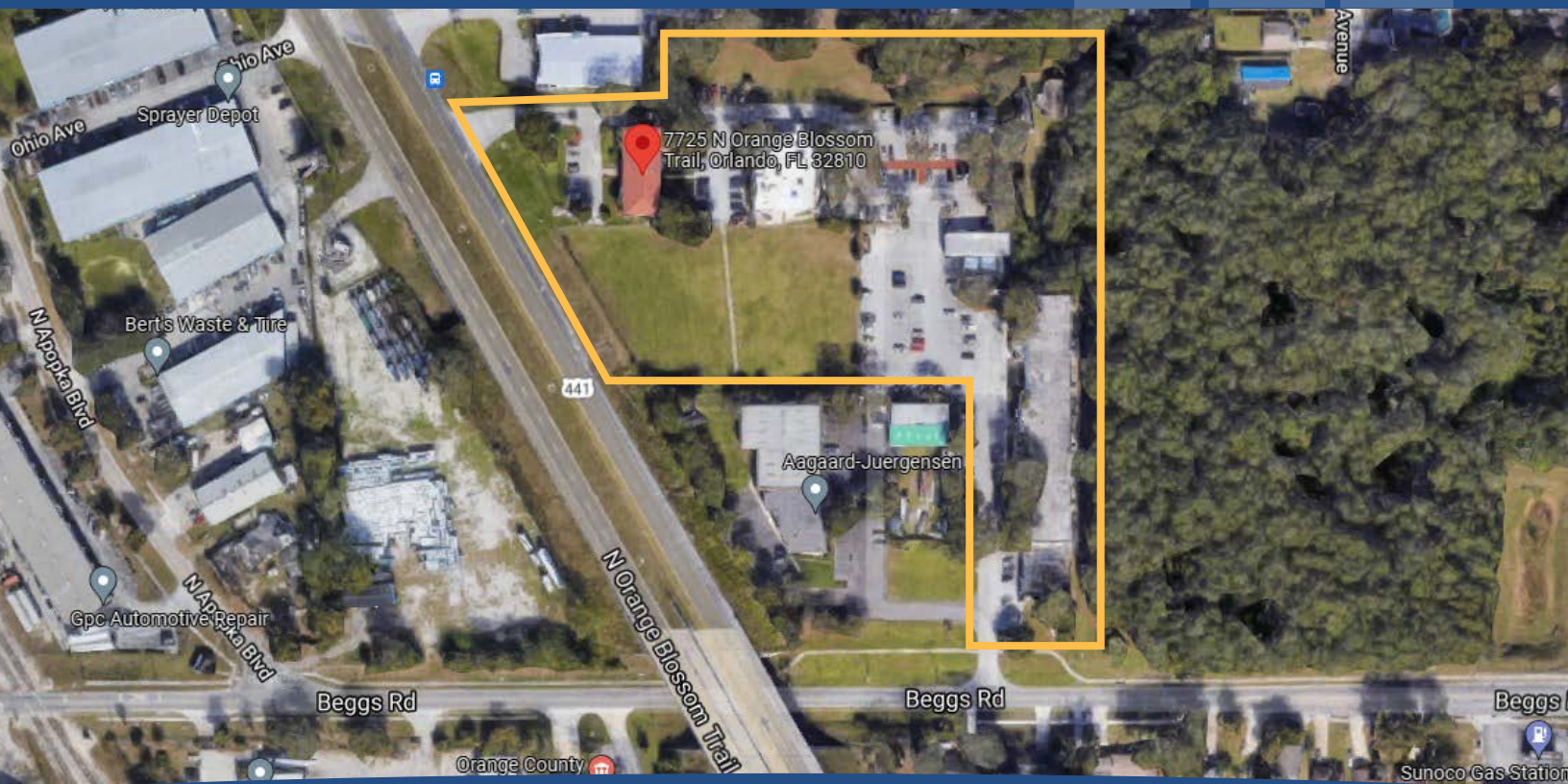


OFFICE AND WAREHOUSE SPACE FOR LEASE

# 7725 N ORANGE BLOSSOM TRAIL ORLANDO, FL 32810



## MARK ALLEN, CCIM

Florida Licensed Real Estate Broker  
Florida Licensed General Contractor  
Florida Licensed Community Association Manager (LCAM)  
CIPS • ePRO • RESS

**407-737-9797**

Mark@OrlandoCommercialRealEstate.com  
www.OrlandoCommercialRealEstate.com

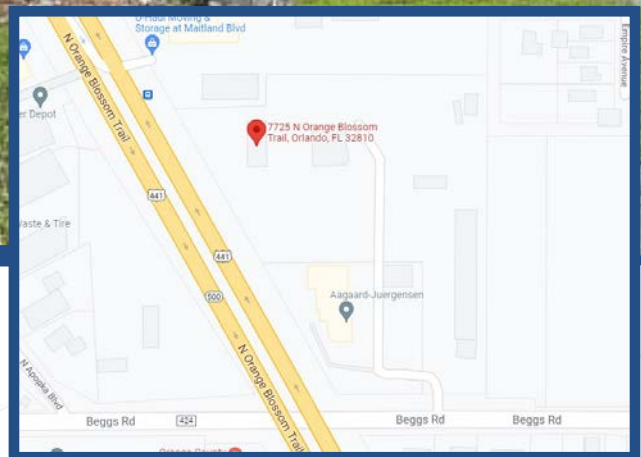
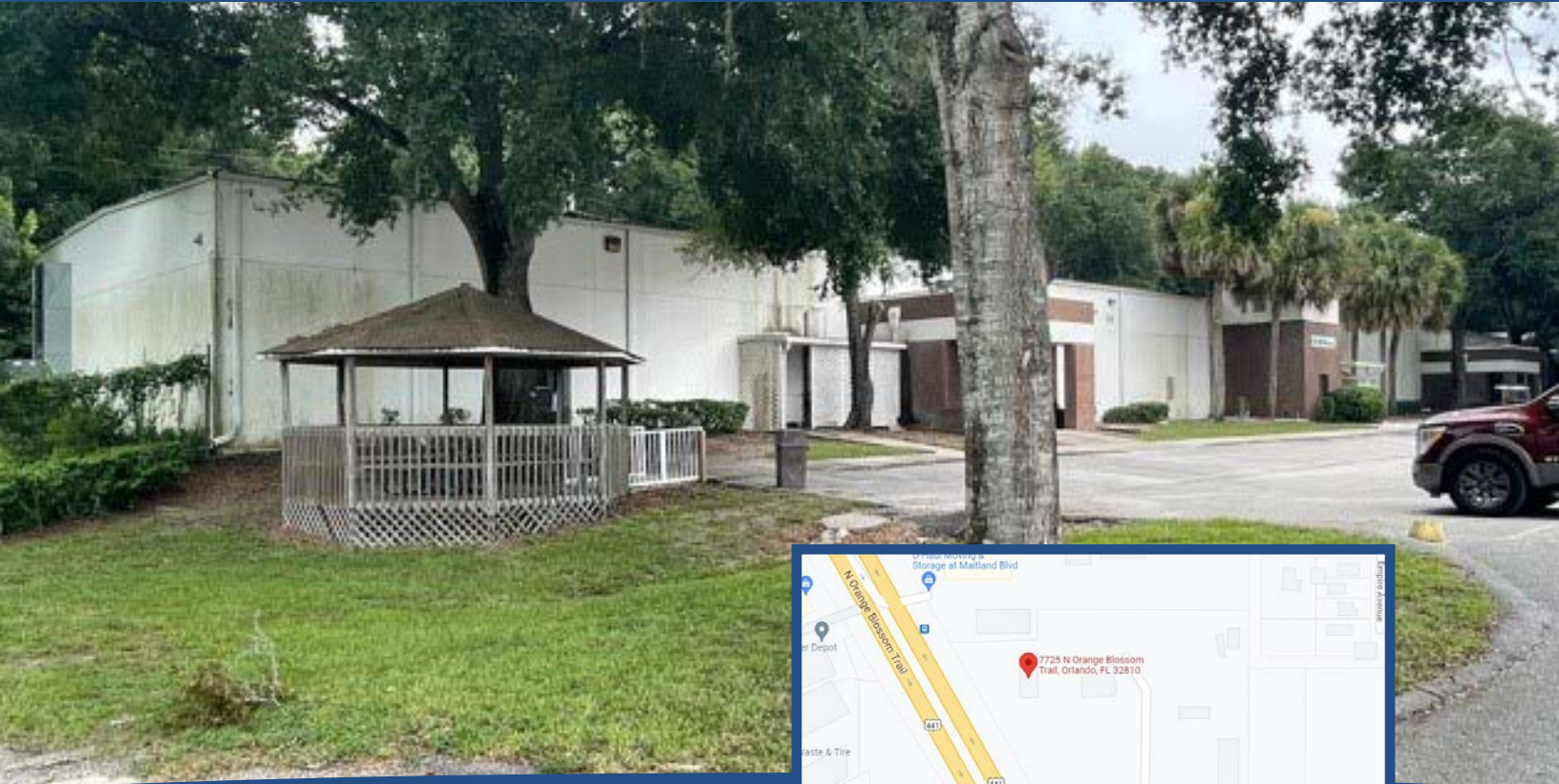
1600 East Amelia Street, Orlando, Florida 32803

Fax: 888-600-6191



# FOR LEASE

7725 N Orange Blossom Trail  
Orlando, FL 32810



## PROPERTY DETAILS

**Property Type:** Office & Warehouse

**Zoning:** I-2/3

**Number of Buildings:** 4

**Lot Size:** 7.22 Acres

## LEASE OPTIONS

### **BUILDING 1:** Office

- 7,128 SF (Living)
- \$17/SF/Yr + Sales Tax
- Modified Gross Lease
- 5 Year Lease Minimum

### **BUILDING 3:** Warehouse

- 1,976 SF (Living)
- \$15/SF/Yr + Sales Tax
- NNN Lease
- 5 Year Lease Minimum

### **BUILDING 2:** Warehouse **BUILDING 4:** Warehouse

- 6,442 SF (Living)
- \$15/SF/Yr + Sales Tax
- NNN Lease
- 5 Year Lease Minimum

- 18,211 SF (Living)
- \$15/SF/Yr + Sales Tax
- NNN Lease
- 5 Year Lease Maximum

## PROPERTY OVERVIEW

Don't miss out on this one of a kind property located in the Orlando area! This industrial zoned property features 4 buildings totaling 35,000+/- SF. Sitting on over 7 acres of land, this property would be perfect for any large company. Located minutes from SR 414 which connects to Interstate-4.

**CONTACT US TO SCHEDULE  
YOUR PRIVATE SHOWING!**



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**  
**407-737-9797**

[www.OrlandoCommercialRealEstate.com](http://www.OrlandoCommercialRealEstate.com)  
1600 E. Amelia Street, Orlando, FL 32803

**FOR LEASE**

7725 N Orange Blossom Trail  
Orlando, FL 32810

**EXTERIOR PHOTOS**



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**  
**407-737-9797**

[www.OrlandoCommercialRealEstate.com](http://www.OrlandoCommercialRealEstate.com)  
1600 E. Amelia Street, Orlando, FL 32803

**FOR LEASE**

7725 N Orange Blossom Trail  
Orlando, FL 32810

**INTERIOR PHOTOS**



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**  
**407-737-9797**

[www.OrlandoCommercialRealEstate.com](http://www.OrlandoCommercialRealEstate.com)  
1600 E. Amelia Street, Orlando, FL 32803

# FOR LEASE

7725 N Orange Blossom Trail  
Orlando, FL 32810

## PROPERTY OVERVIEW MAP

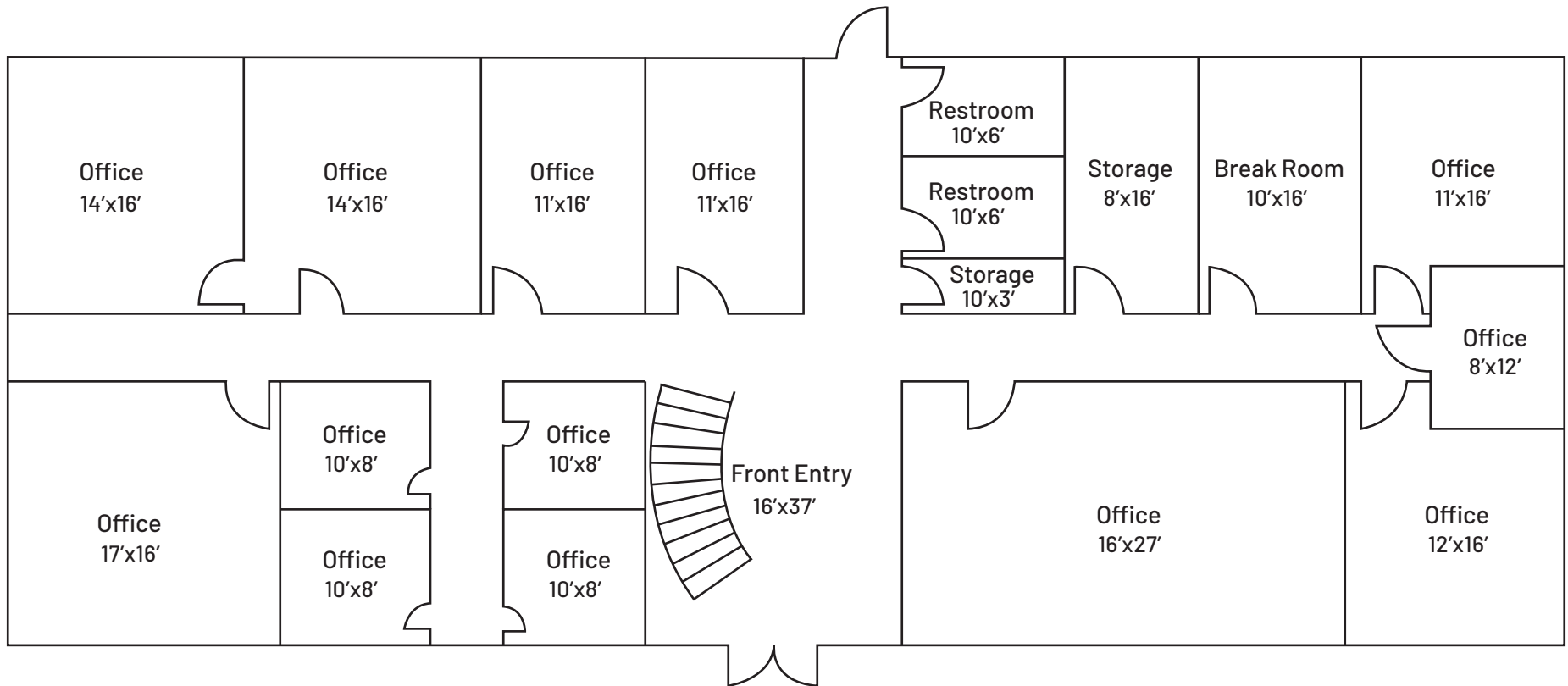


**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

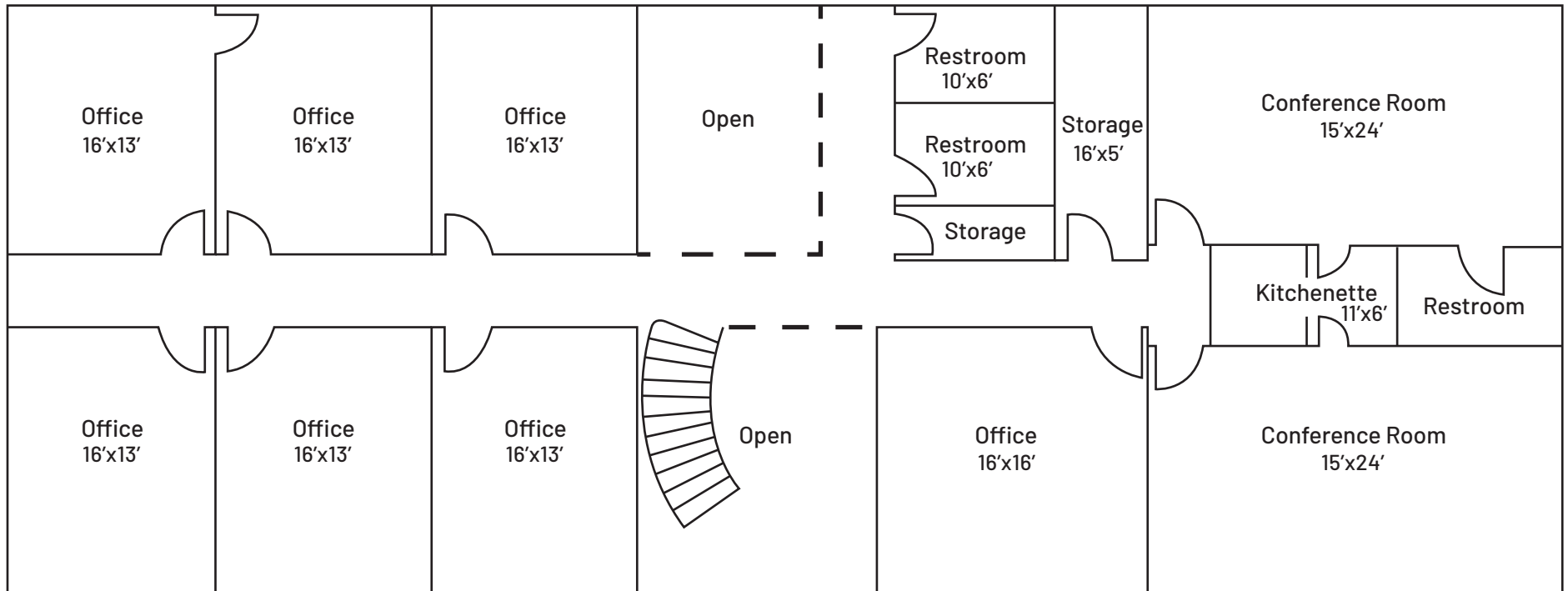
**MARK ALLEN, CCIM**  
**407-737-9797**

[www.OrlandoCommercialRealEstate.com](http://www.OrlandoCommercialRealEstate.com)  
1600 E. Amelia Street, Orlando, FL 32803

# BUILDING 1 - FIRST FLOOR

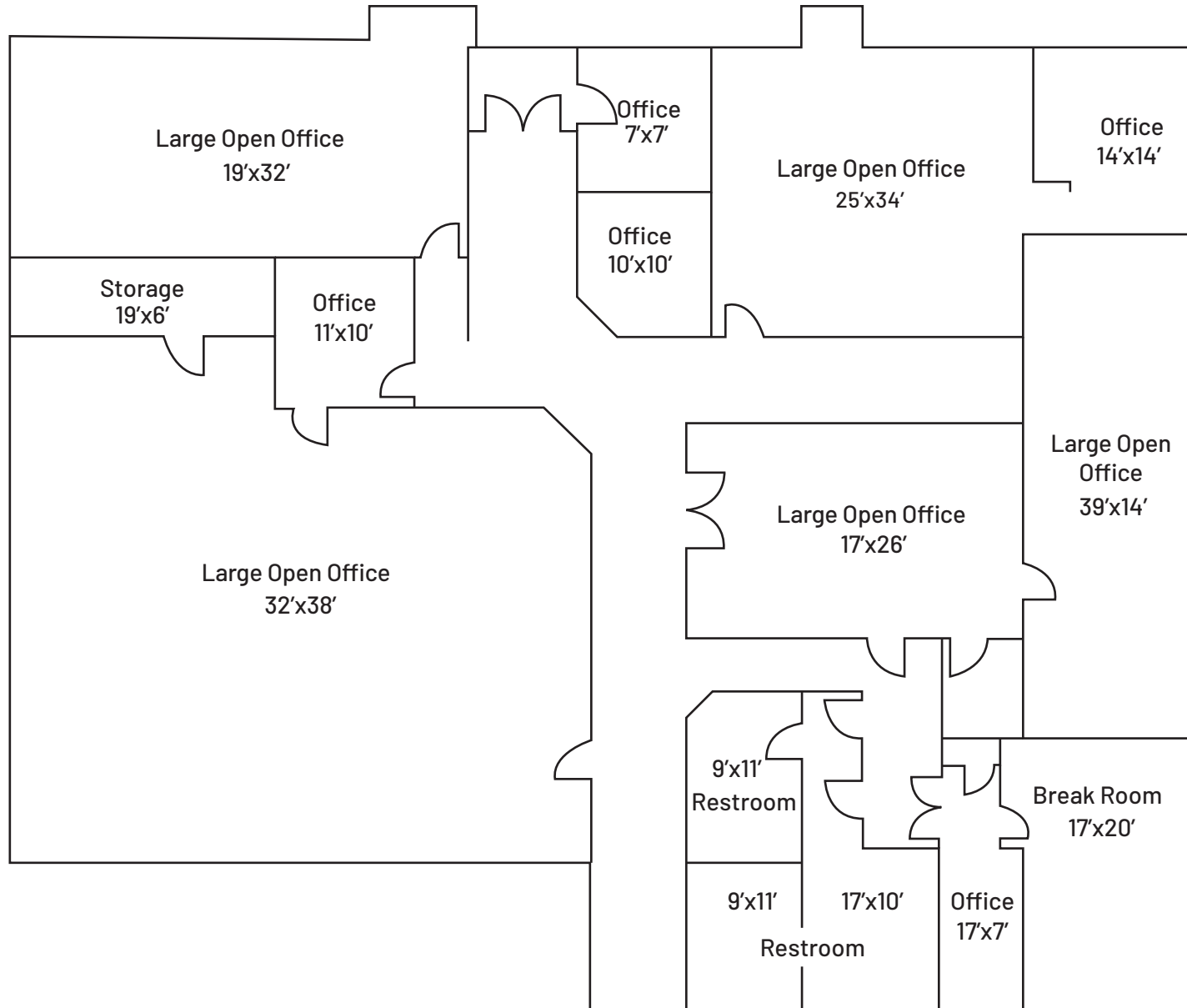


# BUILDING 1 - SECOND FLOOR



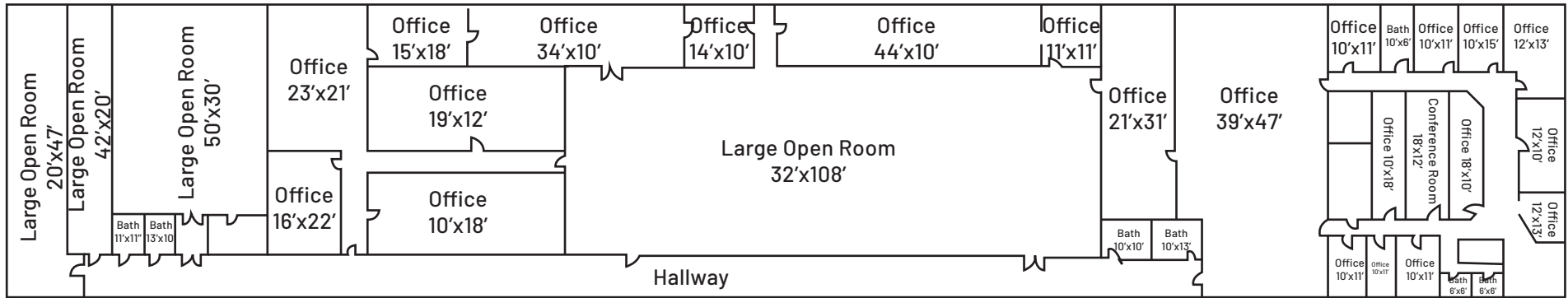
**BUILDING 2**

**Ceiling Height:  
Floor to Ceiling 9'  
Floor to Roof 13'**



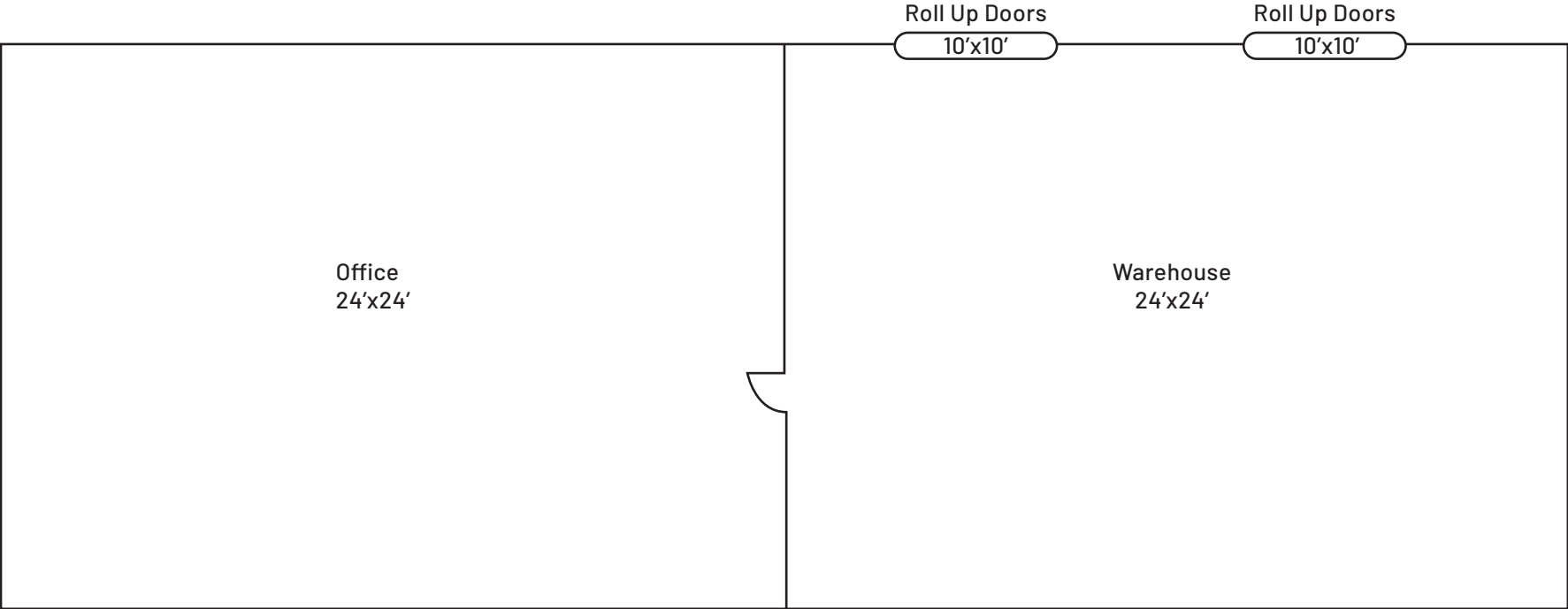


# BUILDING 3



**Ceiling Height:  
Floor to Ceiling 10'  
Floor to Roof 13'**

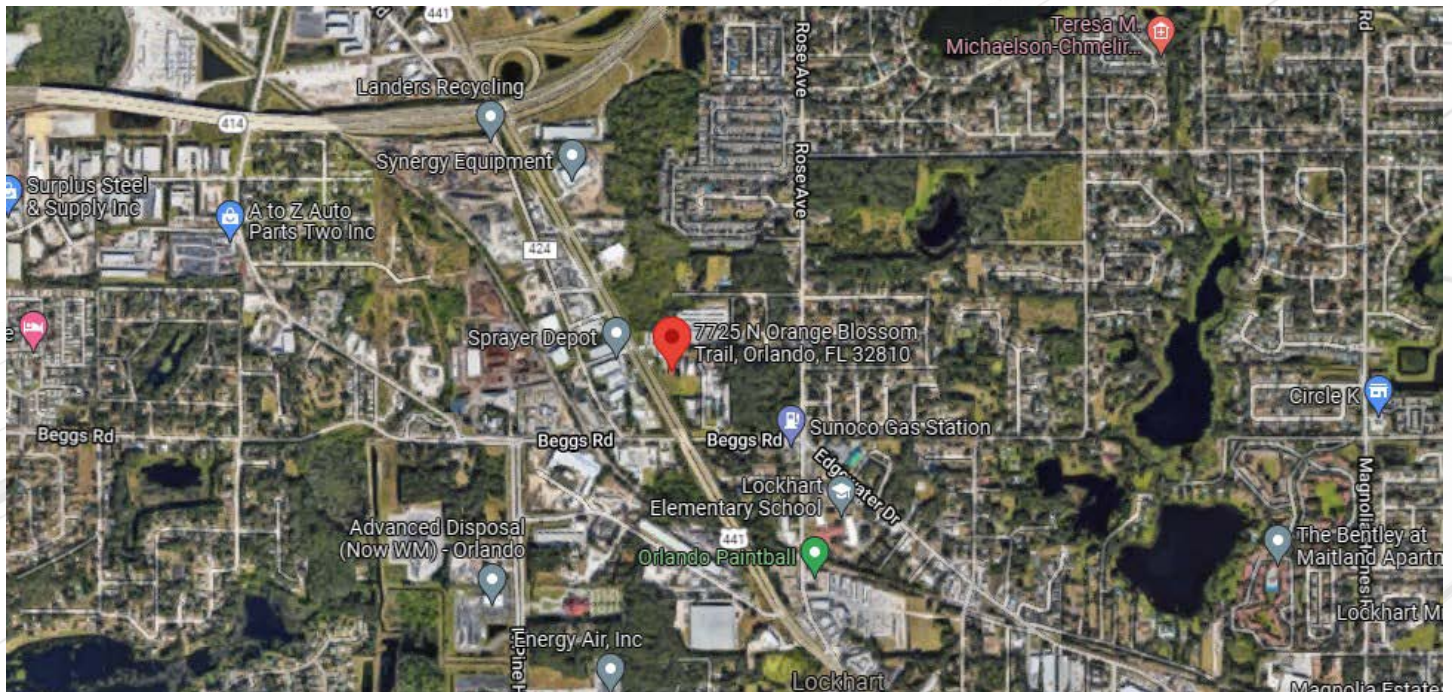
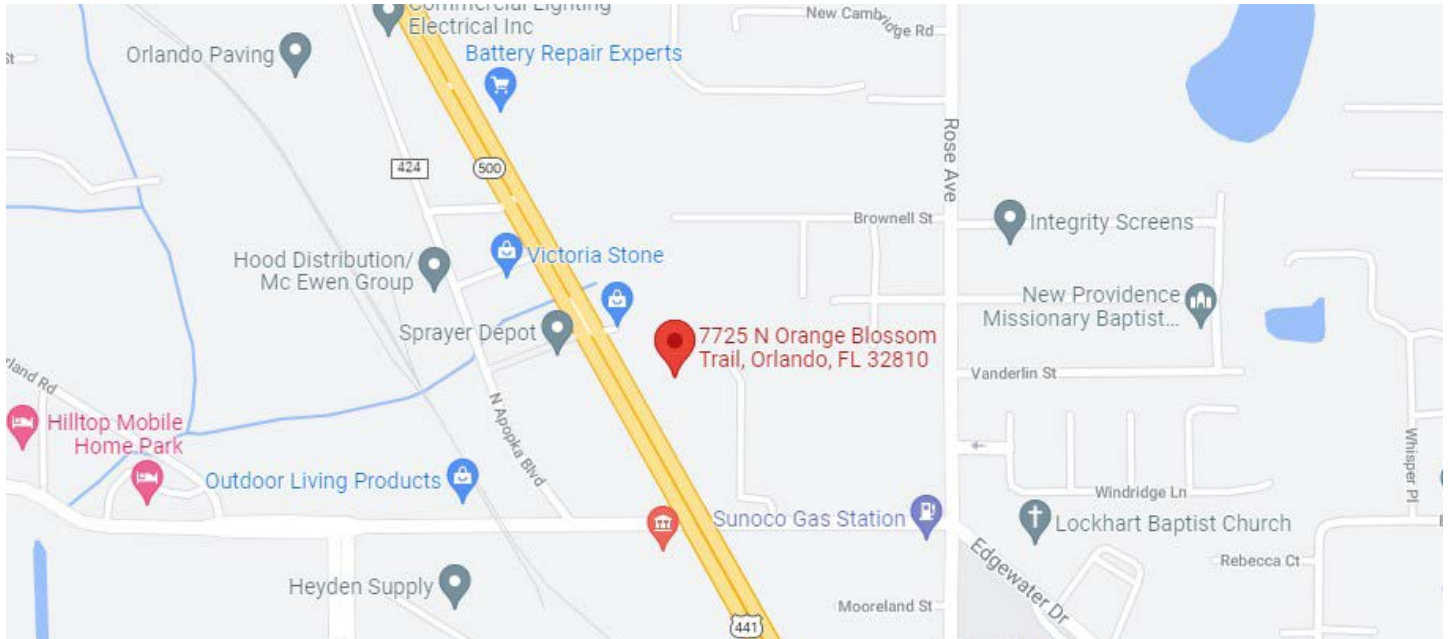
**BUILDING 4**



# FOR LEASE

7725 N Orange Blossom Trail  
Orlando, FL 32810

## MAP OVERVIEWS



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**  
**407-737-9797**

[www.OrlandoCommercialRealEstate.com](http://www.OrlandoCommercialRealEstate.com)  
1600 E. Amelia Street, Orlando, FL 32803

# FOR LEASE

7725 N Orange Blossom Trail  
Orlando, FL 32810

## DEMOGRAPHICS & INCOME PROFILE

5 MILE RADIUS

Summary	Census 2010	2021	2026			
Population	229,217	256,816	271,852			
Households	85,607	95,646	101,163			
Families	56,634	62,247	65,554			
Average Household Size	2.66	2.66	2.67			
Owner Occupied Housing Units	50,988	52,934	56,670			
Renter Occupied Housing Units	34,619	42,712	44,493			
Median Age	35.3	37.1	37.8			
Trends: 2021-2026 Annual Rate	Area	State	National			
Population	1.14%	1.31%	0.71%			
Households	1.13%	1.27%	0.71%			
Families	1.04%	1.22%	0.64%			
Owner HHs	1.37%	1.45%	0.91%			
Median Household Income	1.83%	2.38%	2.41%			
Households by Income	Number	Percent	Number	Percent		
<\$15,000	8,235	8.6%	7,339	7.3%		
\$15,000 - \$24,999	8,538	8.9%	7,471	7.4%		
\$25,000 - \$34,999	10,020	10.5%	9,377	9.3%		
\$35,000 - \$49,999	15,416	16.1%	15,543	15.4%		
\$50,000 - \$74,999	19,595	20.5%	20,937	20.7%		
\$75,000 - \$99,999	14,204	14.9%	16,038	15.9%		
\$100,000 - \$149,999	11,426	11.9%	14,066	13.9%		
\$150,000 - \$199,999	3,959	4.1%	5,257	5.2%		
\$200,000+	4,251	4.4%	5,133	5.1%		
Median Household Income	\$55,176		\$60,407			
Average Household Income	\$73,766		\$82,821			
Per Capita Income	\$27,525		\$30,871			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,981	7.0%	15,931	6.2%	16,968	6.2%
5 - 9	15,565	6.8%	16,044	6.2%	16,686	6.1%
10 - 14	16,249	7.1%	16,261	6.3%	17,263	6.4%
15 - 19	16,631	7.3%	15,370	6.0%	16,416	6.0%
20 - 24	15,767	6.9%	17,142	6.7%	16,956	6.2%
25 - 34	33,497	14.6%	40,105	15.6%	40,314	14.8%
35 - 44	31,930	13.9%	33,738	13.1%	38,222	14.1%
45 - 54	34,043	14.9%	31,214	12.2%	31,827	11.7%
55 - 64	25,081	10.9%	32,501	12.7%	31,549	11.6%
65 - 74	13,633	5.9%	23,395	9.1%	26,616	9.8%
75 - 84	7,776	3.4%	11,017	4.3%	14,456	5.3%
85+	3,064	1.3%	4,100	1.6%	4,579	1.7%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	121,201	52.9%	123,443	48.1%	128,839	47.4%
Black Alone	79,521	34.7%	94,737	36.9%	101,107	37.2%
American Indian Alone	937	0.4%	1,116	0.4%	1,211	0.4%
Asian Alone	7,515	3.3%	9,213	3.6%	9,922	3.6%
Pacific Islander Alone	158	0.1%	173	0.1%	179	0.1%
Some Other Race Alone	12,332	5.4%	17,894	7.0%	19,467	7.2%
Two or More Races	7,552	3.3%	10,240	4.0%	11,128	4.1%
Hispanic Origin (Any Race)	41,976	18.3%	61,320	23.9%	67,657	24.9%



# OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



## MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida  
real estate since 1987

Licensed Florida Real Estate Broker  
Licensed Community Association Manager  
Licensed General Contractor



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

### Professional Memberships

- CFCAR Central Florida Commercial Association of REALTORS®
- BBF Business Brokers of Florida
- ORRA Orlando Regional REALTORS® Association
- FAR Florida Association of REALTORS®
- NAR National Association of REALTORS®

### Designations

- CCIM Certified Commercial Investment Member
- CIPS Certified International Property Specialist
- e-PRO Internet & Real Estate e-Commerce
- RESS Real Estate Short Sale Specialist

### Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal  
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®

### Our Team

We strive to provide the best service to each of our clients. Every member of our team brings to the table a specific skillset that makes Commercial Real Estate Professionals, INC. the best in their market.

#### AMANDA ADAMS

Operations Manager &  
Transaction Coordinator

#### LYNETTE HANSEN

Licensed Sales Associate &  
Customer Relations/  
Research Analyst



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**  
**407-737-9797**

[www.OrlandoCommercialRealEstate.com](http://www.OrlandoCommercialRealEstate.com)  
1600 E. Amelia Street, Orlando, FL 32803