

# FOR LEASE



## OFFICE

1140 E SEMORAN BLVD, APOPKA, FL 32703



## PROPERTY HIGHLIGHTS

- Second Floor Office Space 2,000 SF +/-
- 2<sup>nd</sup> Floor can be Demised to 1,000 SF
- Total Building Size: 9,214 SF
- Land Size: 0.72 acres +/-    Parking: 47 spots
- Municipality: City of Apopka
- Zoning: C-C    FLU: Commercial
- Bathroom: Two within space, would be 1 bathroom in each space if demised to 1,000 SF
- Close to: Hwy 441, SR 434, SR 429, I-4, Altamonte Mall, Downtown Apopka
- Lease Price: 2<sup>nd</sup> Floor: 2,000 SF = \$2,900 / month, if demised to 1,000 SF = \$1,500 / month

**Molly Garrett**

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Agent

Cell: 407-927-3787

Fax: 321-549-6269

Molly@BossCRE.com

www.BossCRE.com

**2<sup>ND</sup> FLOOR OFFICE INTERIOR PICS**







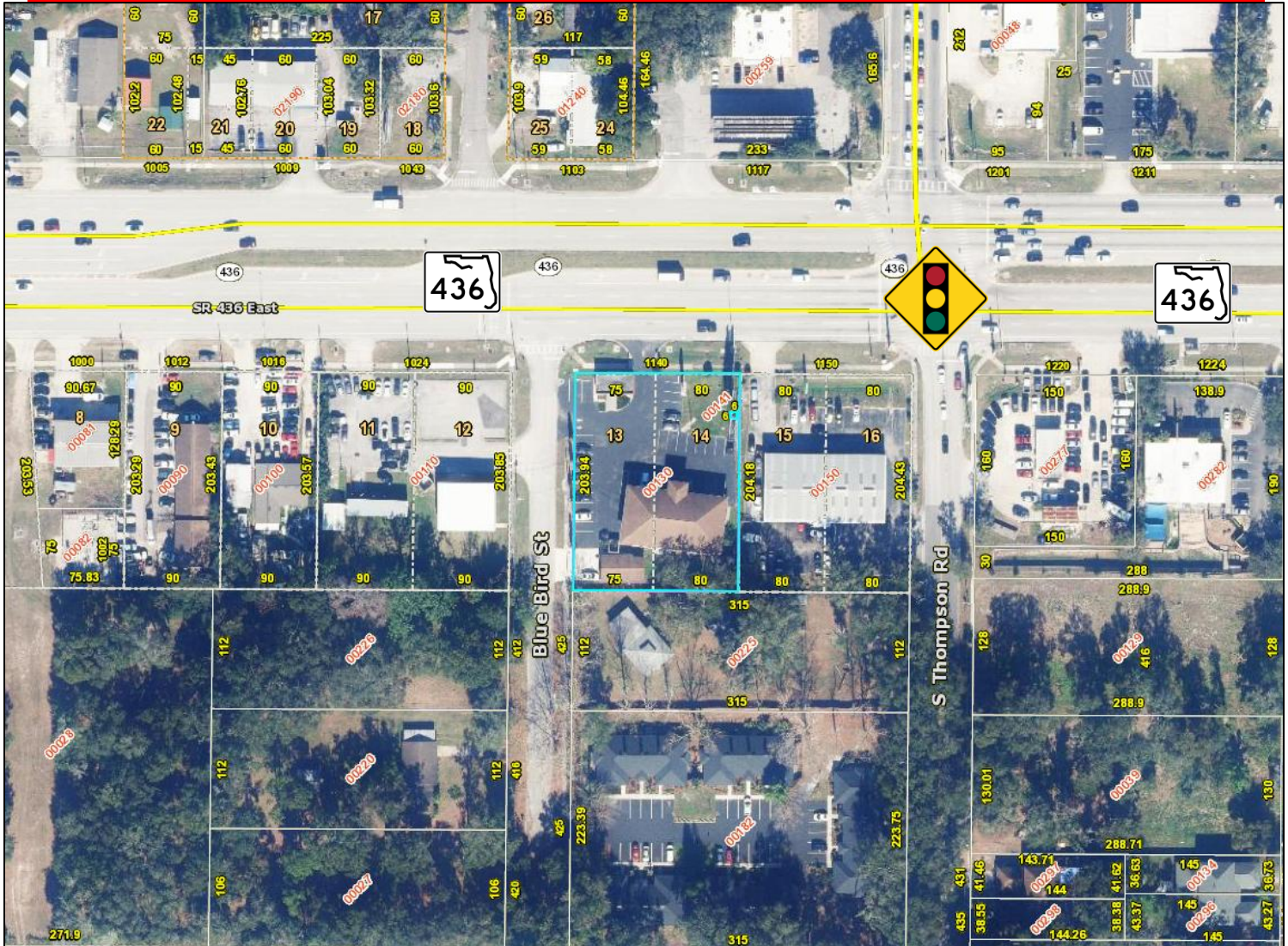




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## AERIAL OVERVIEW



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**SELECT DEMOGRAPHICS**

Traffic Count: 35,315 vehicles per day

	1 mile	3 mile	5 mile
Population:	9,791	69,528	163,823
Households:	3,398	23,947	57,902
Avg Income:	\$57,685	\$87,049	\$92,378

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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## MAP OVERVIEW

