



Commercial Building For Sale

7,926 SF

1800 S DIVISION AVE
ORLANDO, FL



**CUSHMAN &
WAKEFIELD**



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7,926 SF

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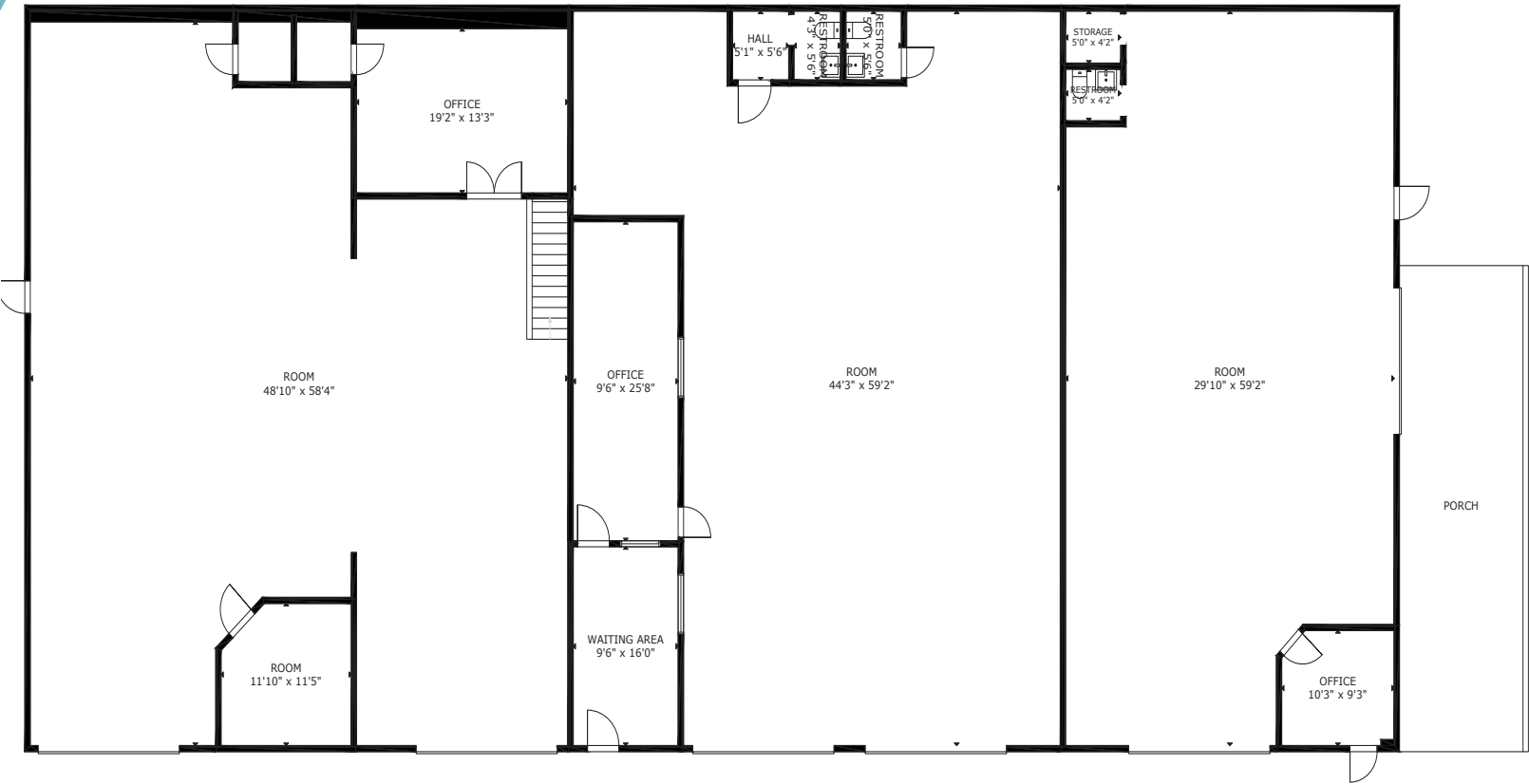
PROPERTY HIGHLIGHTS

1800 S Division Ave stands out as an exceptional opportunity situated in the heart of Orlando’s Central Business District (CBD). This strategic location offers significant advantages for businesses aiming to serve the Greater Orlando area efficiently. The property boasts excellent connectivity, with easy access to major roads including I-4, SR-408, Orange Blossom Trail and SR 50. These thoroughfares facilitate seamless logistics and commuting, making it an ideal choice for businesses that need accessibility and proximity to their customers.

This property is perfect for an owner-occupier who wishes to utilize the entire space or to lease out portions for additional rental income. The flexibility of this site allows for tailored usage, accommodating various operational requirements while also providing a lucrative opportunity for generating passive income.

FLOOR PLAN

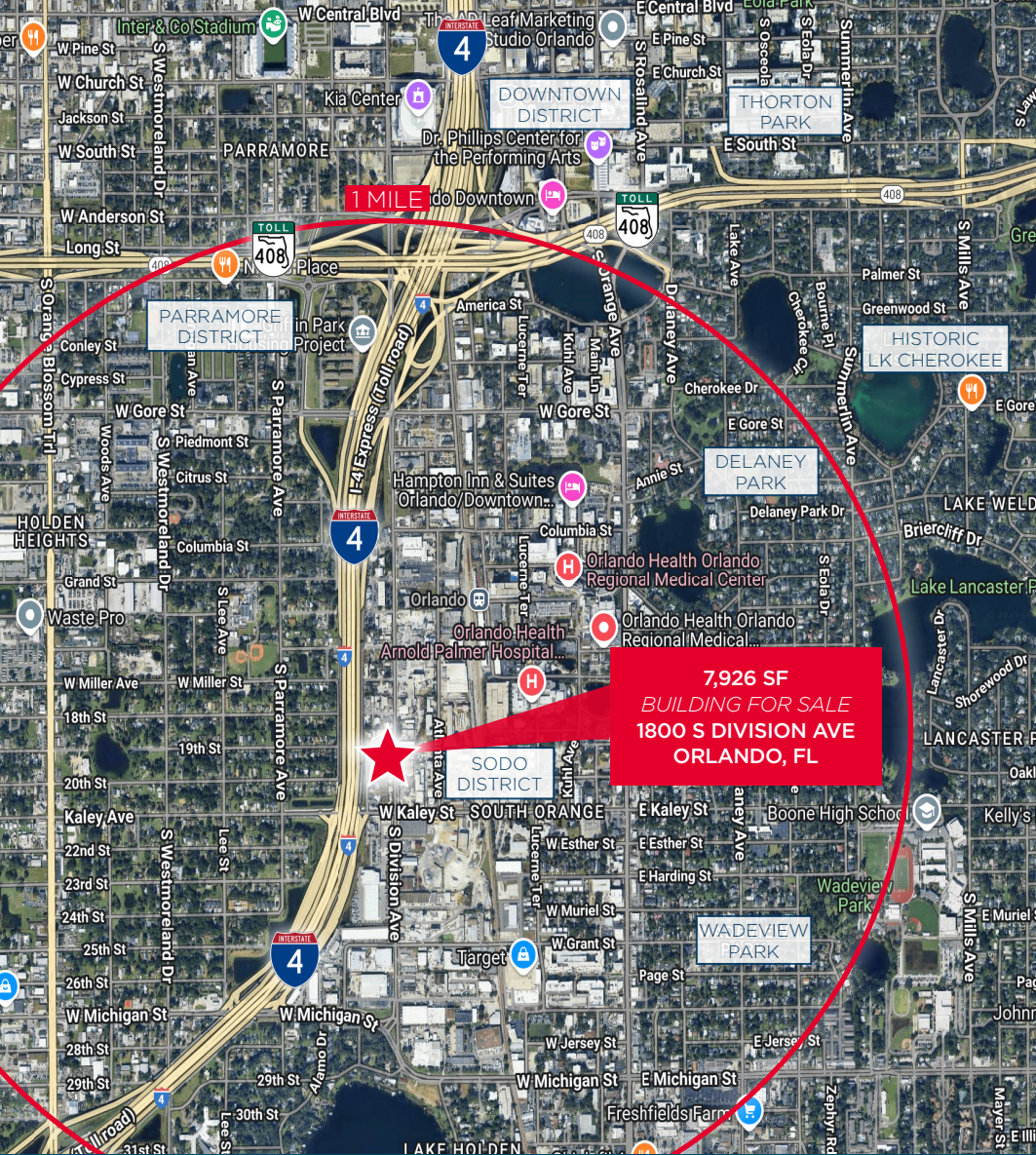
7,926 SF



PROPERTY SPECIFICATIONS

- » Total Square Footage: 7,926
- » Building Construction: Block and Metal
- » Total Property Size: .46 Acres
- » Zoning: I-G
- » Year Built: 1981
- » Loading: Grade Level
- » Loading Doors: 5
- » Door Sizes: (3) 12'x12' (2) 12'x14'
- » Clear Height: 21' at peak 18' at eave
- » Power: Single-Phase 800 amp
- » Roof Replaced: 2 years ago
- » Will be Delivered Vacant





AREA HIGHLIGHTS



5 MI RADIUS
POPULATION
322,353+



5 MI RADIUS
HOUSEHOLDS
132,731+



5 MI RADIUS
AVG INCOME
\$84,279+



CLEAR HEIGHT
**21' PEAK
18' EVES**



LOADING
DOORS
5 GRADE LEVEL



SECURITY
SYSTEM



LOCATION
**I-4 - 2 MINUTES
408 EXPY - 3 MINUTES
CBD - 5 MINUTES**



ORLANDO INT'L
AIRPORT
20 MINUTES



FOR MORE INFORMATION:

SAM KING

Senior Associate
Sales & Acquisitions | Central FL
Direct: +1 407 949 0898
Cell: +1 407 341 7728

sam.j.king@cushwake.com

GLEN JAFFEE

Senior Director
Sales & Acquisitions | Central FL
Direct: +1 407 541 4408
Cell: +1 407 353-3426

glen.jaffee@cushwake.com



20 N Orange Ave Ste 300,
Orlando, FL 32801
Main: +1 407 841 8000
cushmanwakefield.com

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