

517 W COLONIAL DR, ORLANDO, FL 32804

Office Space for Lease



OFFERING SUMMARY

Lease Rate:	Negotiable
Total SF:	3,942 SF
Available SF:	1,971 SF
Zoning:	O-2/T

PROPERTY OVERVIEW

Introducing the property at 517 W Colonial Dr, Orlando, FL, 32804, an exceptional leasing opportunity in the heart of Orlando. This well-appointed space offers a versatile layout, modern amenities, and ample parking, making it an ideal choice for businesses seeking a prime location. The property's strategic position along W Colonial Dr ensures high visibility and accessibility for both clients and employees. With its adaptable design and prime features, this space presents an unparalleled opportunity for businesses to establish a remarkable presence in one of Orlando's most sought-after commercial corridors. Don't miss the chance to secure this dynamic and prime leasing opportunity.

PROPERTY HIGHLIGHTS

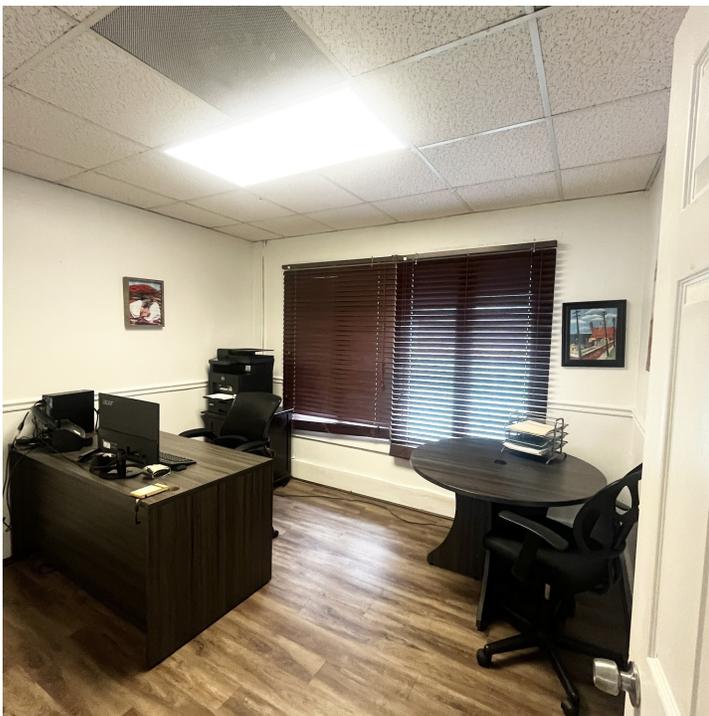
- - Versatile layout to accommodate various business needs
- - Ample parking for employees and clients
- - High visibility along W Colonial Dr
- - Strategic and accessible location for businesses
- - Adaptable design to suit diverse business requirements

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING
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RETAILER MAP

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517 W Colonial Drive



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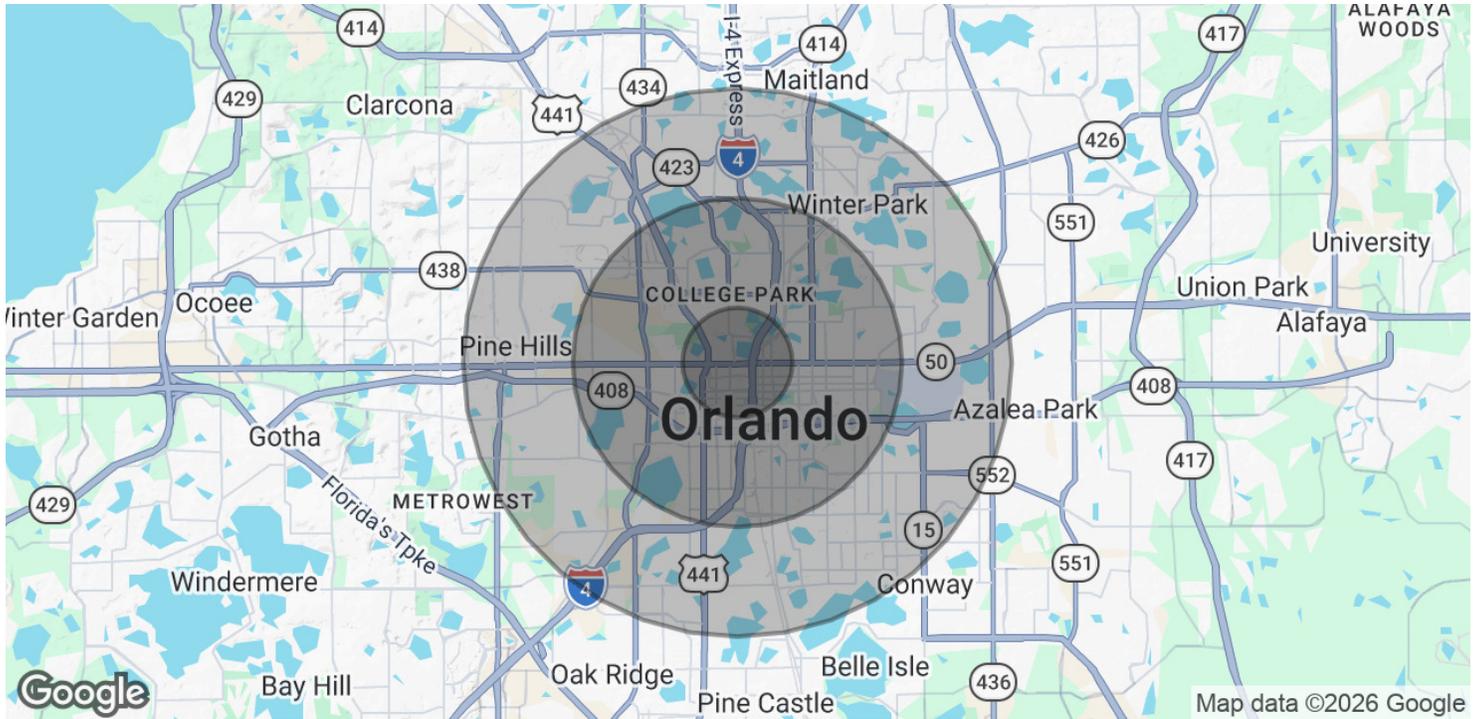
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,370	95,421	298,854
Average Age	38	42	40
Average Age (Male)	38	41	39
Average Age (Female)	38	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,799	45,584	125,035
# of Persons per HH	2	2.1	2.4
Average HH Income	\$117,411	\$115,744	\$96,415
Average House Value	\$608,807	\$540,244	\$438,081

Demographics data derived from AlphaMap

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