



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

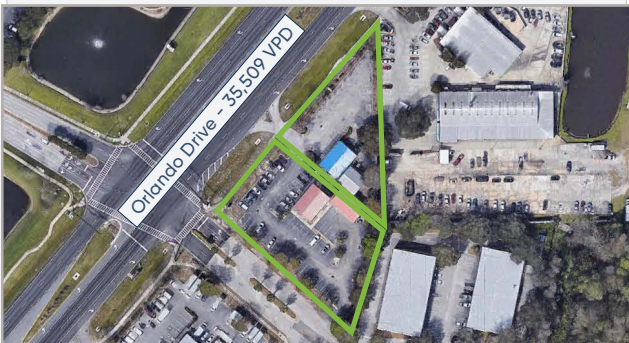
4185 Orlando Drive
Sanford, Florida 32773

INCOME INVESTMENT OPPORTUNITY



FOR SALE

- + Sale Price: \$1,275,000
- + Building Size: 4,665 SF
- + Land Size: 1.27 Acres
- + 2021 NOI: \$90,369 (Proforma)
- + Zoning: CG2
- + FLU: CG



Highlights

- Located on the Northeast Corner of 17-92 and Tropic Park Drive
- The Property Consists of 4 Structures - 2 Commercial Buildings and 2 Warehouses
- Across the Street from the Seminole County Government Complex with Hundreds of Employees
- Approximately 76 Designated Parking Spaces
- **Please Call for a Complete Offering Memorandum**

Property Tenants



KYLE WOOD
Executive VP
(407) 734.7206
Kyle@BBDRE.com

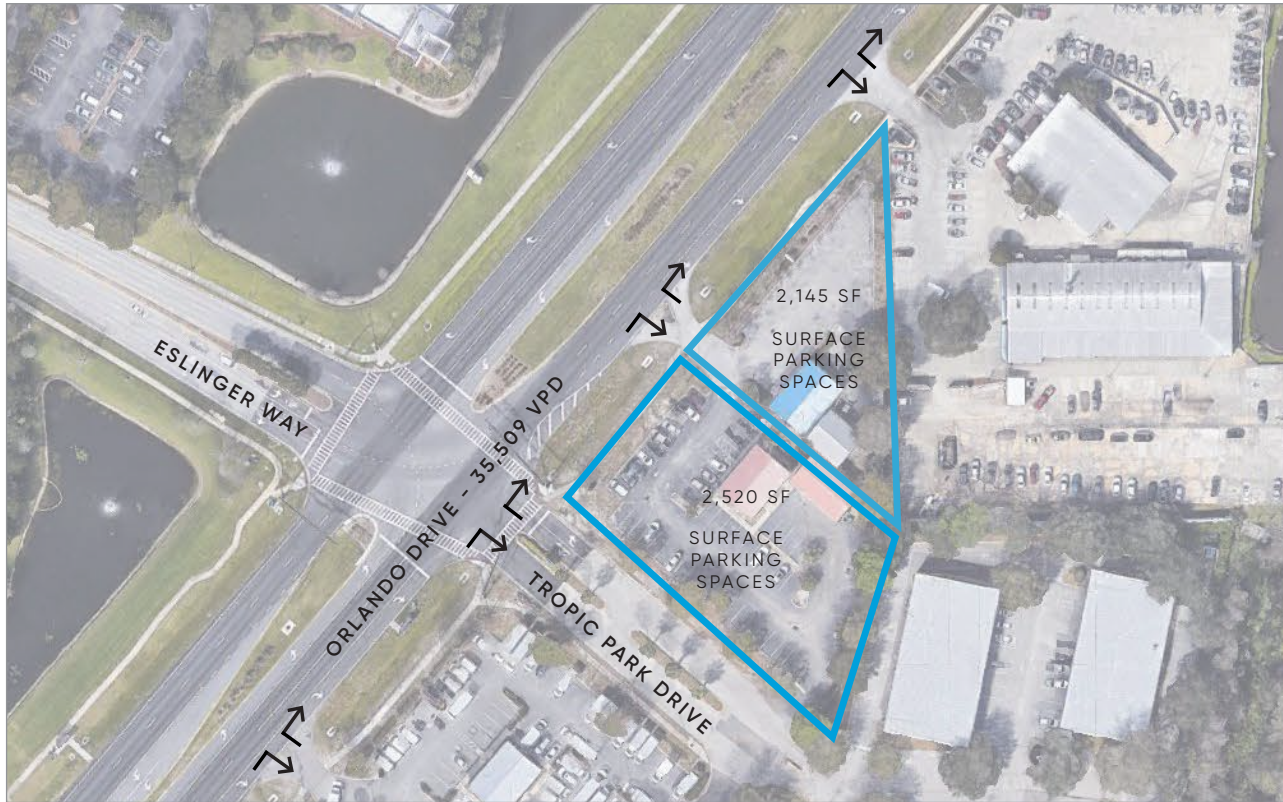
PATRICK GOETZ
Vice President
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Pat@BBDRE.com

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BISHOP BEALE DUNCAN
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Site Plan & Demographics



AREA DEMOGRAPHICS

1 MILE RADIUS



5,490

ESTIMATED
POPULATION



\$199,946

MEDIAN HOME VALUE
2020



36.7

AVERAGE AGE



\$80,764

AVG HOUSEHOLD
INCOME

3 MILE RADIUS



51,590

ESTIMATED
POPULATION



\$193,580

MEDIAN HOME VALUE
2020



36.6

AVERAGE AGE



\$72,813

AVG HOUSEHOLD
INCOME

5 MILE RADIUS



159,082

ESTIMATED
POPULATION



\$204,719

MEDIAN HOME VALUE
2020



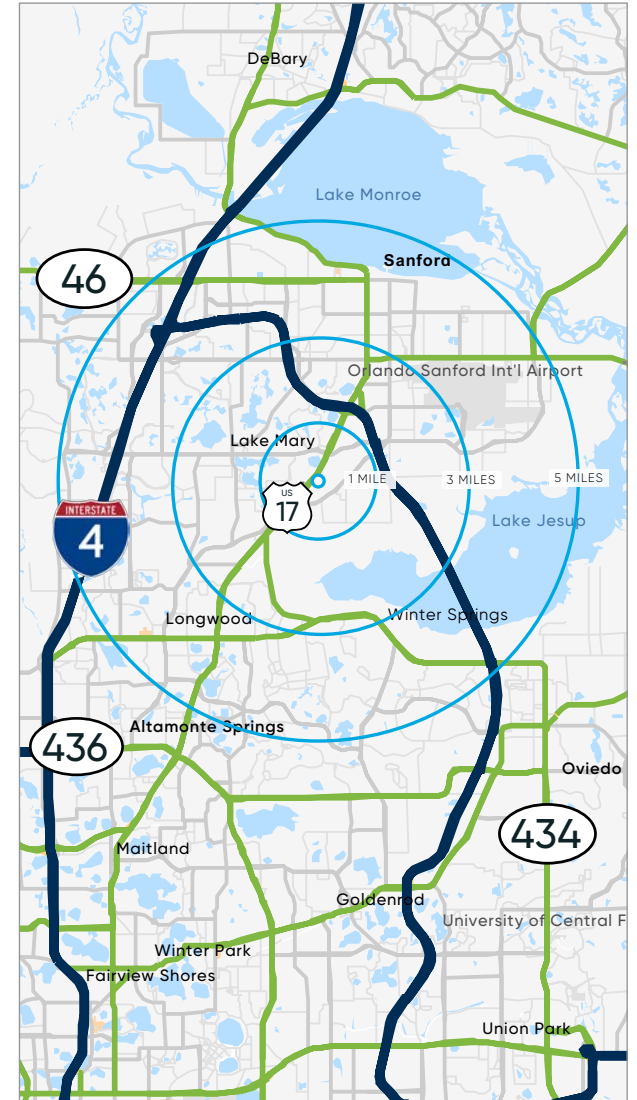
38.2

AVERAGE AGE



\$72,443

AVG HOUSEHOLD
INCOME



Merchant Aerial

