

FOR LEASE

2000 PRINCIPAL ROW

2000 PRINCIPAL ROW, ORLANDO, FL 32837



PROPERTY DESCRIPTION

High-Exposure Retail/Industrial Opportunity! Seize 36,065 SF of prime space fronting bustling Highway 441, ensuring maximum visibility and traffic. Nestled on 2.51 acres, this freestanding building offers ample parking and seamless site access. With flexible zoning for a wide range of retail and industrial uses, this is your chance to position your business for success in a high-demand location!

PROPERTY HIGHLIGHTS

- Hard corner along Orange Blossom Trail just south of the Turnpike Interchange
- 90 Parking spaces with left and right in access to the premises
- Large monument sign fronting 47,000 ADT
- Former showroom with double loading dock
- Wholesale commercial district with a variety of retail and industrial uses permitted by right

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	36,065 SF
Lot Size:	2.51 Acres
Building Size:	36,065 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	311	17,103	67,768
Total Population	890	49,901	192,676
Average HH Income	\$65,551	\$80,762	\$84,646

BRYAN COHEN

561.471.0212

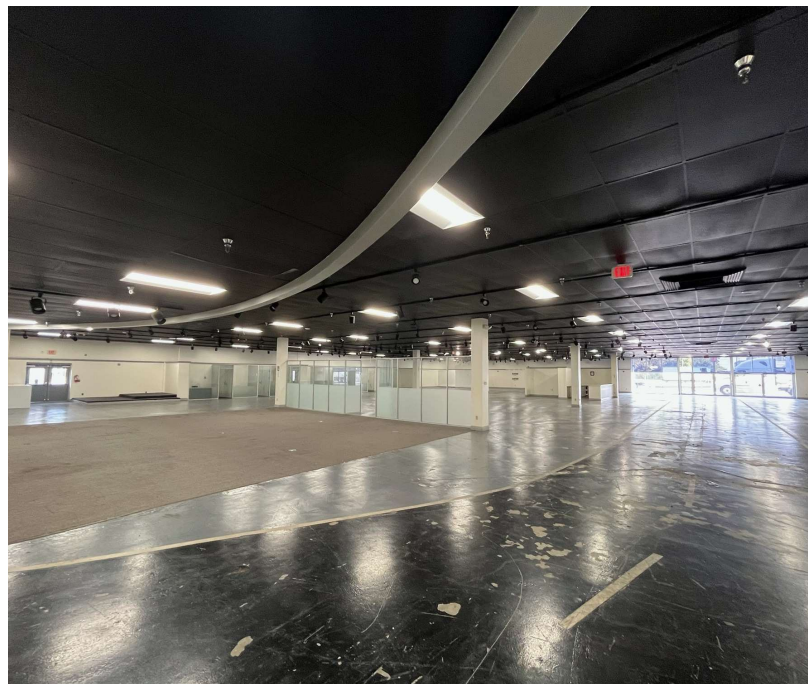
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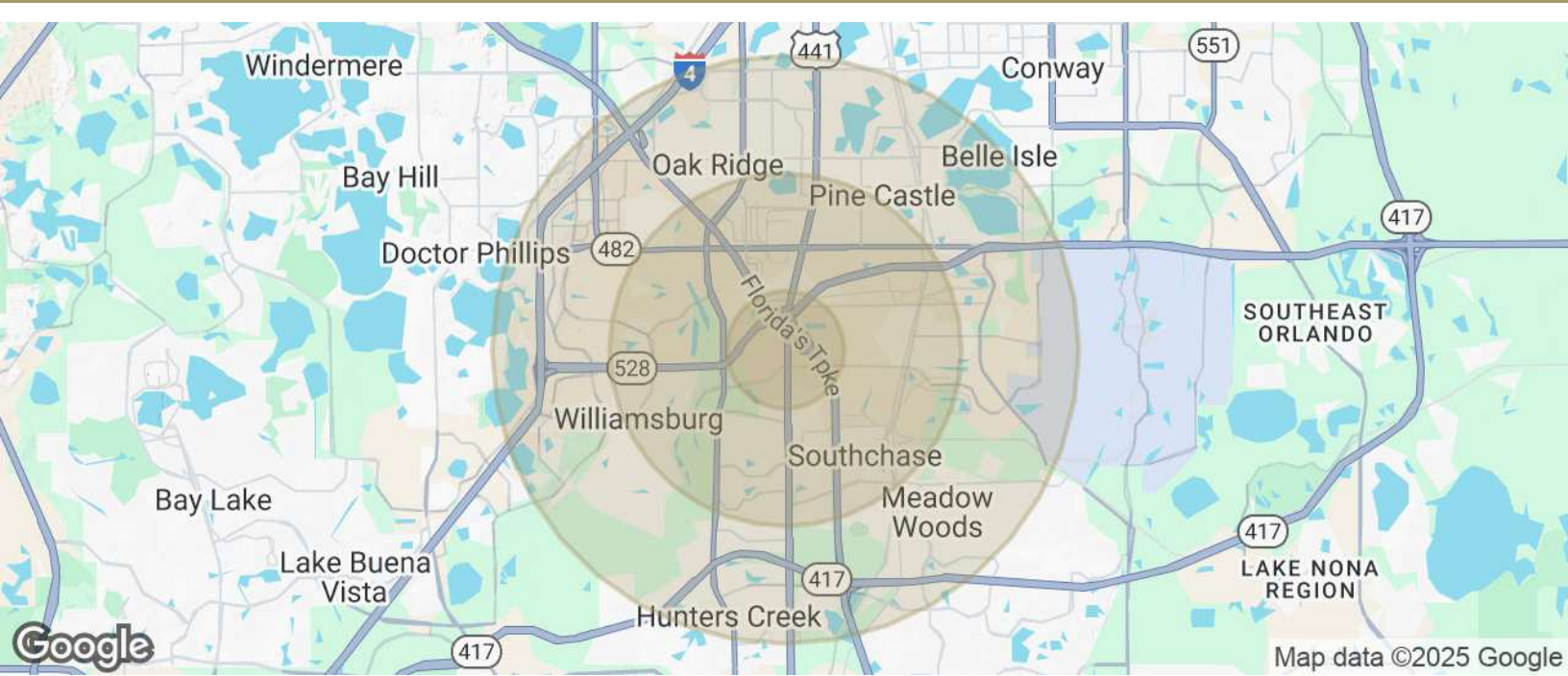
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	890	49,901	192,676
Average Age	39	40	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	311	17,103	67,768
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$65,551	\$80,762	\$84,646
Average House Value	\$364,747	\$366,766	\$354,474

Demographics data derived from AlphaMap

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