

For Lease

# Freestanding Medical Office Building

3,707 SF | \$21.00 / SF



## 544 North Semoran Blvd

Orlando, Florida 32807

### Property Highlights

- 3,707± SF building on 0.71± acres
- Highly visible location with pole signage
- On high-traffic Semoran Blvd (64,344 AADT)
- Customizable office space to meet a variety of business needs
- Ample parking
- Midway between Lake Underhill Road and East Colonial Drive
- Excellent access to major roadways - SR 408 (East-West), SR 417 (GreeneWay) and I-4
- Close to Baldwin Park and up-and-coming Milk District



**Lease Rate: \$21.00 / SF NNN**

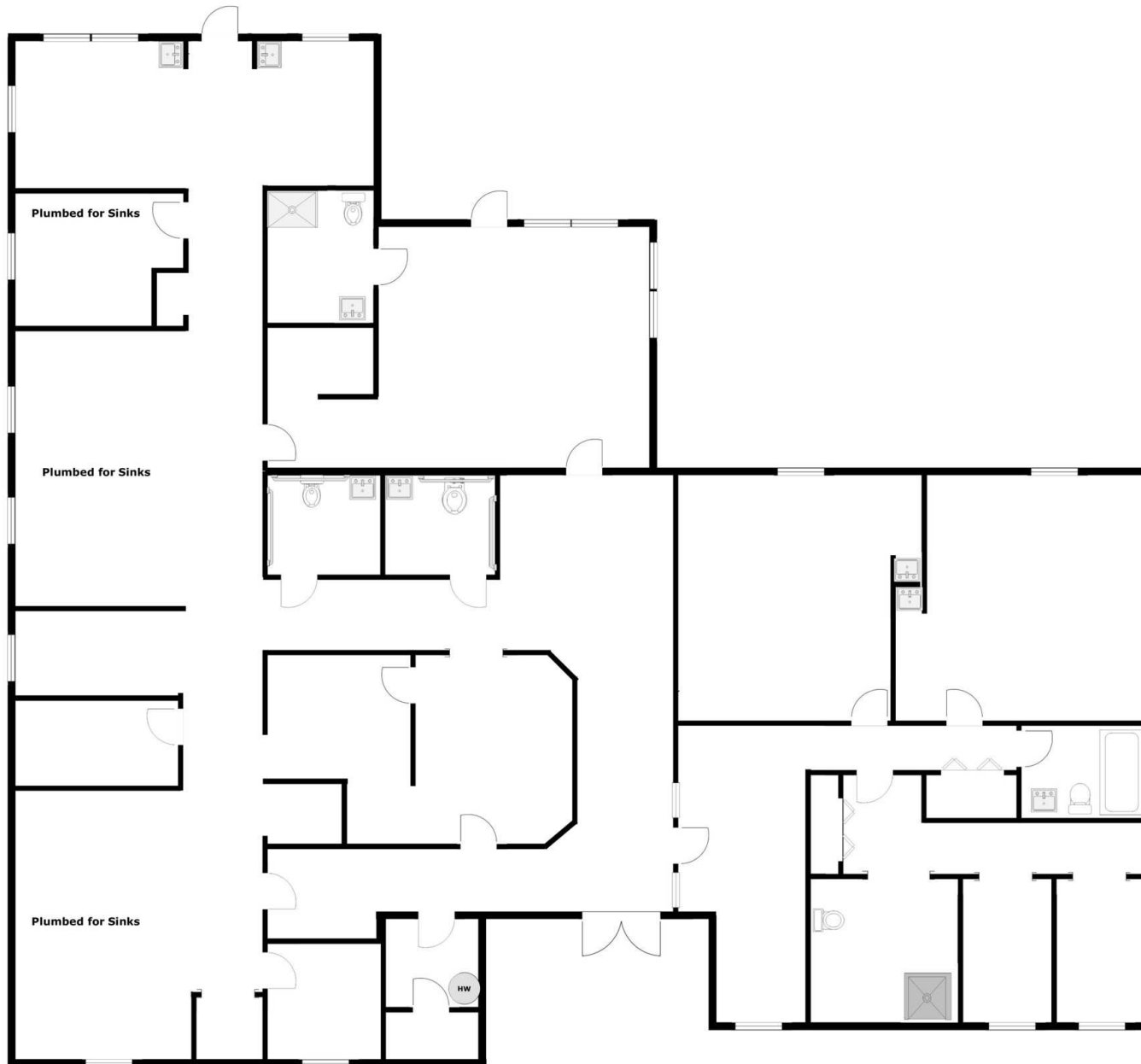
For more information

**Jeffrey Bloom, CCIM**

O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)

# Floor Plan





# Property Photos



Frontage with Pole Sign



Rear of Building



Ample Parking



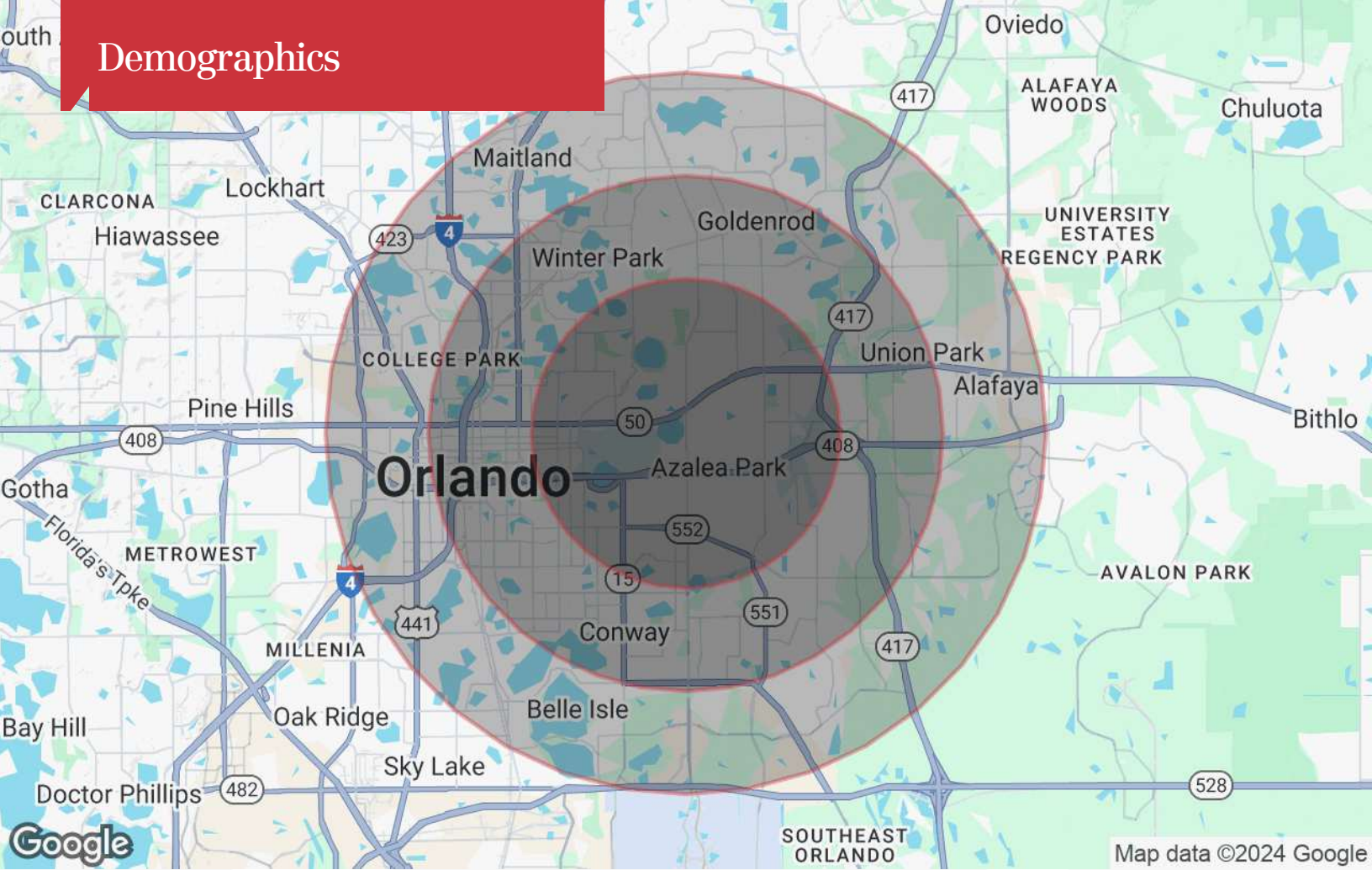
Building Front







# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	125,177	320,233	562,391
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	38	39	39
MEDIAN AGE (FEMALE)	41	42	41

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	51,414	133,693	225,897
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$90,828	\$97,799	\$98,745
AVERAGE HOUSE VALUE	\$374,438	\$409,361	\$411,370

\* Demographic data derived from 2020 ACS - US Census