For Lease Sanlando Commerce Center 2,500 SF | \$12.00 / SF

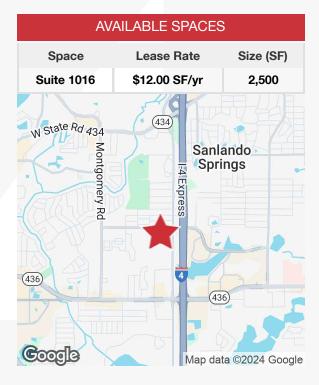
224 West Central Pkwy

Altamonte Springs, Florida 32714

Property Highlights

- 2,500± SF office/warehouse unit available immediately
- Great value rates
- Highly visible corner at Douglas Avenue & West Central Parkway
- Great location near I-4, SR 436 (Semoran Blvd) and SR 434
- Less than 4 minutes from I-4/SR 436 interchange
- Only 1 mile from Cranes Roost/Altamonte Mall shopping and dining
- 2024 Estimated Operating Expenses: \$4.00/SF

Lease Rate: \$12.00 / SF NNN



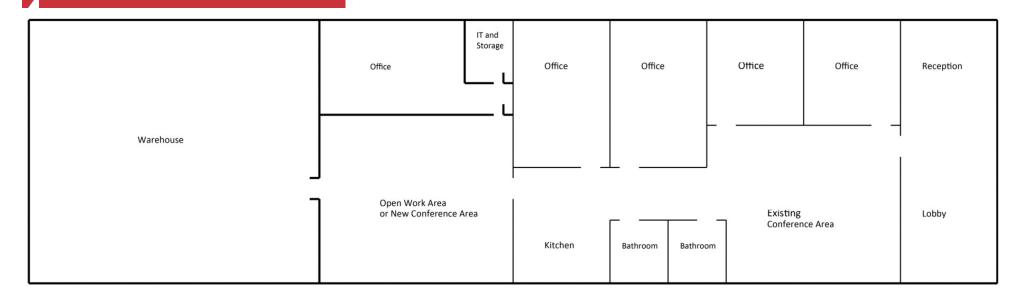
For more information Tom R. Kelley II, CCIM O: 407 949 0715 tkelley@realvest.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

224

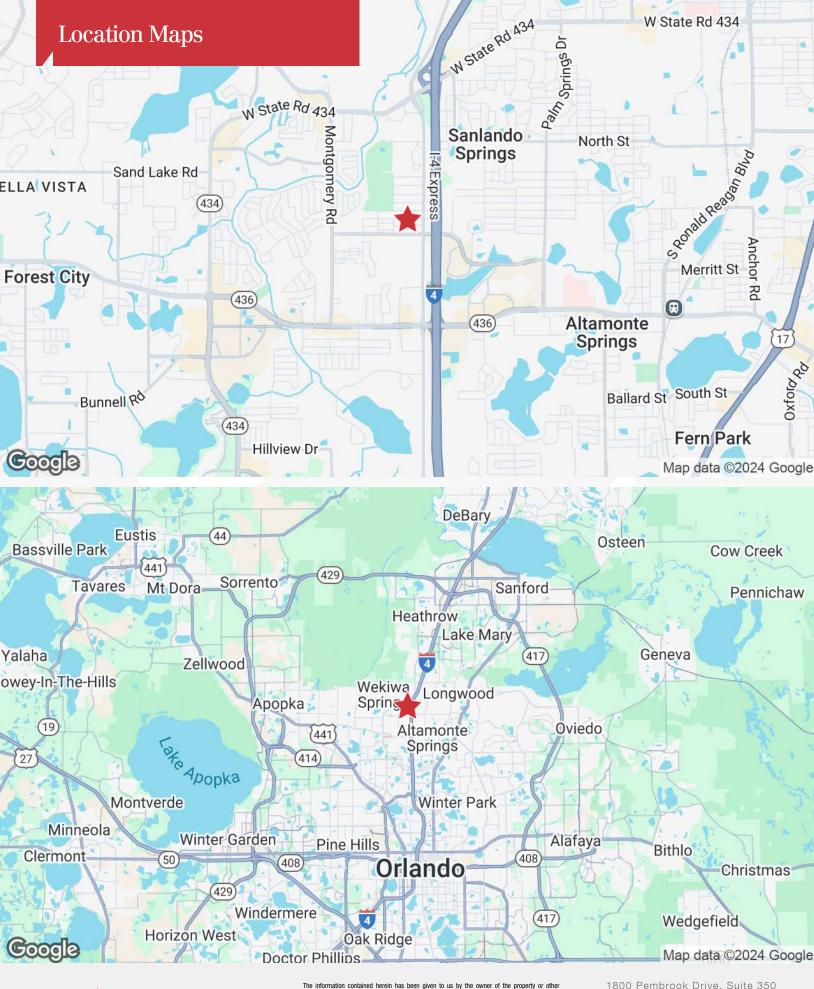
Floor Plan & Loading Doors





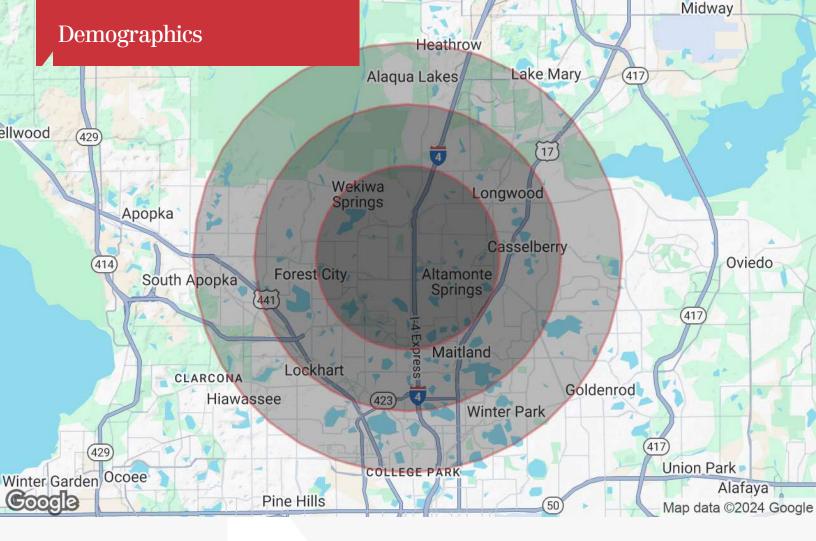


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Population	3 Miles	5 Miles	7 Miles	
TOTAL POPULATION	95,539	227,940	407,485	
MEDIAN AGE	42	42	42	
MEDIAN AGE (MALE)	40	40	40	
MEDIAN AGE (FEMALE)	44	43	43	
Households & Income	3 Miles	5 Miles	7 Miles	
Households & Income TOTAL HOUSEHOLDS	3 Miles 40,891	5 Miles 93,318	7 Miles 164,329	
TOTAL HOUSEHOLDS	40,891	93,318	164,329	

* Demographic data derived from 2020 ACS - US Census



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