

# For Sale

# Premier Row

2101 Premier Row | Orlando, FL 32809



*A Premier 10,239± sf industrial building for sale,  
in a Premier office park on Premier Row*

**AVISON  
YOUNG**

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Principal

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## Introduction

Located in one of Orlando's premier industrial corridors, 2101 Premier Row offers 10,239± SF of versatile warehouse space on 1.03 acres. Built in 1981, the building features two grade-level overhead doors, IND-2/IND-3 zoning, and excellent access to major highways. With a lot size of approximately 125' frontage x 360' depth, this well-positioned asset is ideal for distribution, light manufacturing, or service-based operations.

## PROPERTY HIGHLIGHTS

**IMMEDIATE ACCESS TO FLORIDA'S  
TURNPIKE, S.R 528 AND I-4**

**105 W X 122D TRUCK COURT**

**2 DOCK HIGH DOORS**

**APPROXIMATELY 18' CLEAR HEIGHT**

**7,321± SF OFFICE PRODUCTION AREA**

**MONUMENT SIGNAGE**

**OCP - MASTER RETENTION**

**FREE STANDING BUILDING**

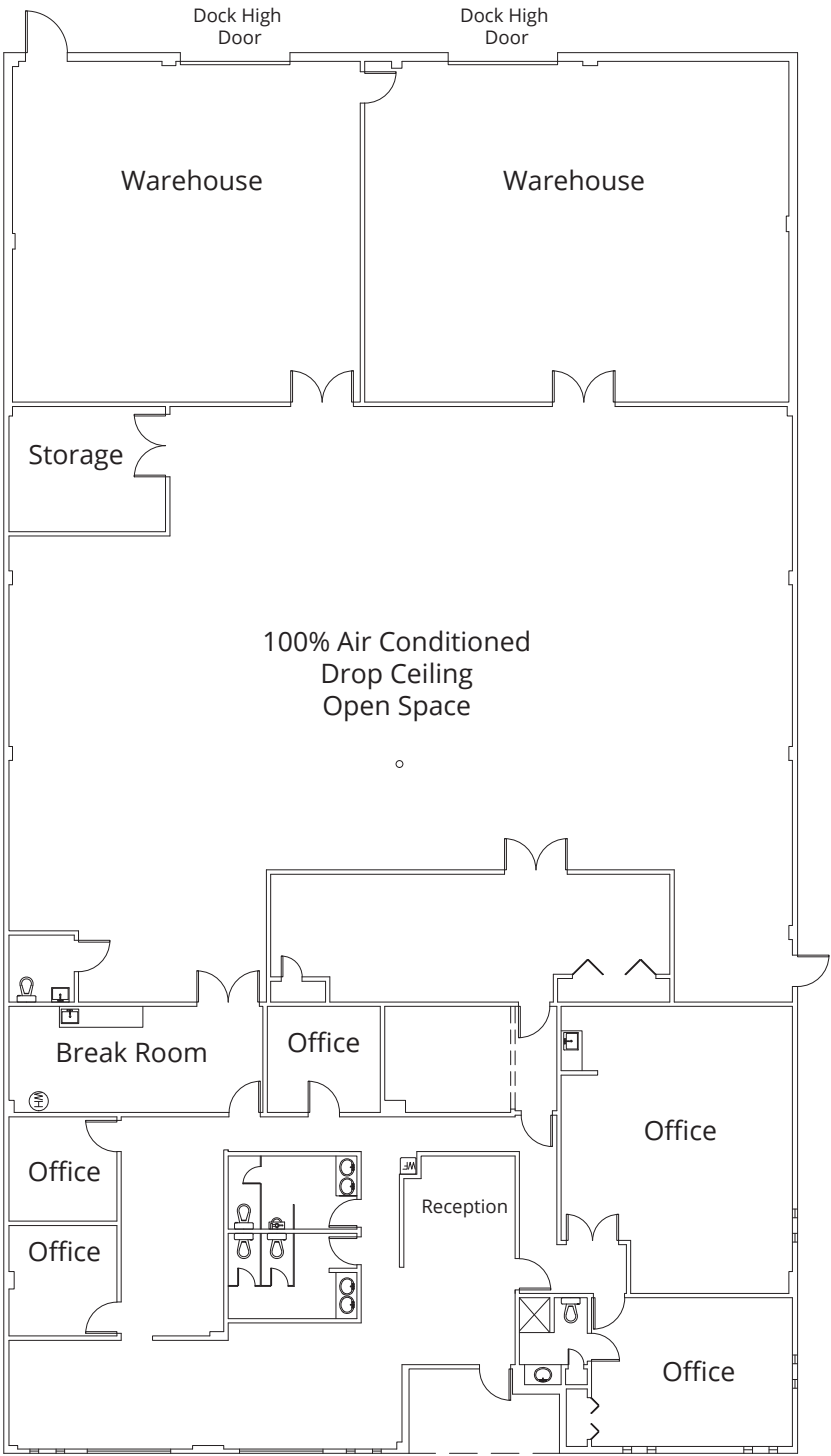
**IND-2/IND-3 ZONING**

**BUILT UP ROOF TPO**



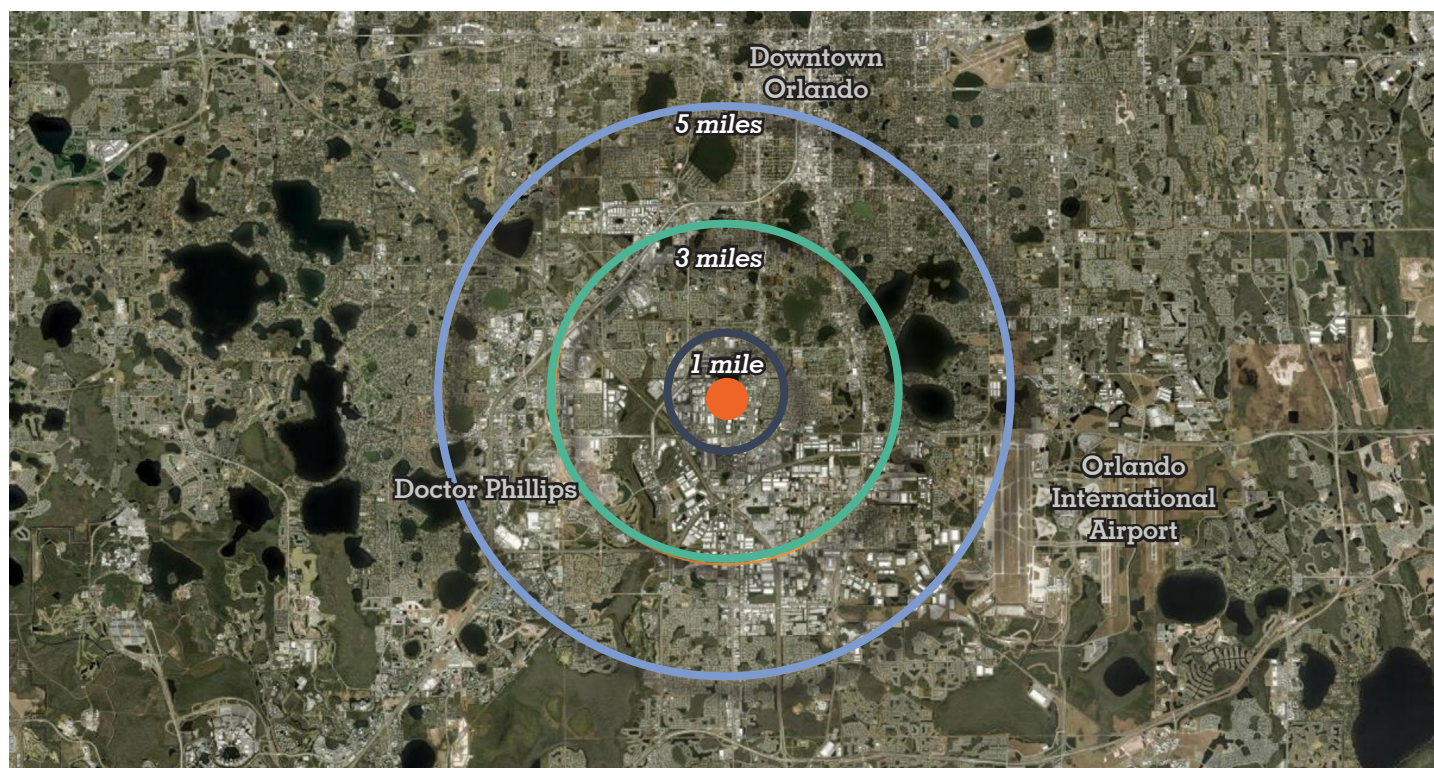
### Drive Time Estimate

Universal Orlando .....	18 mins
Downtown Orlando .....	18 mins
Disney World .....	17 mins
Orlando Int Airport.....	20 mins





# Demographics



## 1-3-5 Mile Demographics

Population	1 mile	3 miles	5 miles
2024 Estimated population	6,264	90,034	216,966
2029 Estimated population	6,371	94,749	224,669
Projected annual growth 2024 to 2029	0.34%	1.03%	0.70%
Households	1 mile	3 miles	5 miles
2024 Estimated households	2,104	32,613	80,981
2029 Estimated households	2,133	34,104	83,369
Projected household growth 2024 to 2029	0.27%	0.90%	0.58%
Household income	1 mile	3 miles	5 miles
2024 Estimated average household income	\$85,386	\$85,498	\$105,148
2024 Estimated median household income	\$62,000	\$62,052	\$69,902
Business and employees	1 mile	3 miles	5 miles
2024 Total businesses	1,289	7,761	17,193
2024 Total employees	18,677	91,207	227,339
Employee / Residential Ratio (per 100 residents)	298	101	105

Data provided by ESRI

## 5 Mile Highlights



**Population**  
216,966



**Growth by 2029**  
0.70%



**Total employees**  
17,193



**Avg. HH income**  
\$105,148

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