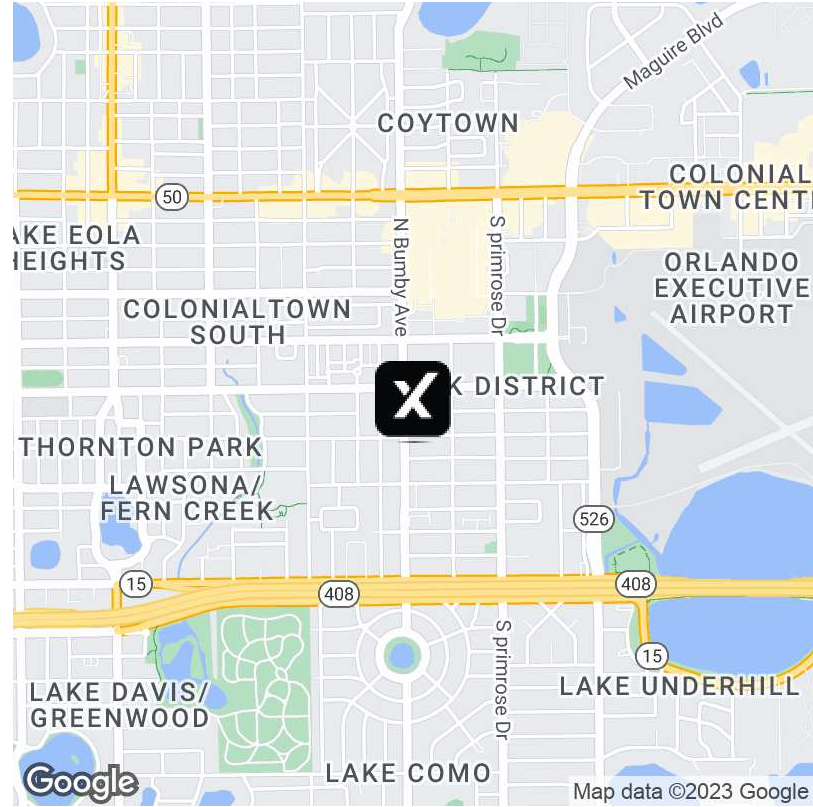


FOR LEASE | 75-79 N Bumby Ave

Orlando, FL 32803



Offering Summary

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	6,400 SF
Available SF:	800 - 1,600 SF
Lot Size:	0.48 Acres
Number of Units:	8
Year Built:	1980
Renovated:	2023
Zoning:	AC-N/T/AN
Market:	Orlando
Submarket:	Milk District

Property Overview

eXp Commercial is proud to exclusively offer these two units for LEASE in the highly sought after location in the heart of the Milk District. With 178 feet of frontage to N Bumby Ave, the new tenant can expect an AADT flow of 7,800 and a ton of foot traffic as potential new neighbors to Pom Pom's Teahouse. This property sits just East of Downtown Orlando, less than 2 miles away from SR 408, Colonial Dr, and E Robinson St. The Milk District has a vibrant retail and hospitality industry. The units are surrounded by several restaurants and bars, shops, downtown neighborhoods, as well as various healthcare specialties. The region also boasts multiple law firms and accounting offices nearby. The property is vacant and features an open floor plan suitable for retail or can be easily demised with multiple private offices for office use. There is currently one break room, two bathrooms, a private office, and mostly open space. It is ready for immediate occupancy with a wide range of professional office uses. It is also ideal and approved for restaurant, service use, and various retail concepts!

Property Highlights

- Frontage to Bumby Ave in the heart of the Milk District
- End cap space

Marcos Peres

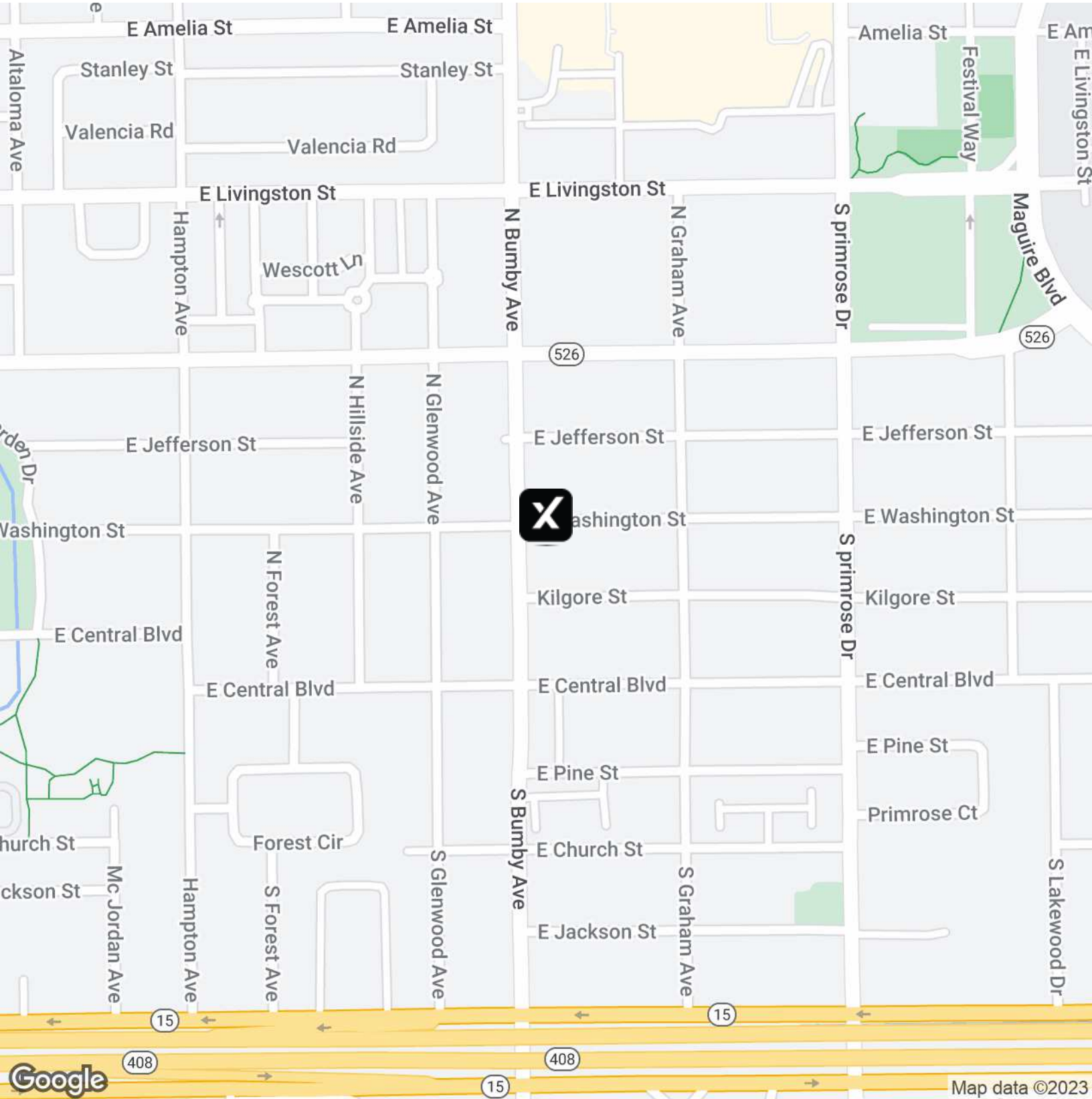
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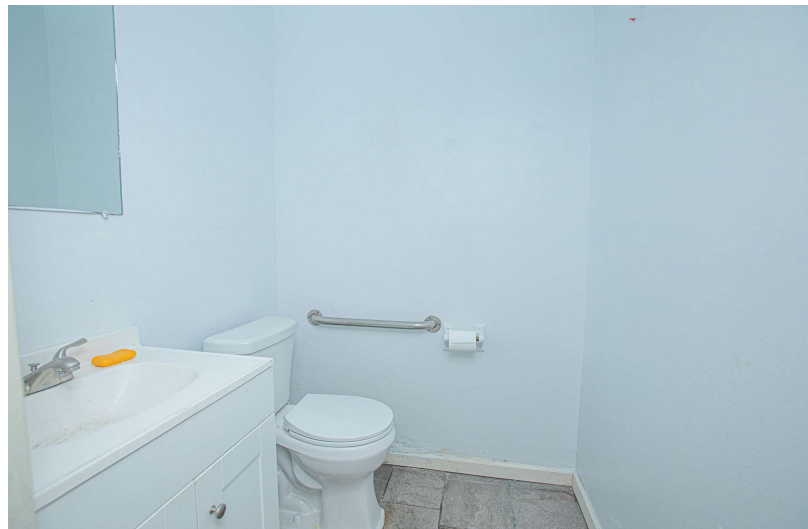
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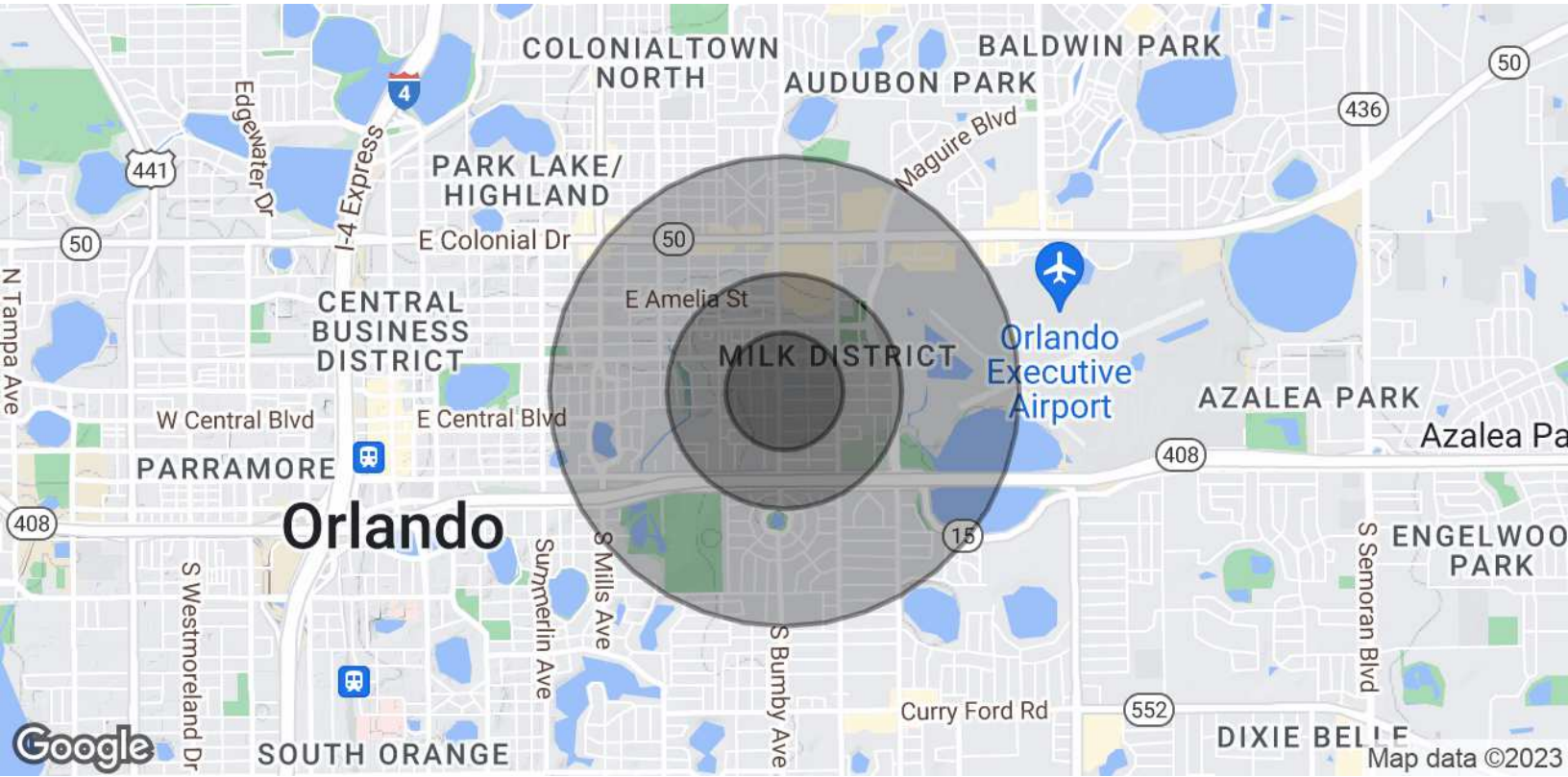
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	923	2,973	10,418
Average Age	35.2	36.0	36.7
Average Age (Male)	34.3	35.2	35.8
Average Age (Female)	35.4	35.9	36.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	532	1,672	5,766
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$65,306	\$65,980	\$78,266
Average House Value	\$277,867	\$279,989	\$299,315

* Demographic data derived from 2020 ACS - US Census

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