

Business available for purchase



# For sale or lease

1717 South Division Avenue, Orlando, FL 32805

6,551± SF available

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# Property details

## Property specifications

- 6,551± SF free-standing building
- 883 SF of office
- 3 grade doors
- Block/metal construction
- Built in 1947 and 1983
- 0.34 acres
- Zoned I-G/T/AN/SP, City of Orlando
- Fully fenced and gated lot
- Business available for purchase
- **Price reduction: \$1,300,000 (\$198.44/SF)**
- Lease: \$12,000/mo NNN

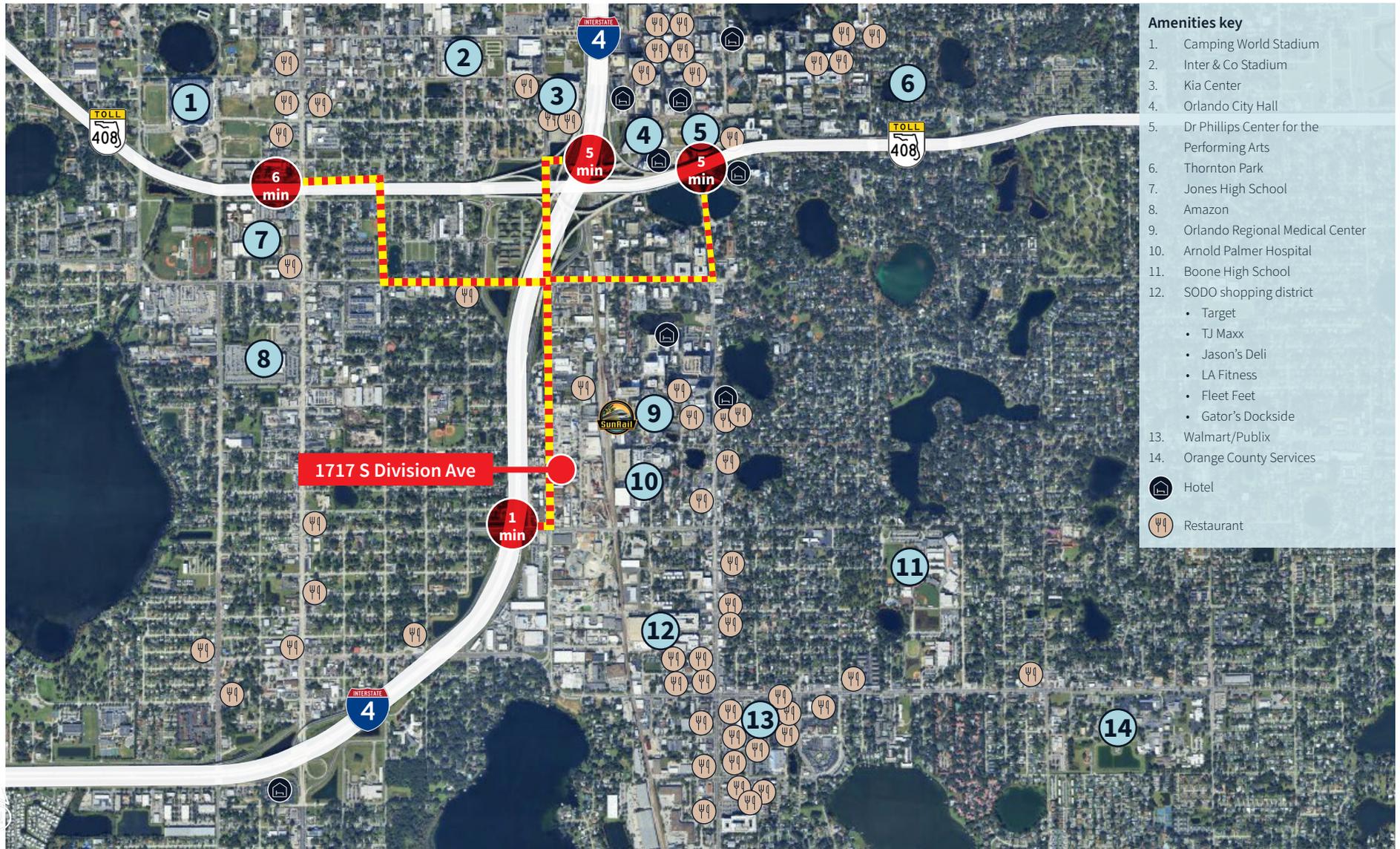


	30 minutes	60 minutes	120 minutes
<b>Total population</b>	3,877,806	6,540,667	10,055,001
<b>Total households</b>	1,470,052	2,558,726	4,010,856
<b>Average HH income</b>	\$94,876	\$91,944	\$93,550
<b>Total businesses</b>	155,617	256,099	396,030
<b>Total employees</b>	1,654,169	2,658,951	4,013,717

# Property photos



# Access and amenities



## Location

### Advantages

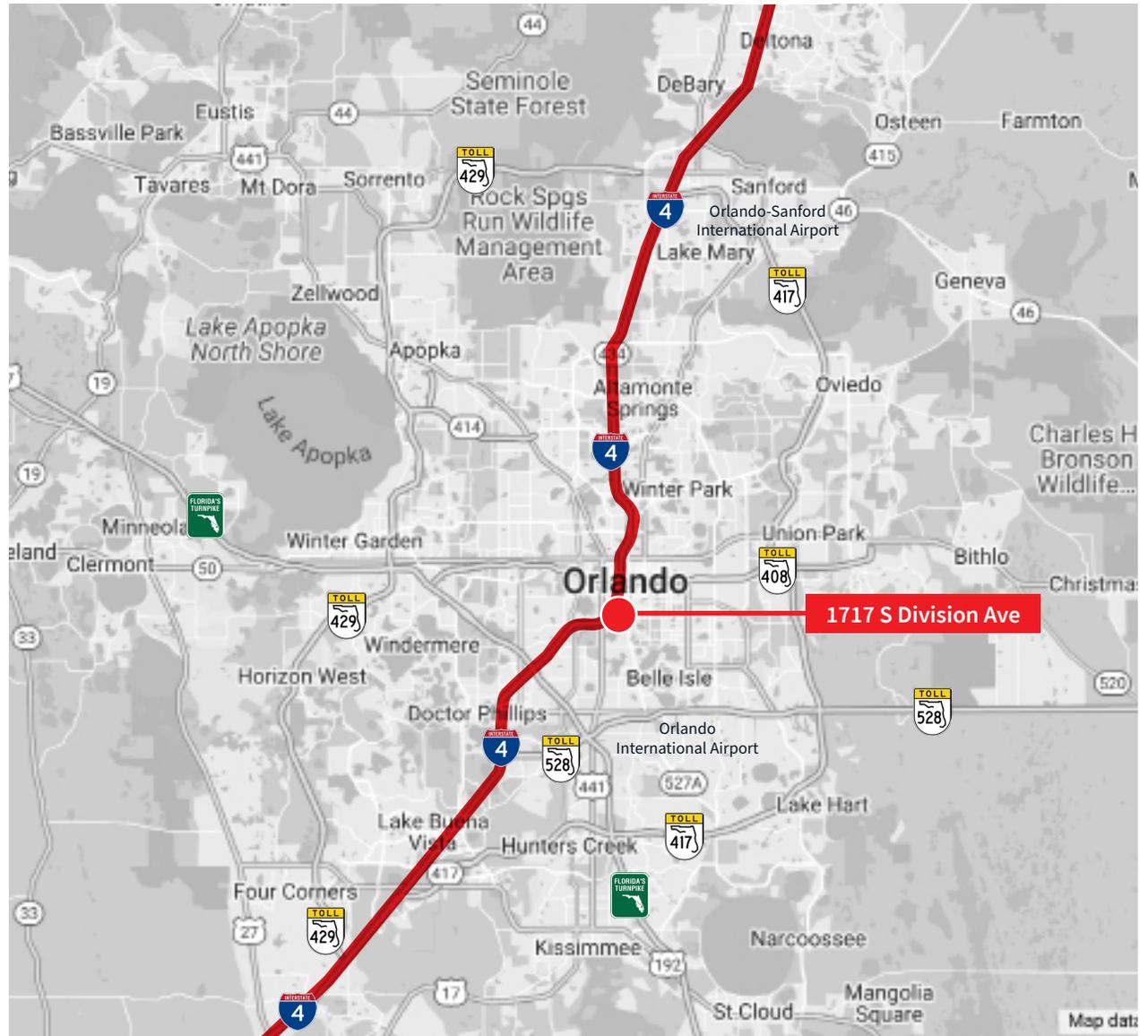
- Provides immediate access to Interstate 4 and excellent access to US Highway 441 and the East-West Expressway (SR 408)
- Located just south of Downtown Orlando and its numerous amenities, including SoDo, Kia Center and Dr Phillips Center for the Performing Arts
- Approximately 20 minutes to Orlando International Airport, and most major theme parks including EPCOT, Universal Studios Florida and Sea World

### Drive time to

- Interstate 4 - 1 minutes
- State Road 408 - 5 minutes
- Florida's Turnpike - 8 minutes
- State Road 417 - 11 minutes
- State Road 429 - 15 minutes
- State Road 528 - 16 minutes

### Distance to

- Tampa - 83.1 miles
- Jacksonville - 143 miles
- Miami - 234 miles
- Atlanta, GA - 439 miles



**JLL**

**W. Malcolm Clayton**

*Vice President*

Malcolm.Clayton@jll.com

+1 407 670 9115

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