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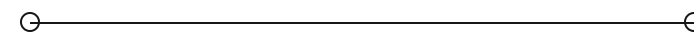


LEASE

111 Central Park Place

111 CENTRAL PARK PL, SUITE 103

Sanford, FL 32771



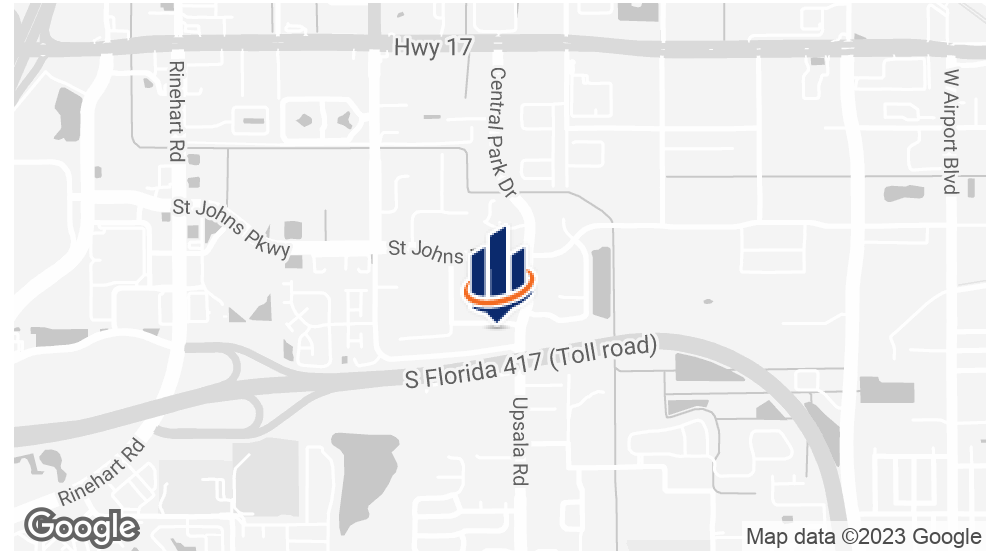
PRESENTED BY:

CHRISTOPHER FOJO

O: 407.949.8162

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	34,560 SF
AVAILABLE SF:	11,540 SF
LOT SIZE:	97,654 SF
YEAR BUILT:	2005
ZONING:	R11
MARKET:	Orlando MSA

PROPERTY OVERVIEW

A clean and flexible unit. With 1450 sf of clean office space. Quick access to major roads and highways. Within minutes of restaurants, hotels, banks and many amenities. Minimum 3 year lease.

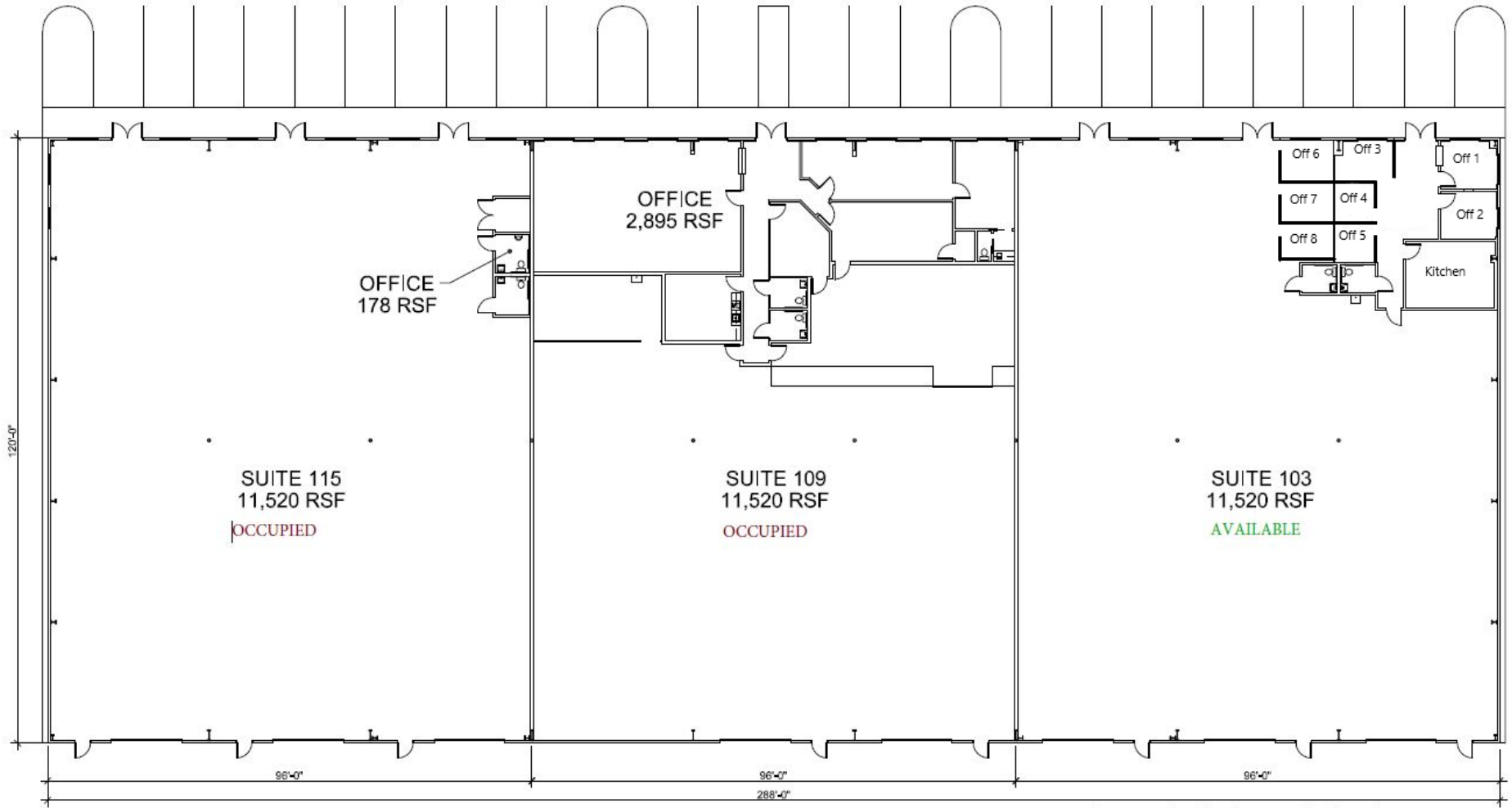
PROPERTY HIGHLIGHTS

- Clear height 18'
- Column Spacing 32'
- Rollup doors 14'X14'
- Common Dock high ramp
- NNN Pass Thru Operating Cost \$3.00 /sf

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FLOOR PLAN



* Please note the office layout in this floor plan is not representative of the actual layout.

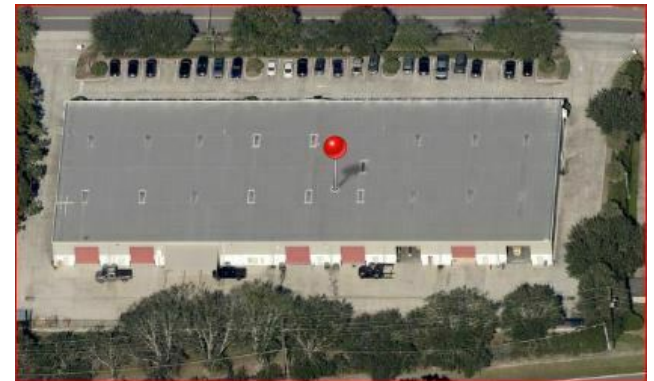
34,560 RSF

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ADDITIONAL PHOTOS

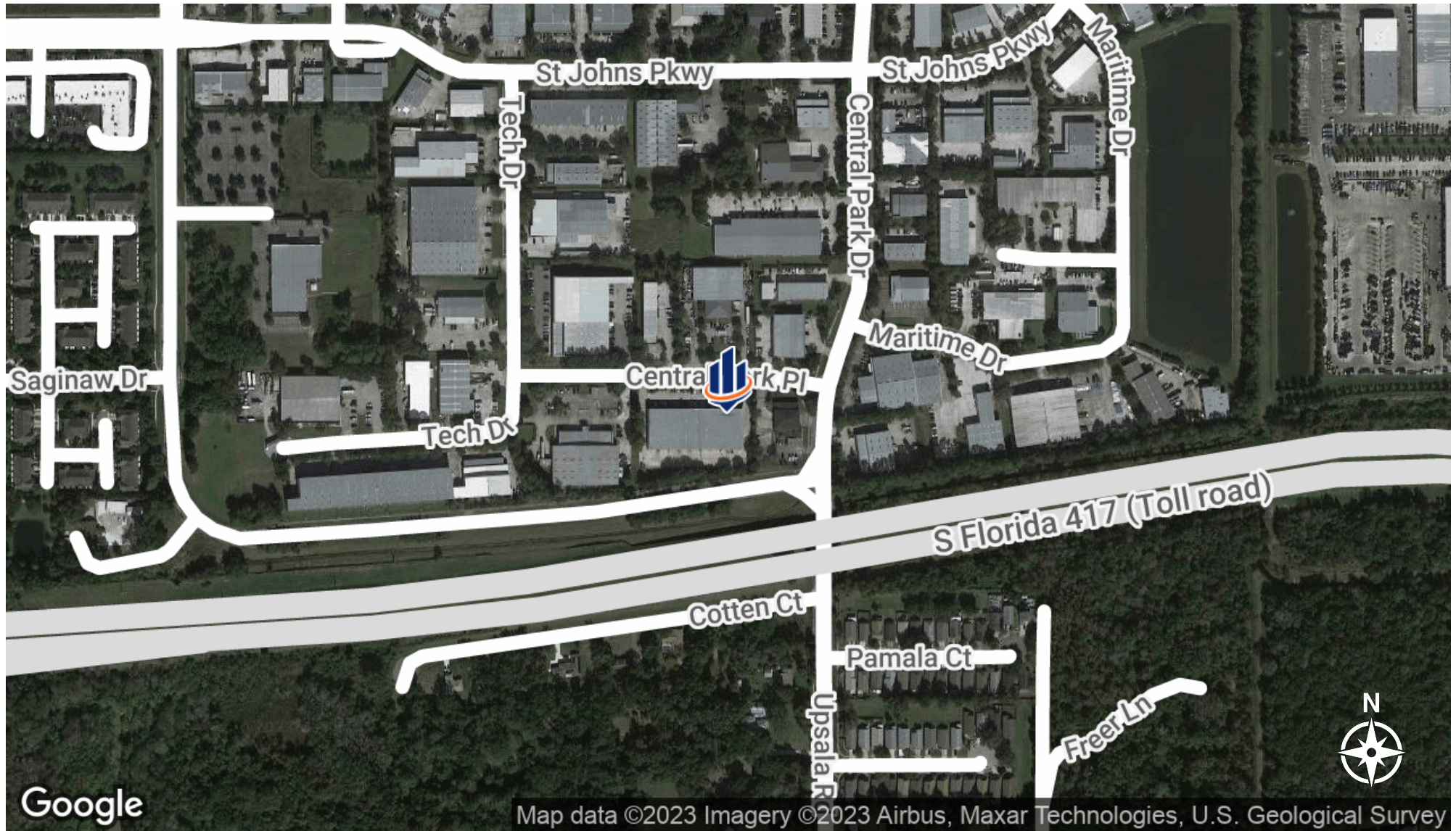


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

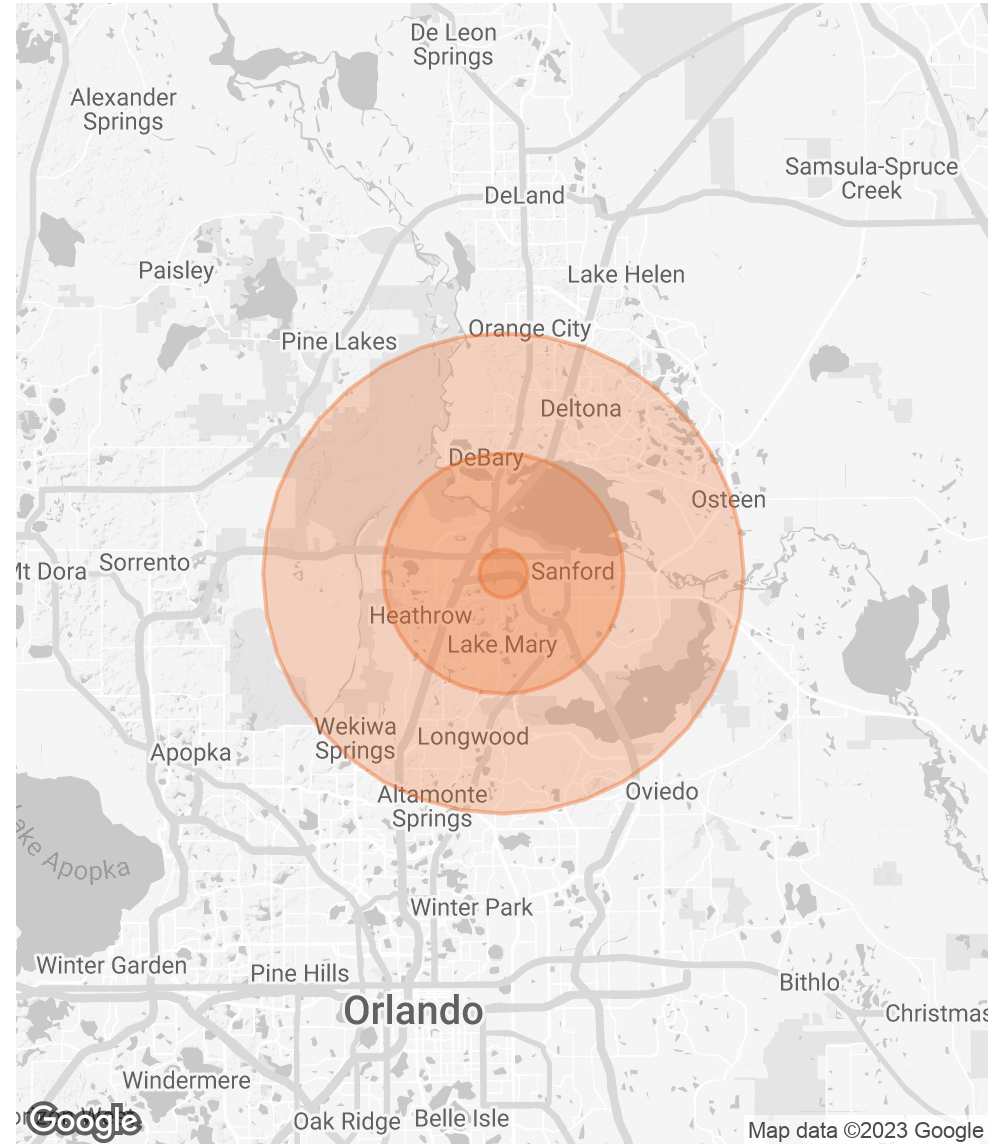
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,766	126,971	347,952
AVERAGE AGE	34.9	39.7	41.6
AVERAGE AGE (MALE)	32.3	37.7	40.2
AVERAGE AGE (FEMALE)	38.4	41.1	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,851	51,650	142,418
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$72,712	\$84,770	\$81,671
AVERAGE HOUSE VALUE	\$188,105	\$246,509	\$243,960

* Demographic data derived from 2020 ACS - US Census



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