

For Lease

Freestanding Office Building

2,230 SF | \$27 / SF



545 Delaney Avenue, Bldg 2

Orlando, Florida 32801

Property Highlights

- 2,230± SF, 2-story freestanding office building just south of Downtown Orlando
- Great location in the charming Offices at Hovey Court – quiet setting near the Central Business District
- Free surface parking available
- Efficient floor plan with lobby, conference room, 5 offices, break area and 3 restrooms (1 with shower)
- 24/7 access
- Immediate access to Orange Avenue, Anderson Street, SR 408 (East-West) and I-4
- Across from Lake Lucerne and immediately north of SoDo
- Directly on the Lymmo Lime Line with stop just steps away



Just South of Downtown
Orlando

Lease Rate: \$27/SF Mod. Gross

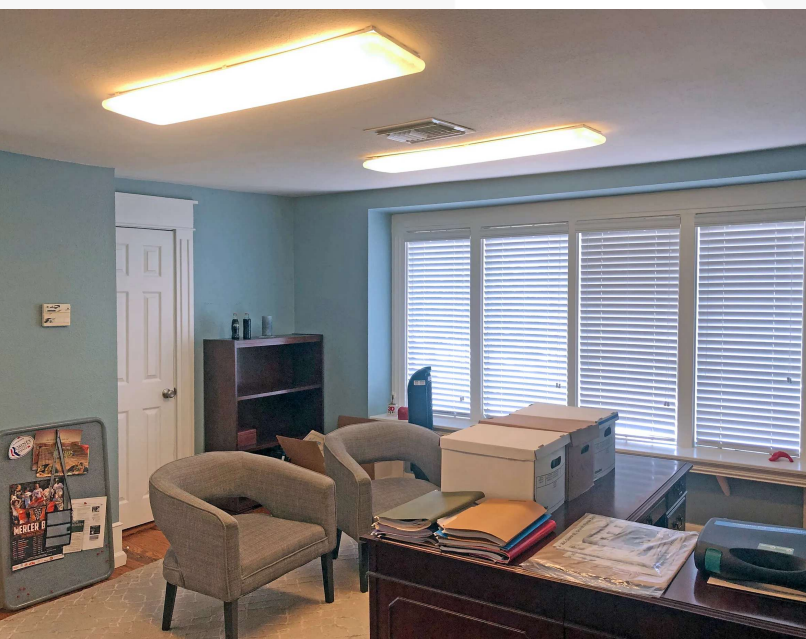
For more information

Jeffrey Bloom, CCIM

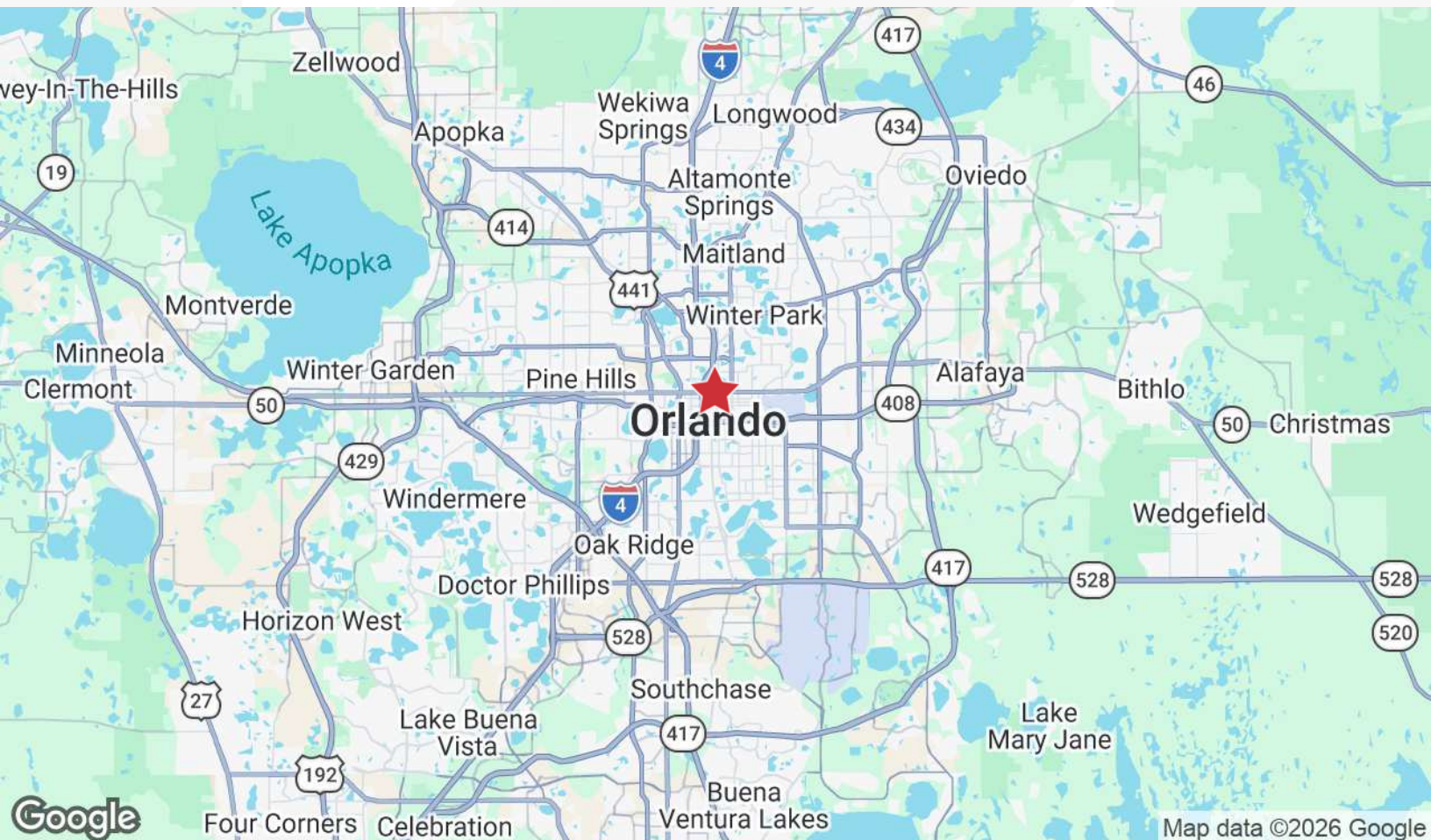
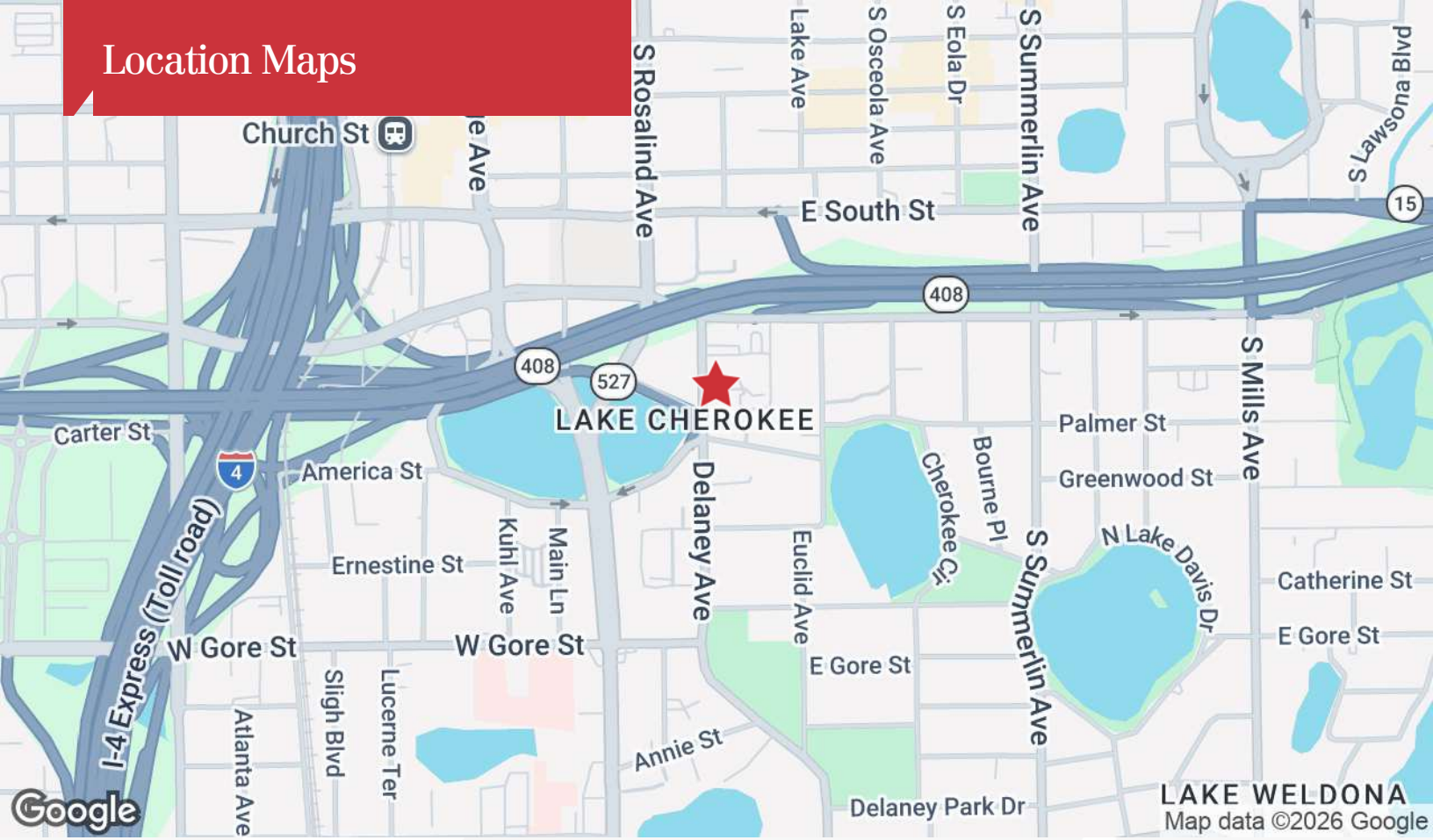
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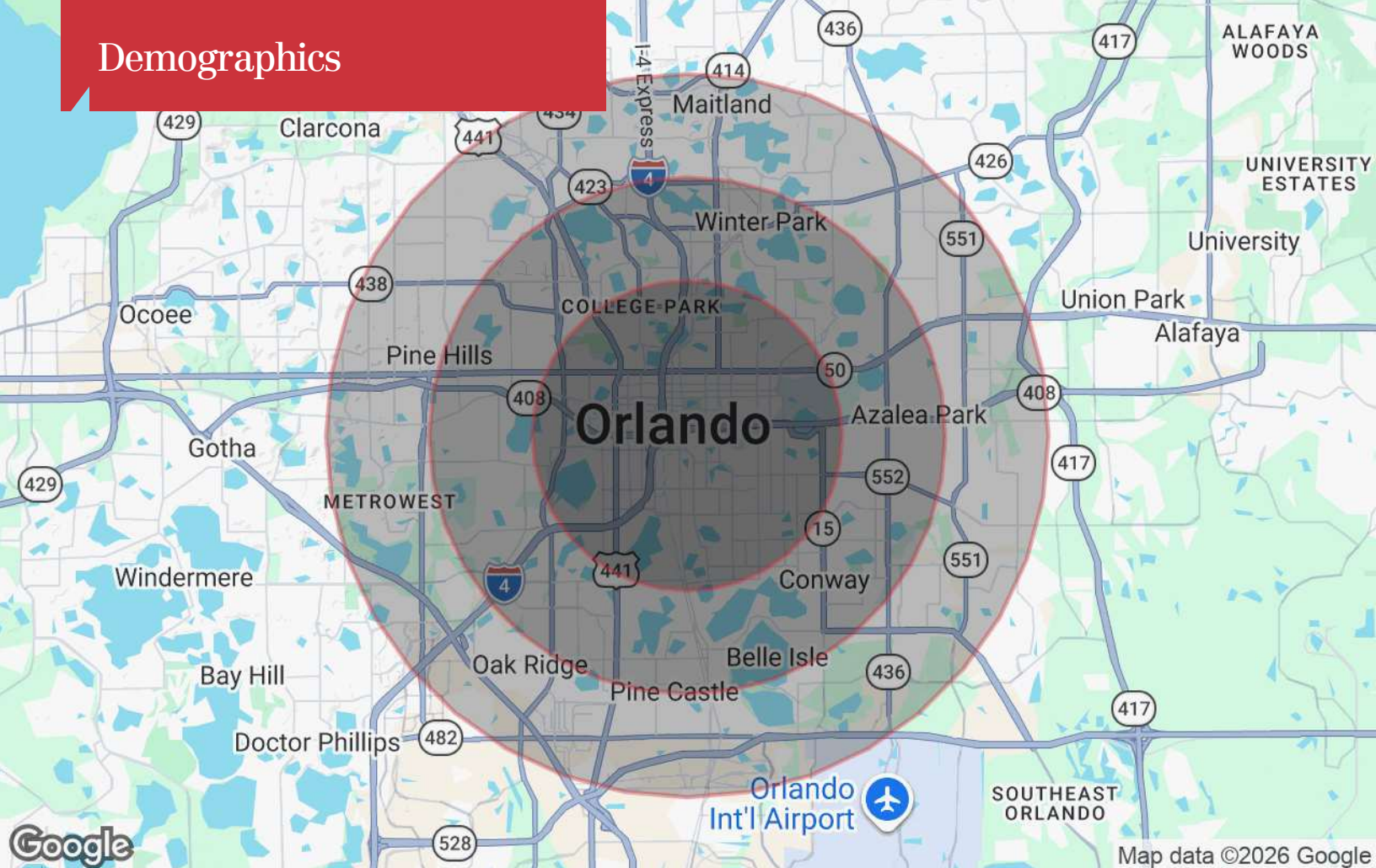
Interior Photos



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	102,622	295,666	594,669
MEDIAN AGE	40.6	39.0	37.3
MEDIAN AGE (MALE)	39.7	37.6	35.7
MEDIAN AGE (FEMALE)	41.1	39.9	38.4

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	48,544	120,703	230,519
# OF PERSONS PER HH	2.1	2.4	2.6
AVERAGE HH INCOME	\$115,615	\$104,472	\$93,823
AVERAGE HOUSE VALUE	\$450,770	\$415,097	\$379,477

* Demographic data derived from 2020 ACS - US Census