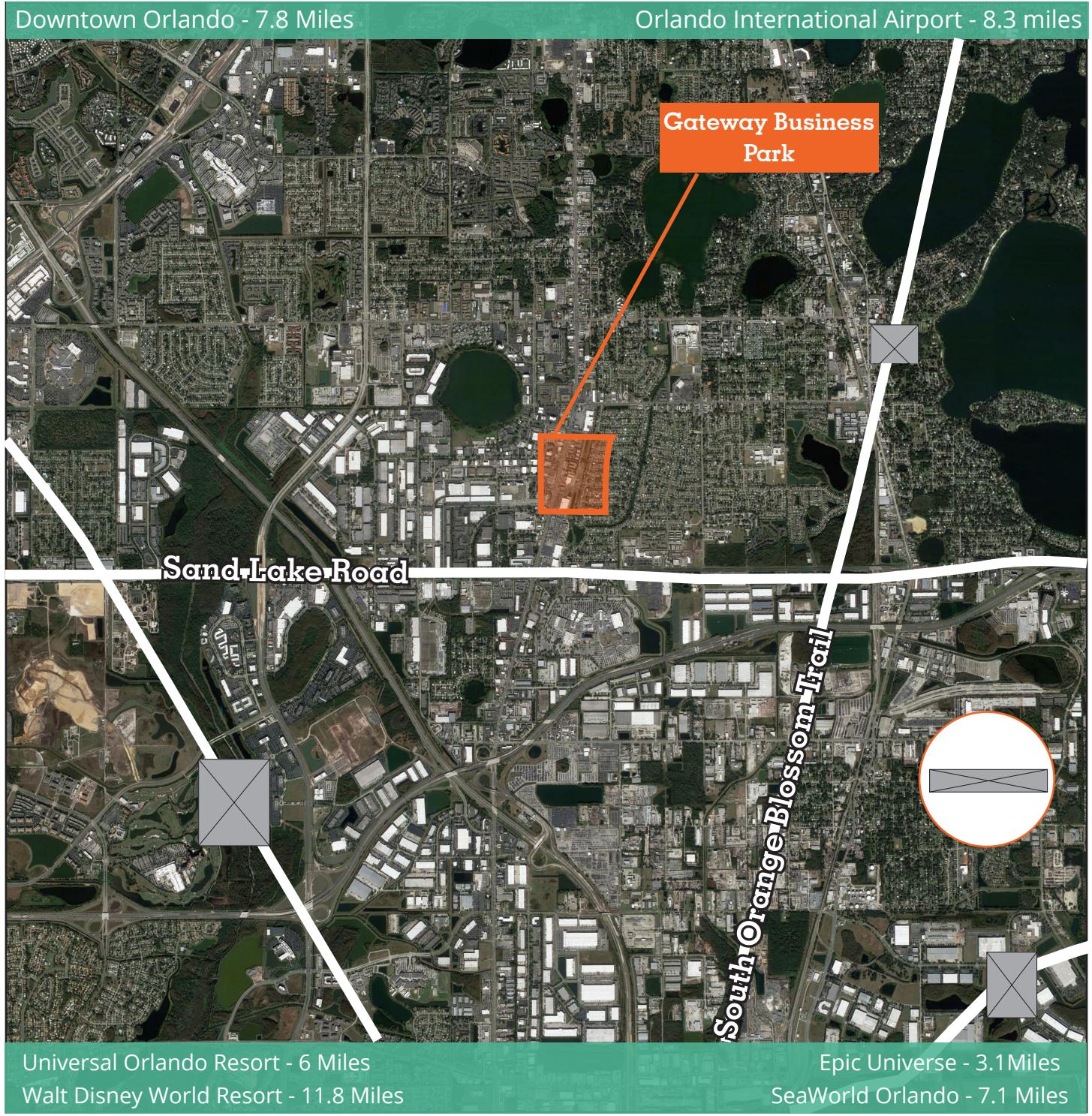
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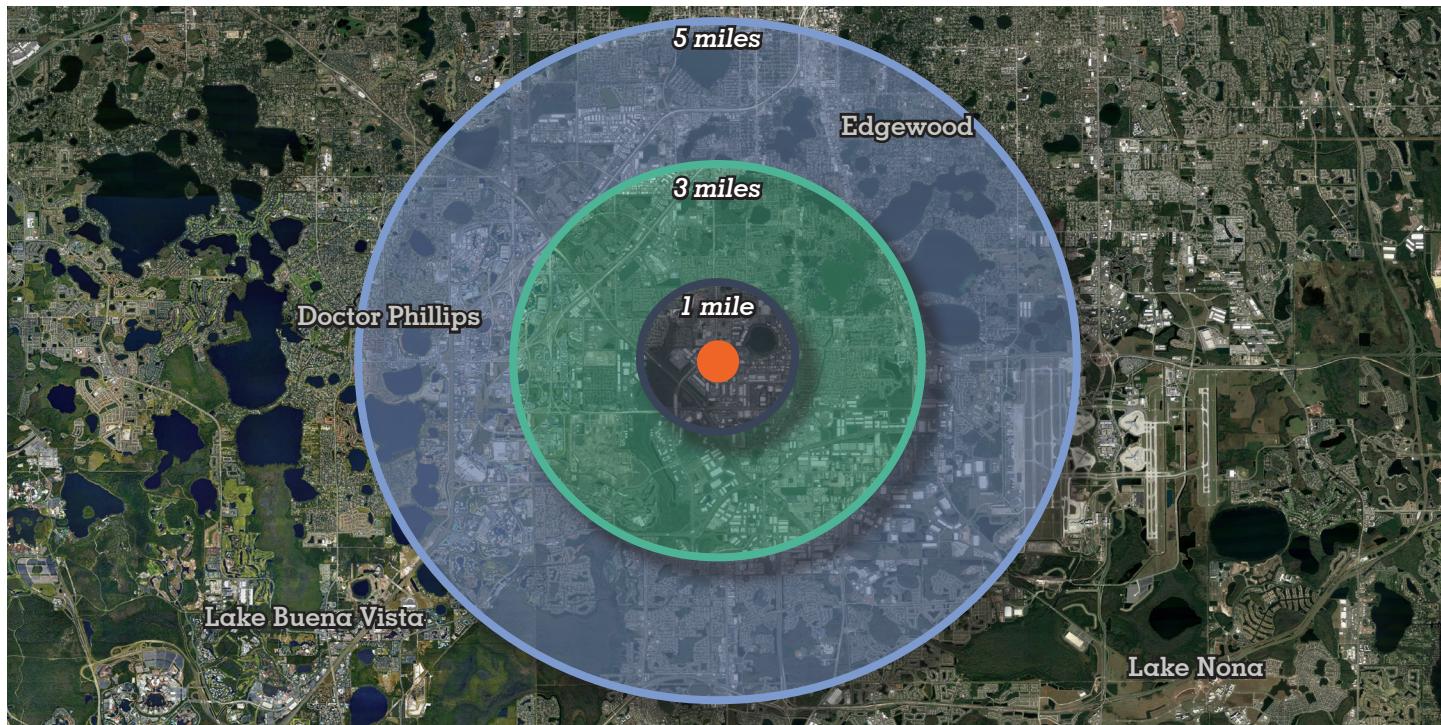


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## 1-3-5 Mile Demographics

Population	1 mile	3 miles	5 miles
2022 Estimated population	2,895	84,416	210,480
2027 Estimated population	2,939	87,911	216,287
Projected annual growth 2022 to 2027	1.9%	2.0%	1.8%
Households	1 mile	3 miles	5 miles
2022 Estimated households	987	30,320	78,272
2027 Estimated households	1,084	31,957	81,151
Projected household growth 2022 to 2027	1.9%	2.1%	1.8%
Household income	1 mile	3 miles	5 miles
2022 Estimated average household income	\$50,613	\$49,215	\$56,001
2022 Estimated median household income	\$73,965	\$66,302	\$80,587
Business and employees	1 mile	3 miles	5 miles
2022 Total businesses	984	8,226	17,681
2022 Total employees	14,584	93,012	221,122
Employee / Residential Ratio (per 100 residents)	504	110	105

Data provided by ESRI

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## 5 Mile Highlights



**Population**  
210,480



**Growth by 2027**  
1.8%



**Total employees**  
208,283



**Avg. HH income**  
\$69,832

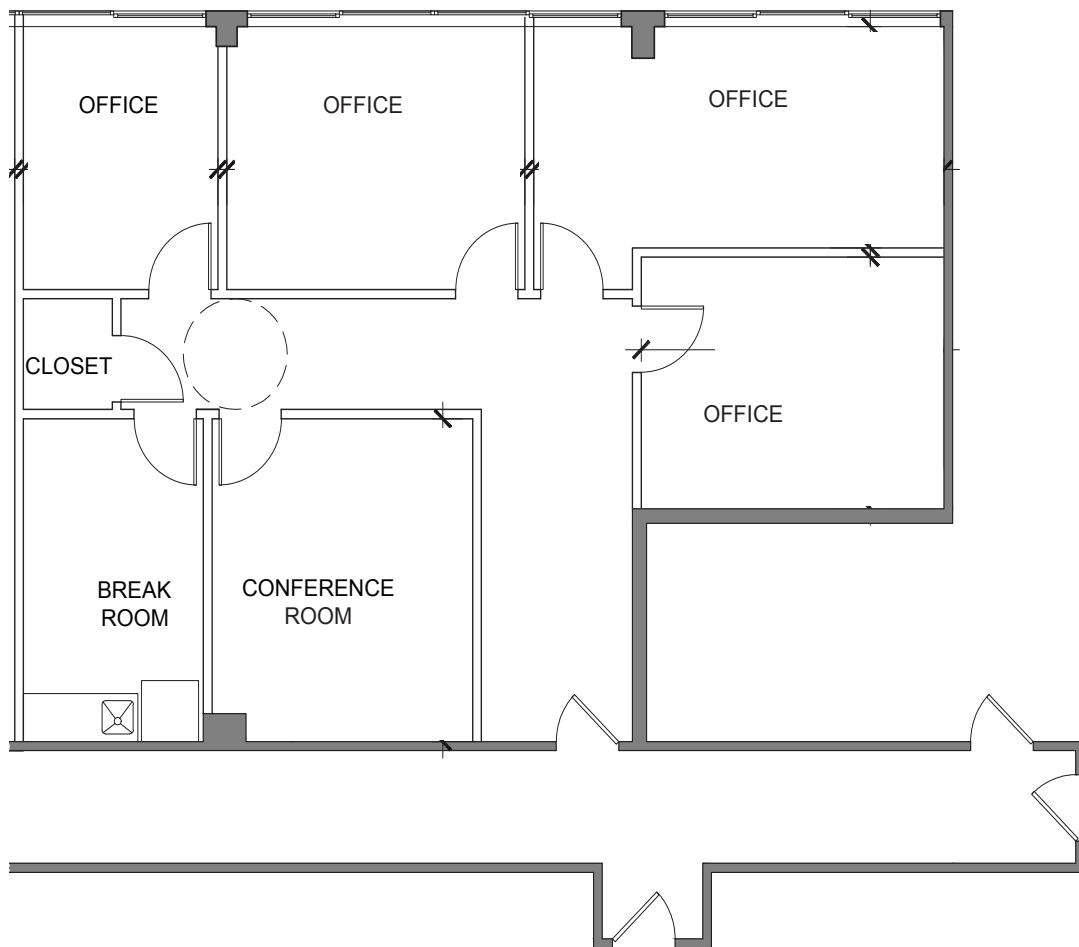
## Office Space | For Lease

Building 7700

Suite 140 B - 1,308± rsf

Spec Space (Proposed)

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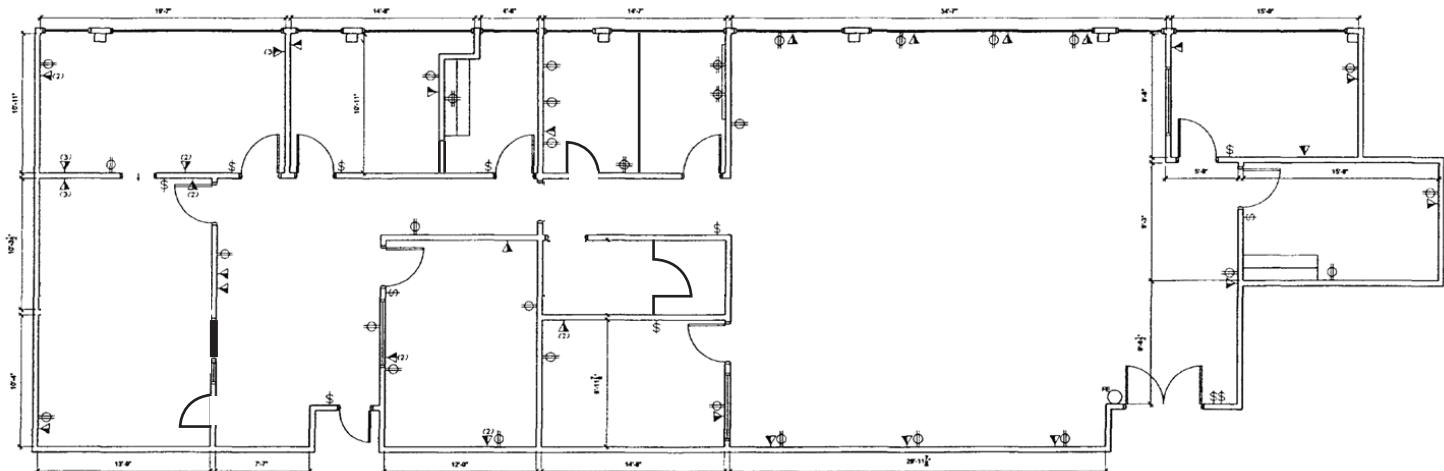
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## Office Space | For Lease

Building 7700

Suite 120 - 3,897± rsf

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407 440 6645

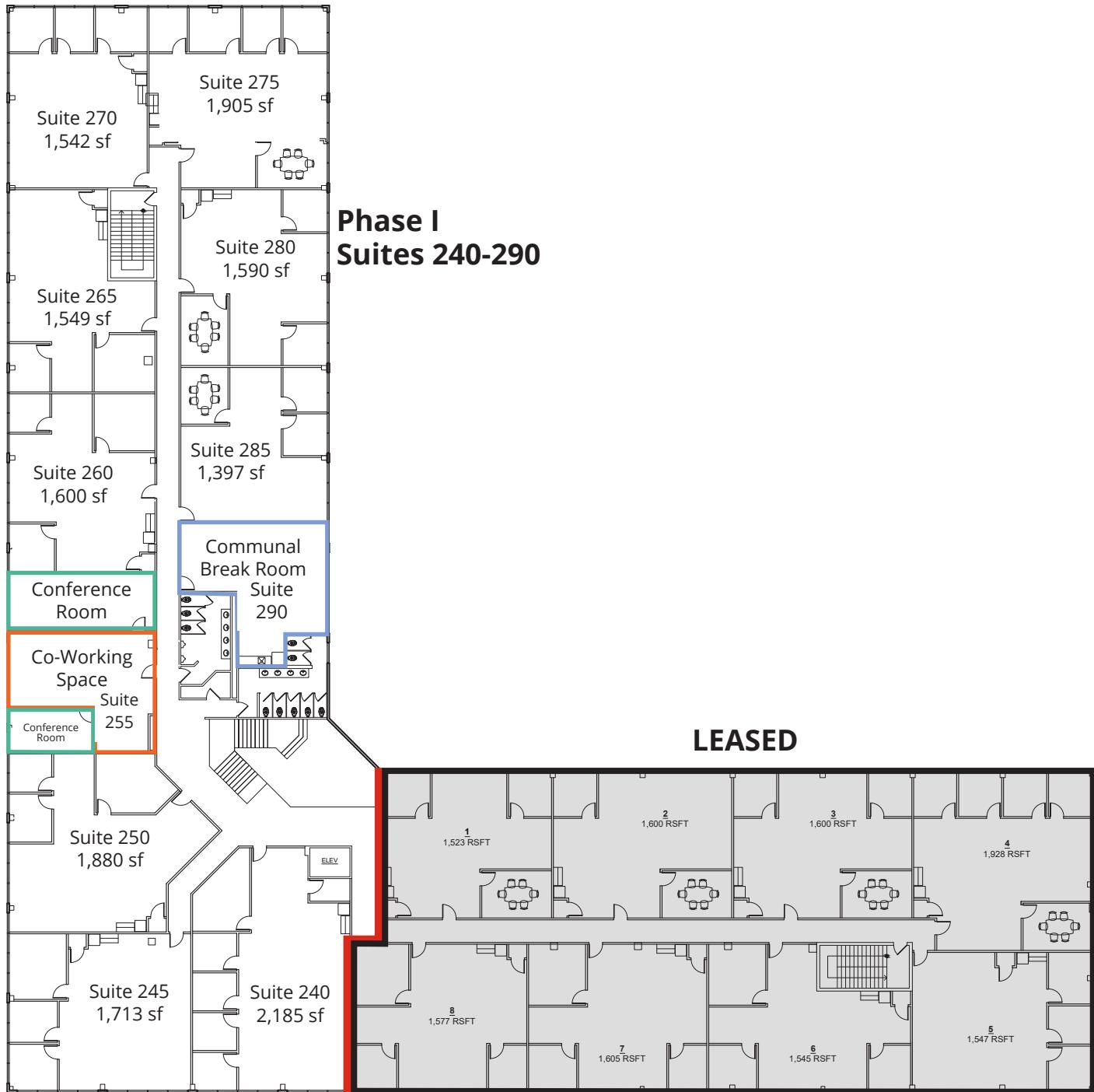
**Emily Zinaich**  
Senior Vice President  
407 440 6641

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# Office Space | For Lease

Building 7700  
2nd Floor Suites  
Available Q4 2024

Gateway Business Center  
7700-7800 Southland Blvd, Orlando, FL 32809



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**Lisa Bailey, SIOR**  
Principal  
407 440 6645

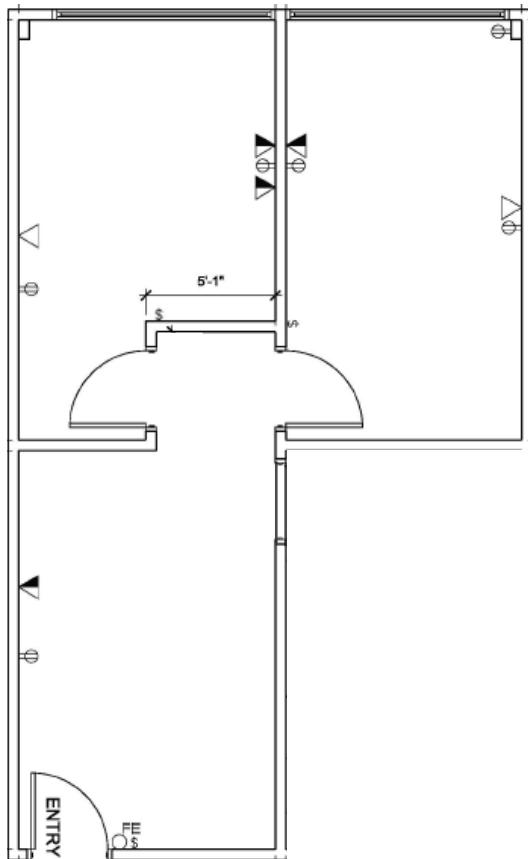
**Emily Zinaich**  
Senior Vice President  
407 440 6641

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## Office Space | For Lease

Building 7800 - First Floor  
Suite 108 - 589 ± rsf

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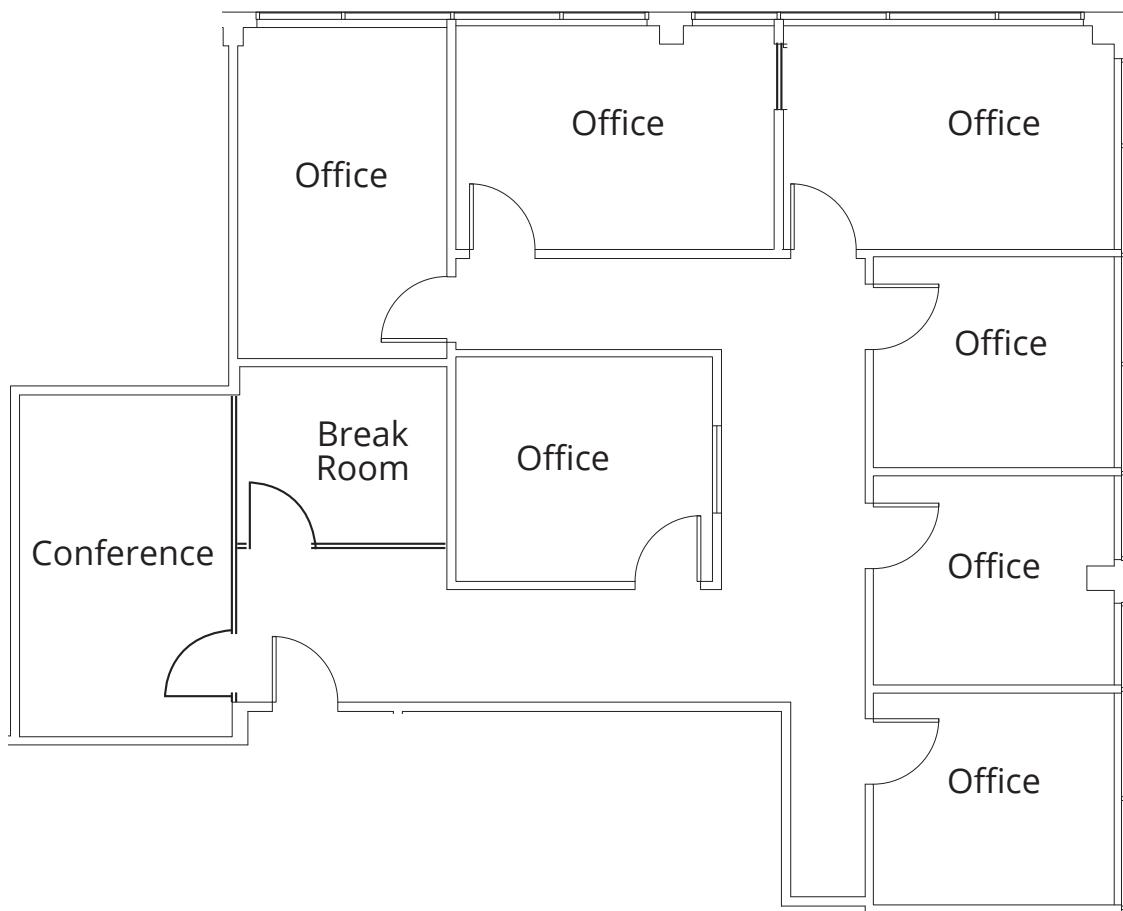
**Emily Zinaich**  
Senior Vice President  
407 440 6641

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## Office Space | For Lease

Building 7800 - First Floor  
Suites 105 - 1,771± sf

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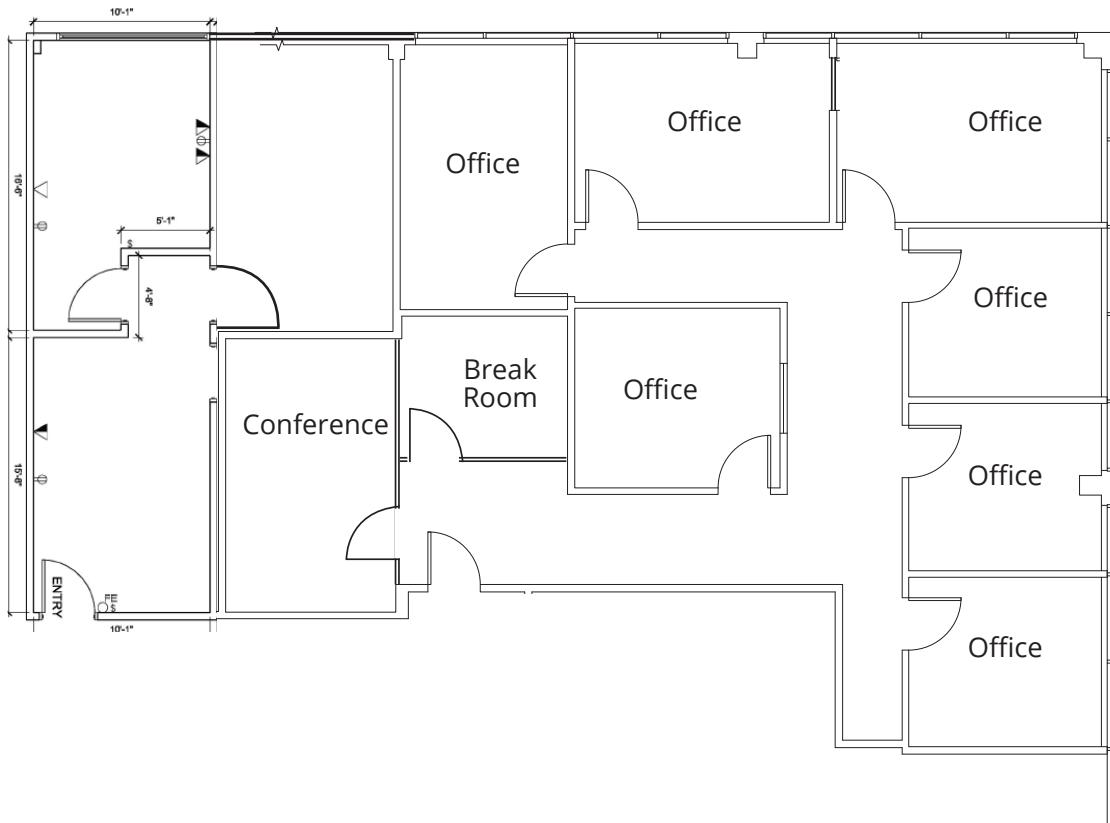
**Emily Zinaich**  
Senior Vice President  
407 440 6641

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## Office Space | For Lease

Building 7800 - First Floor  
Suites 105 -108 - 2,360± sf

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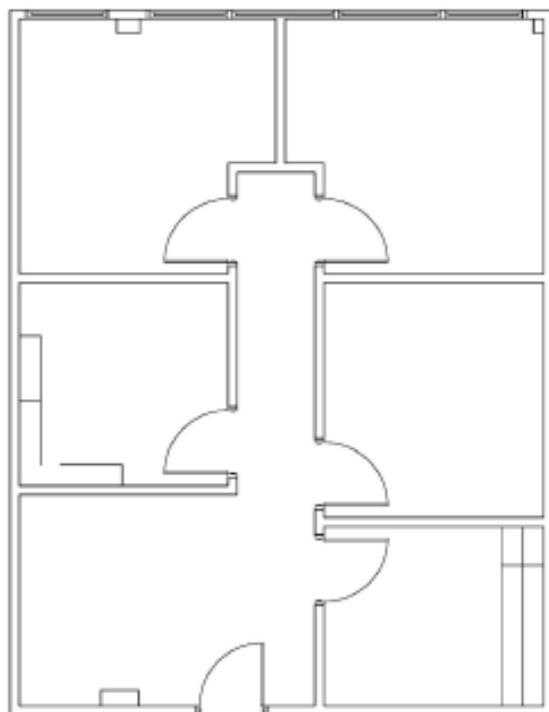
**Emily Zinaich**  
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407 440 6641

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## Office Space | For Lease

Building 7800 - First Floor  
Suite 109 - 972 ± rsf

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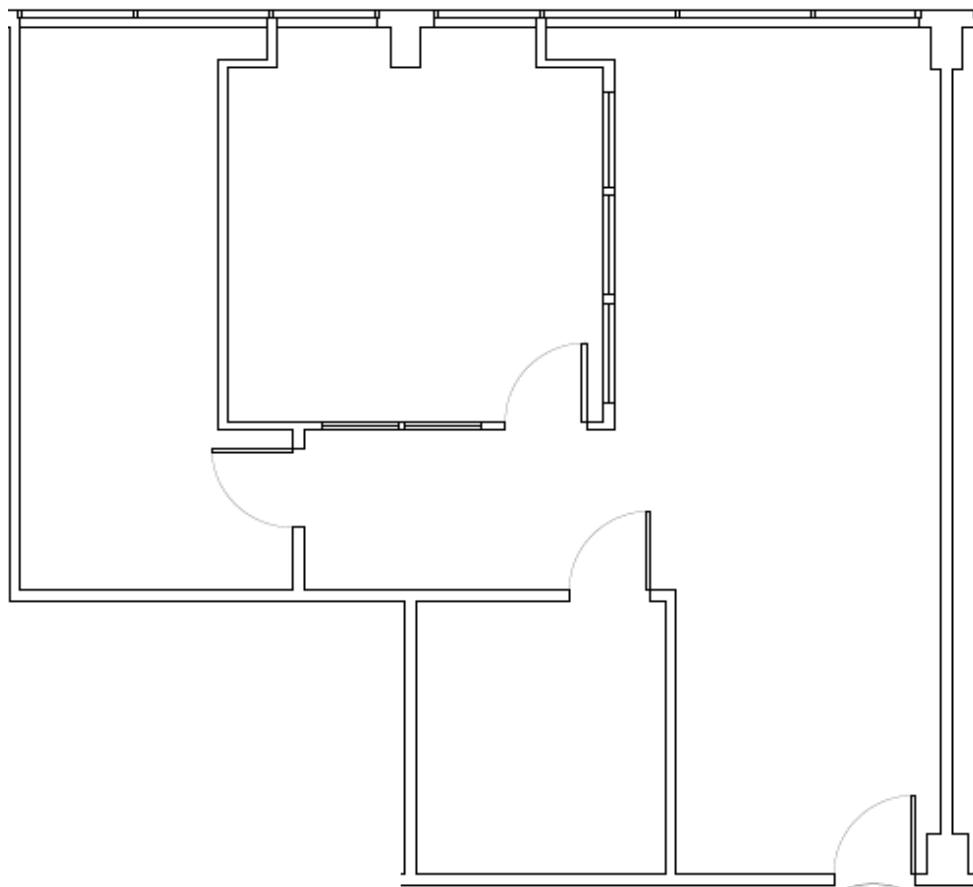
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## Office Space | For Lease

Building 7800 - First Floor  
Suite 111 - 1,105 ± rsf

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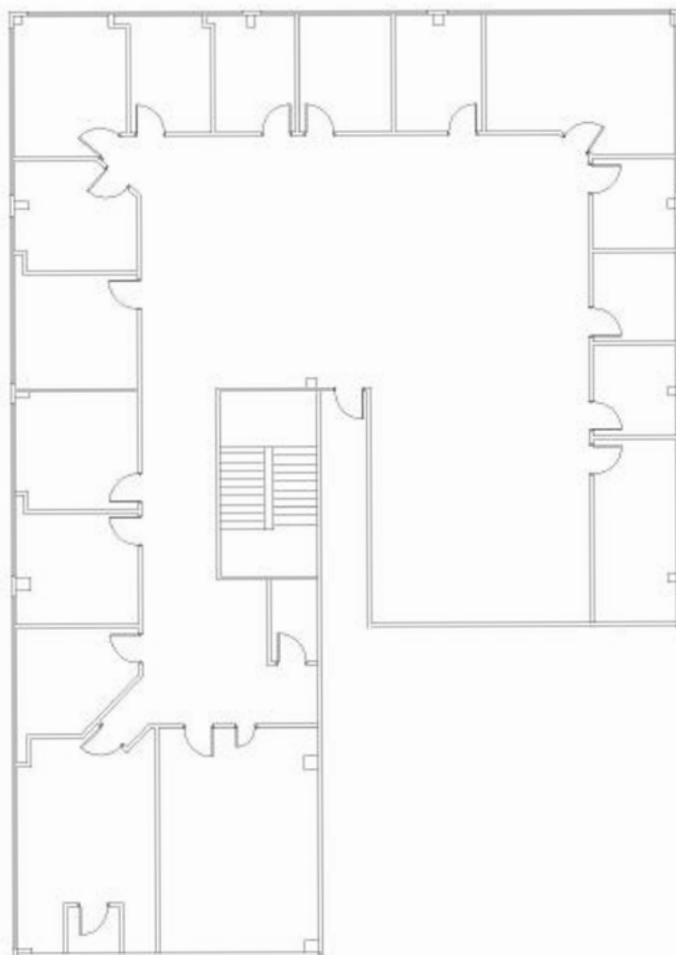
**Emily Zinaich**  
Senior Vice President  
407 440 6641

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## Office Space | For Lease

Building 7800 - Second Floor  
Suites 200-205 - 6,018± sf

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