

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

### AVAILABLE SPACES

| Space      | Lease Rate    | Size (SF) |
|------------|---------------|-----------|
| Suite 1016 | \$12.00 SF/yr | 2,500     |



For more information

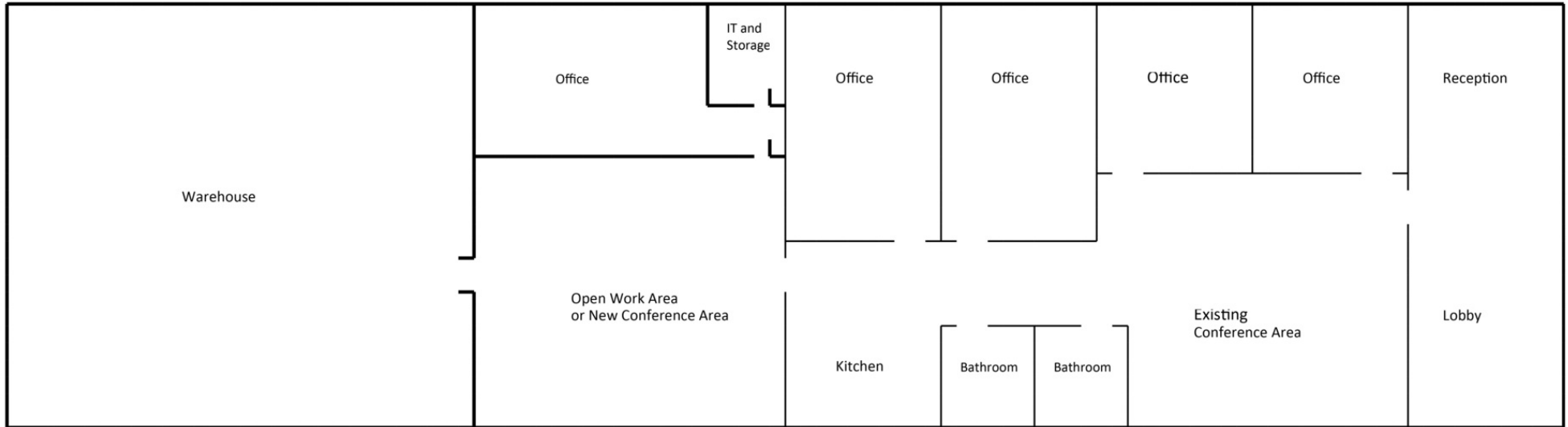
**Tom R. Kelley II, CCIM**

O: 407 949 0715

tkelley@realvest.com

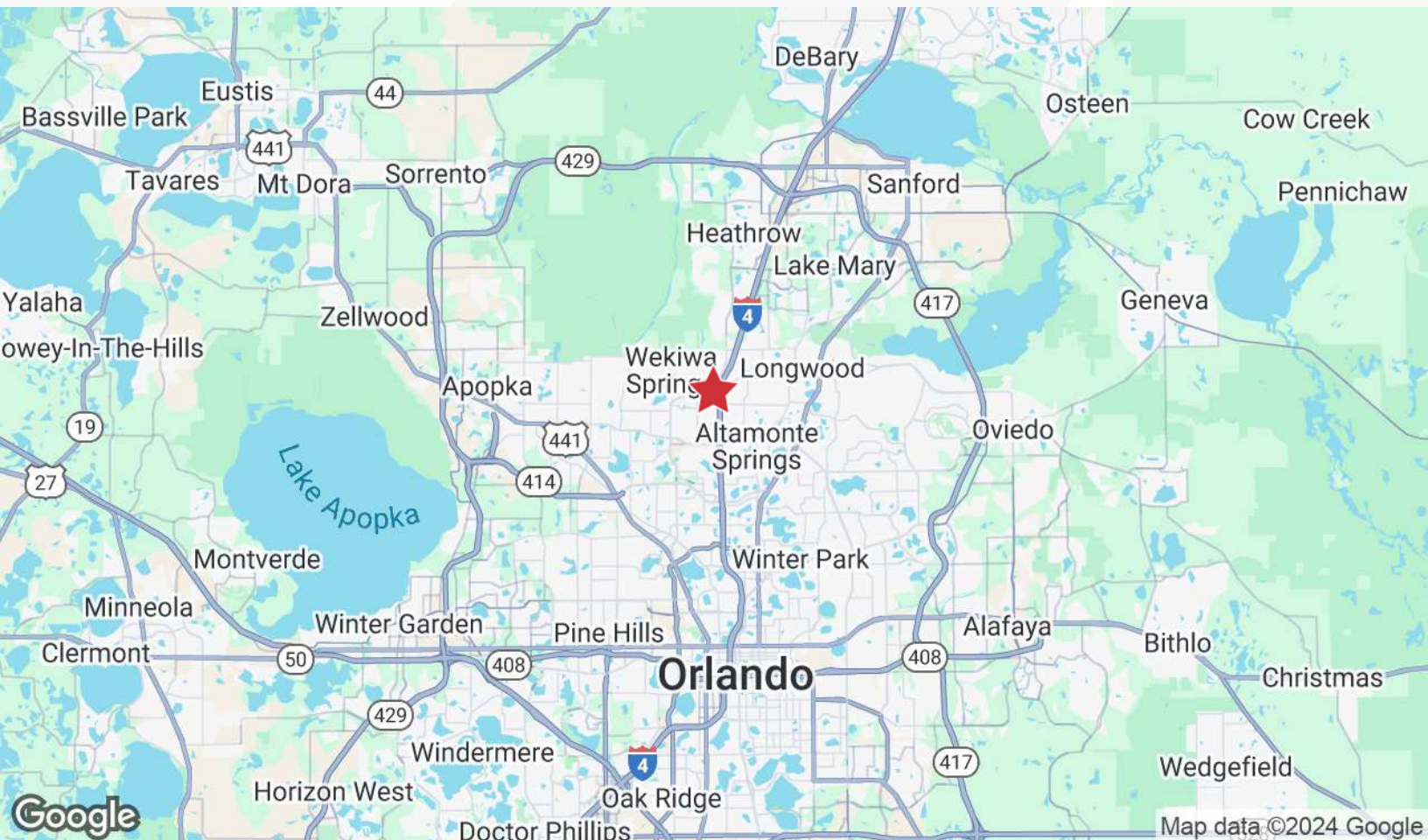
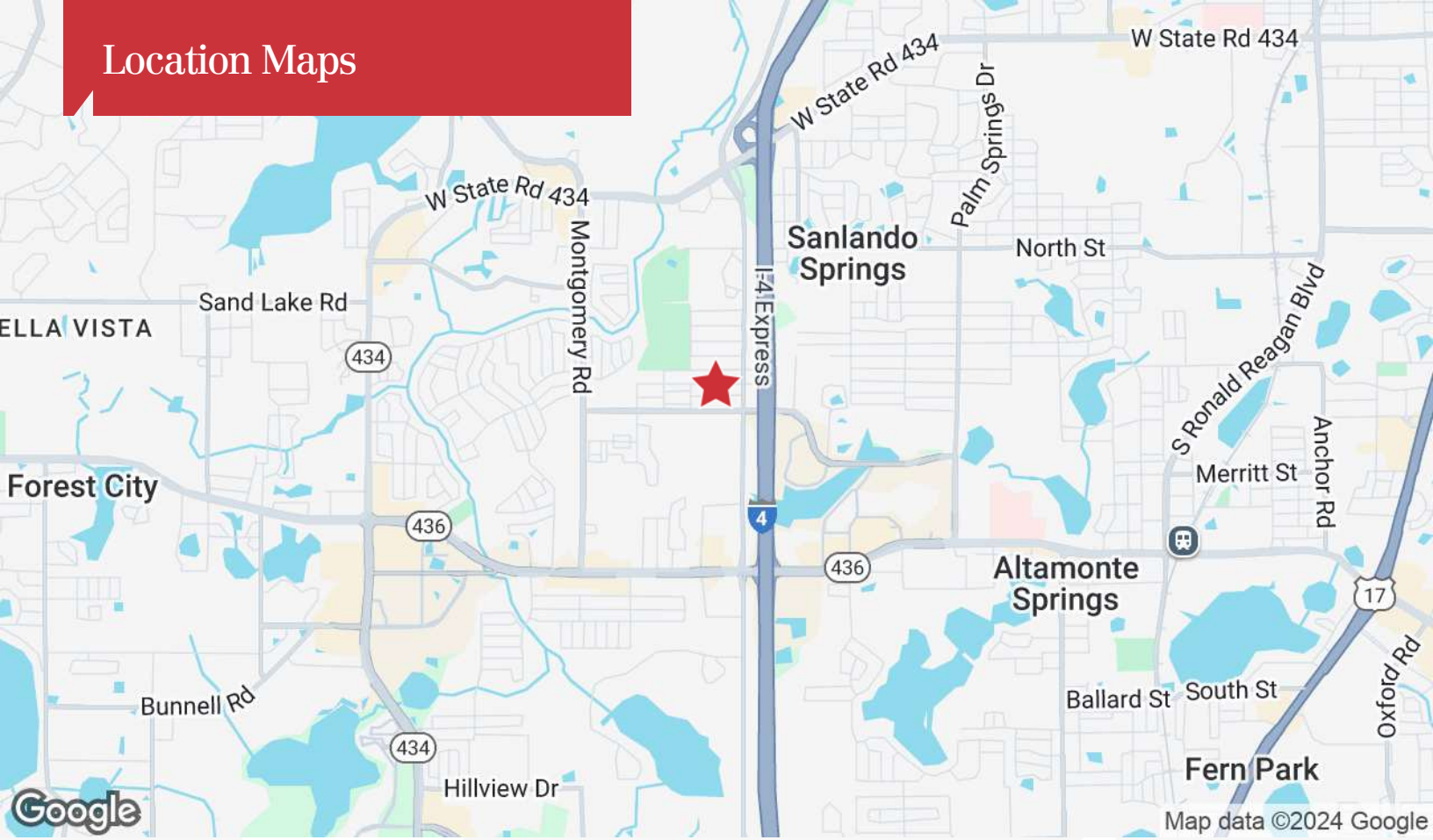


# Floor Plan & Loading Doors



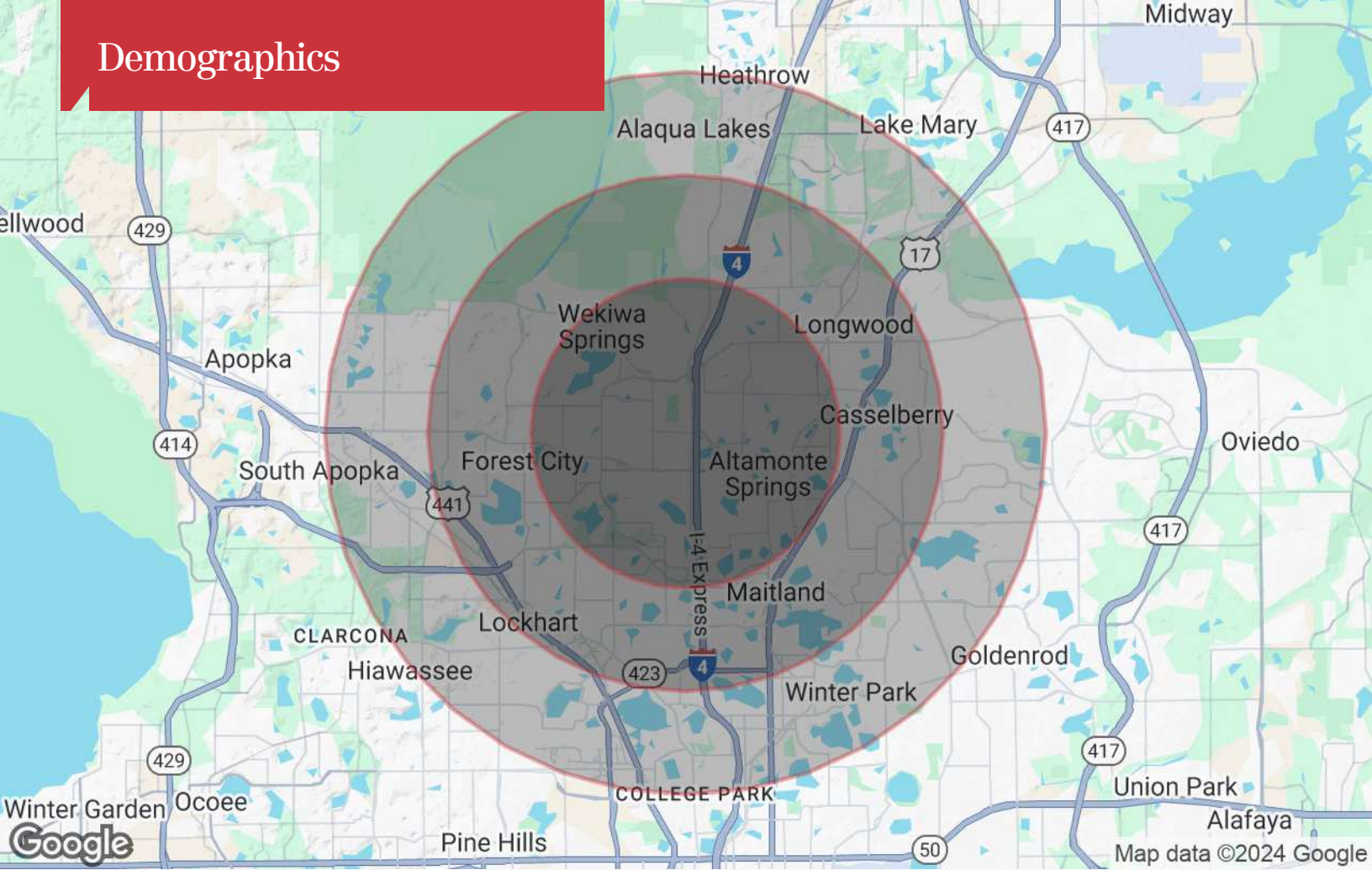


# Location Maps





# Demographics



## 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   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 40,891    | 93,318    | 164,329   |
| # OF PERSONS PER HH | 2.3       | 2.4       | 2.5       |
| AVERAGE HH INCOME   | \$97,429  | \$104,490 | \$103,787 |
| AVERAGE HOUSE VALUE | \$405,436 | \$419,825 | \$429,458 |

\* Demographic data derived from 2020 ACS - US Census