



# Quiet Private Office

2 W. OAKLAND AVE, OAKLAND, FL 34760

## Property Highlights

- Easy access from the Turnpike and the 429 expressway
- Located off West Colonial In the heart of Oakland
- Approximately 1.2 miles from Oakland Park, a 252 acre community
- Well maintained building with historic characteristics
- Soon to be golf cart accessible



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,000 SF
Available SF:	1,490 SF
Lot Size:	0.46 Acres
Number of Units:	1

### PROPERTY OVERVIEW

This unique 1,337 usable sf office space has a reception area, 5 offices and access to break room and common area amenities. With upgraded lighting, windows in each office and hardwood floors throughout., this space provides a quiet and bright environment for both your employees and customers.

### LOCATION OVERVIEW

The property is ideally located on the corner of Tubb and West Oakland Avenue in the heart of Oakland Town District. Just minutes from both Florida's Turnpike and Highway 429, this office grants easy access to all of Central Florida. Located just north of Winter Garden Village, there are multiple eateries, banks and retail establishments within a few minutes drive.

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OFFICE BUILDING

# For Lease

ADDITIONAL PHOTOS

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LOCATION MAP

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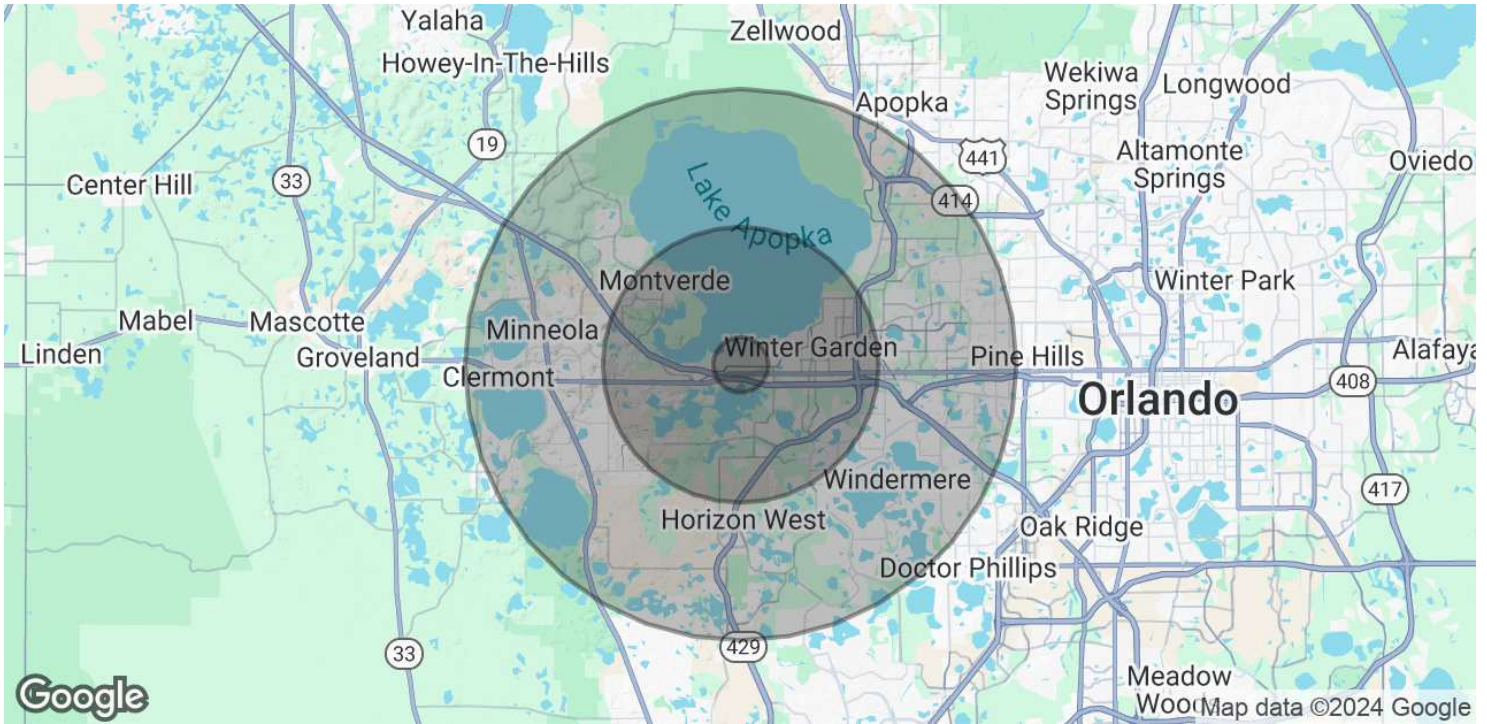
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,572	59,285	229,112
Average Age	37.7	35.4	36.9
Average Age (Male)	37.1	34.3	36.3
Average Age (Female)	38.0	36.5	37.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	833	19,921	79,019
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$80,226	\$86,355	\$83,243
Average House Value	\$343,670	\$309,493	\$319,090

\* Demographic data derived from 2020 ACS - US Census

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