



INDUSTRIAL

1770 - 1780 Business Center Lane

OFFERING MEMORANDUM | | KISSIMMEE, FL 34758

Exclusively Listed by

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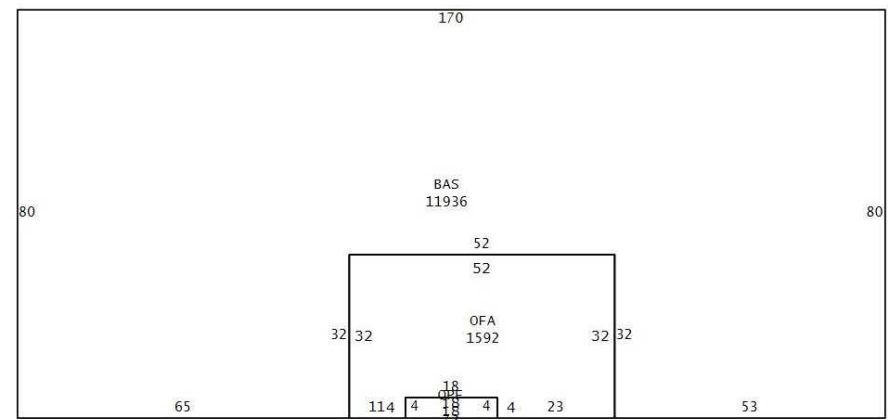
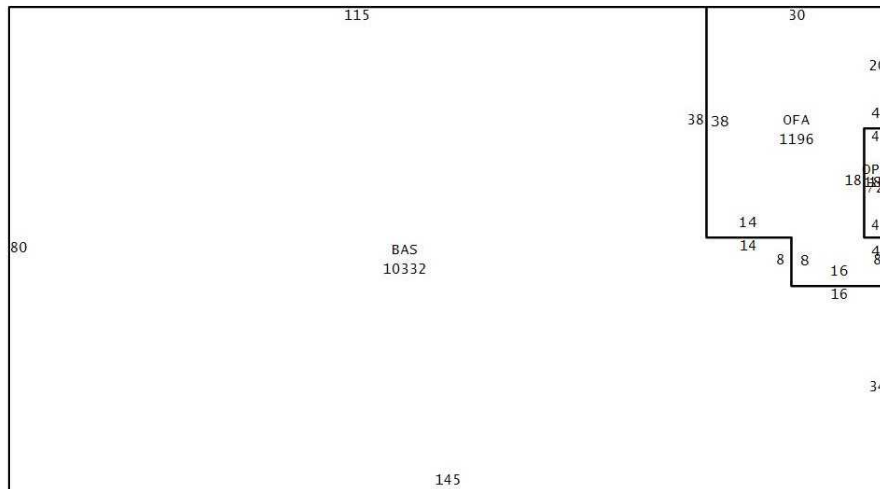
Property Summary



Price:	\$3,950,000
Building SF:	25,200
Lot Size:	91,476 SF
Price / SF:	\$156.74
Year Built:	2009
Doors:	6

Property Highlights

- 1770 Business Center Lane & 1780 Business Center Lane present a rare opportunity to acquire a two-building industrial warehouse asset totaling 25,200 square feet situated on a sizable 91,476 square foot lot (2.1 Acres) within an established industrial business park. The property consists of two freestanding warehouse buildings measuring 11,600 SF and 13,600 SF, offering flexibility for owner-users, investors, or users seeking expansion capability.
- The warehouses are constructed with clear-span interiors, high ceilings, concrete floors, allowing for efficient warehouse, distribution, light manufacturing, or service-oriented operations. The functional layout features a shared service yard with ample truck maneuverability, on-site parking, and easy access for loading and circulation. The expansive site coverage provides operational efficiency as well as potential for future reconfiguration of yard or building usage.



01

Property Information

PROPERTY PHOTOS



Property Photos



Property Photos



Property Photos



02

Location Information

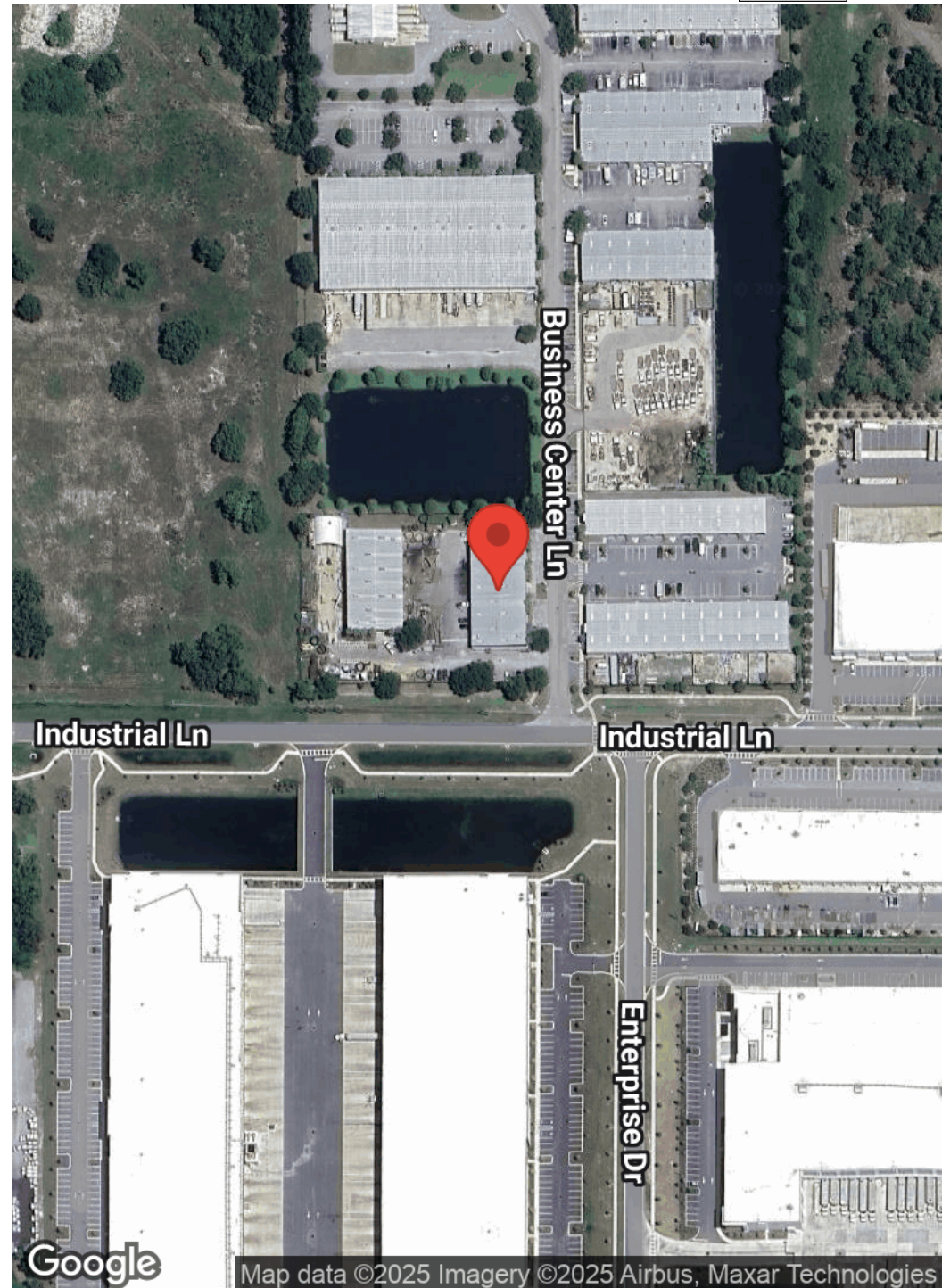
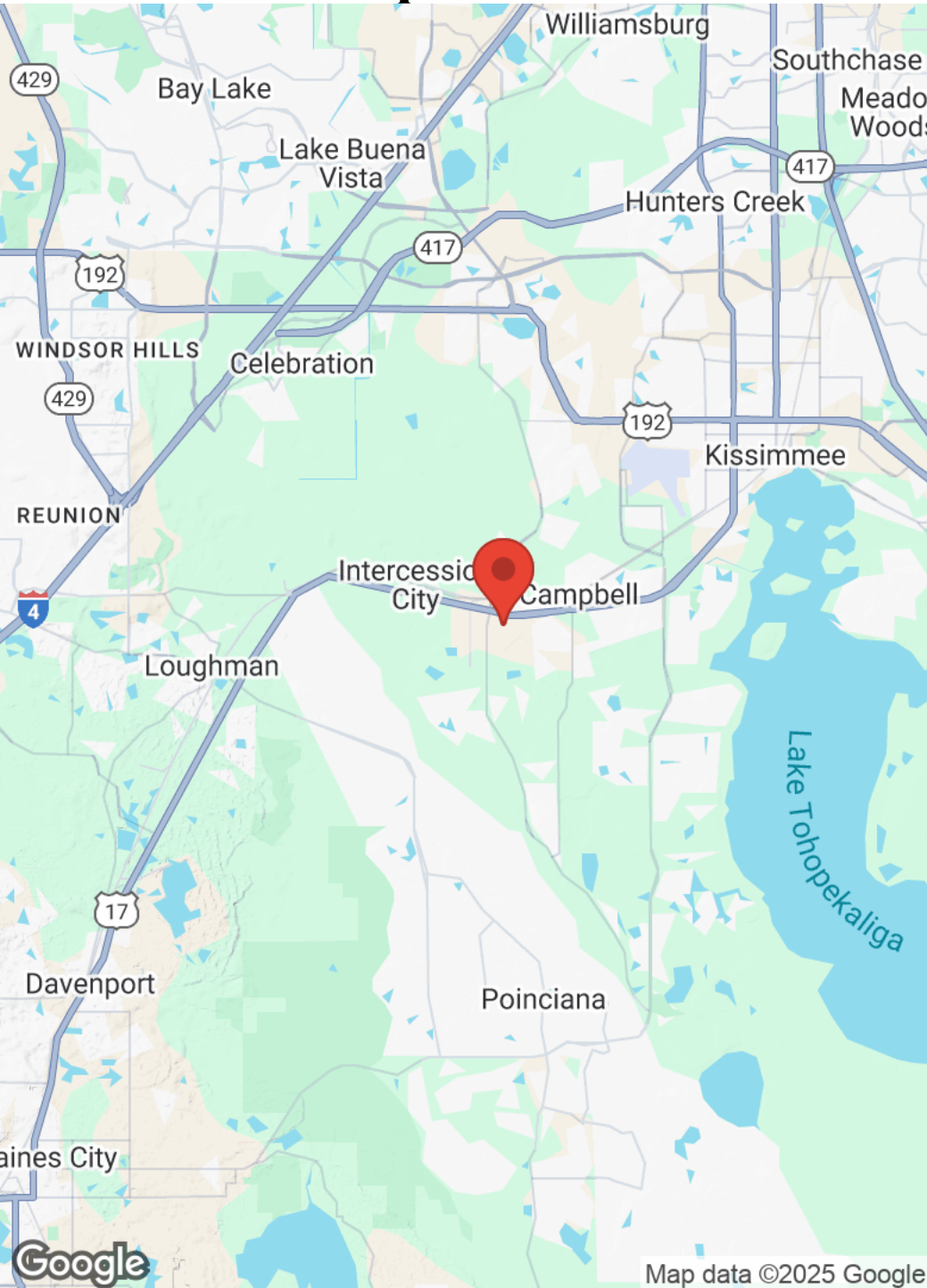
LOCATION MAPS

AERIAL MAP

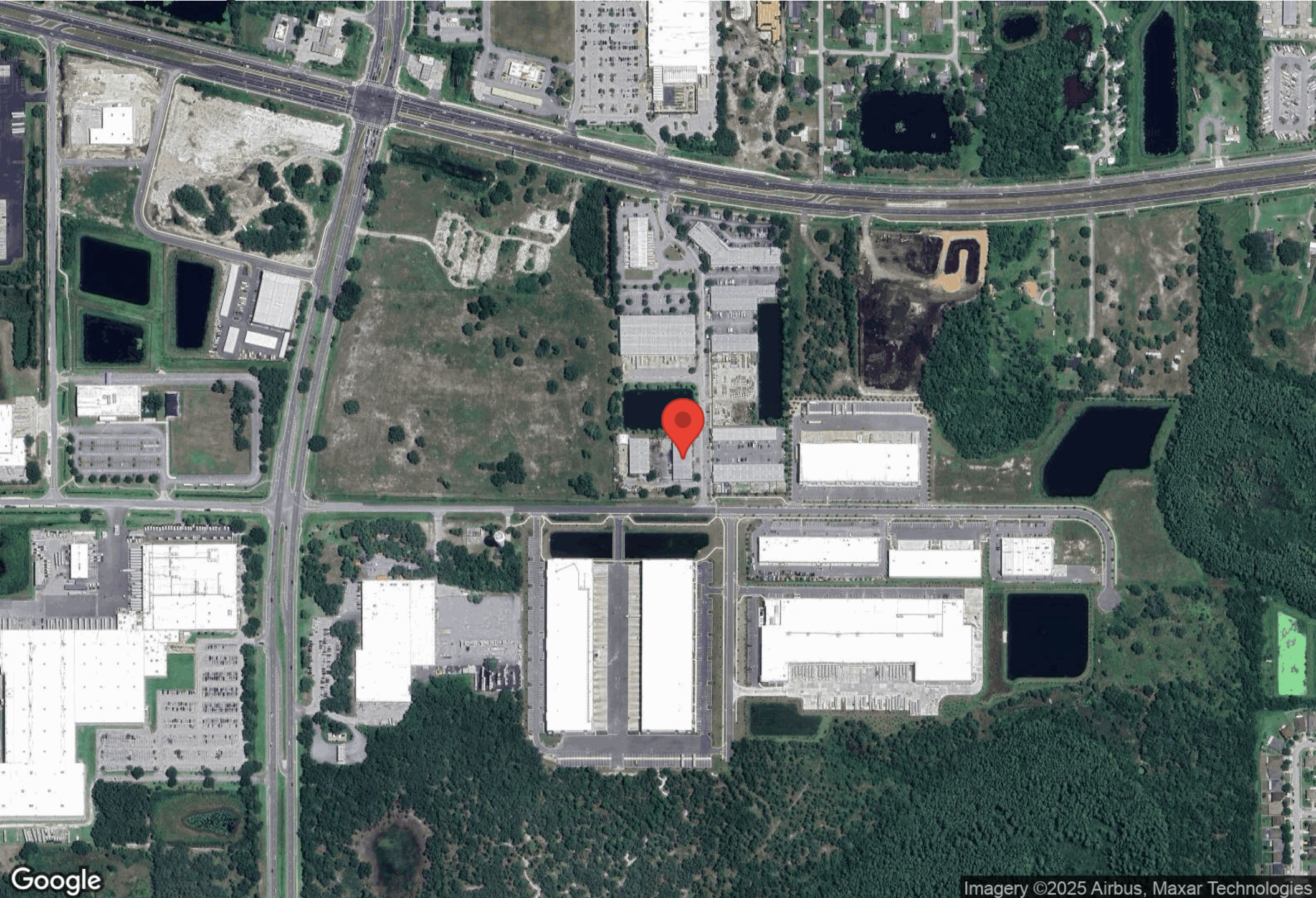
DEMOGRAPHICS



Location Maps

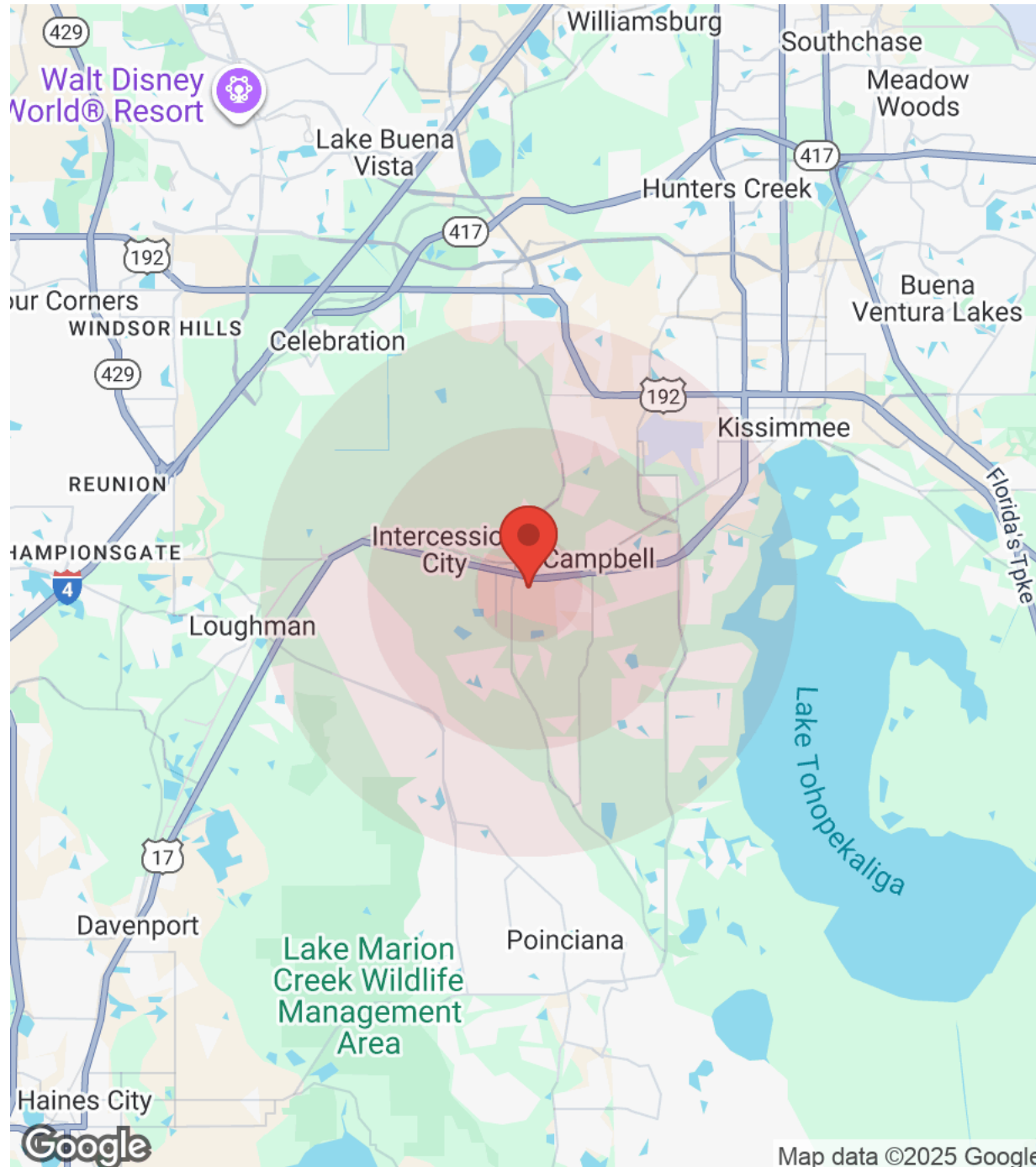


Aerial Map



Imagery ©2025 Airbus, Maxar Technologies

Demographics



Population	1 Mile	3 Miles	5 Miles
Male	1,218	15,008	45,578
Female	1,323	16,012	47,868
Total Population	2,541	31,020	93,446

Income	1 Mile	3 Miles	5 Miles
Median	\$65,767	\$73,860	\$68,407
< \$15,000	52	702	2,582
\$15,000-\$24,999	107	529	1,910
\$25,000-\$34,999	85	727	2,325
\$35,000-\$49,999	79	1,427	4,334
\$50,000-\$74,999	179	1,755	5,223
\$75,000-\$99,999	181	1,683	4,535
\$100,000-\$149,999	110	1,818	5,143
\$150,000-\$199,999	37	817	2,116
> \$200,000	34	671	2,199

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,050	12,532	37,165
Occupied	864	10,129	30,367
Owner Occupied	636	7,075	18,754
Renter Occupied	228	3,054	11,613
Vacant	186	2,403	6,799

Business Center Lane

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