



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

48 N Kirkman Rd  
Orlando, FL 32811

**FULLY LEASED RETAIL/OFFICE CENTER**

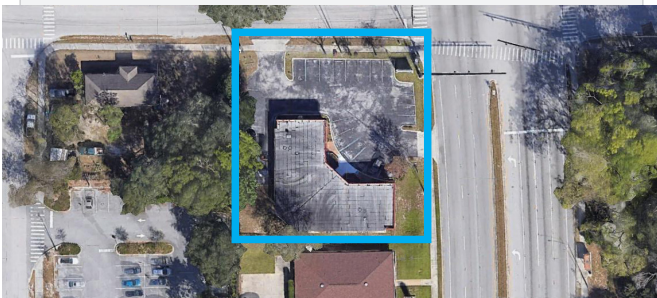


## FOR SALE

- + Price: \$1,089,000
- + Land Size: 19,089 SF
- + Building Size: 4,345 SF
- + Building type: Office  
Retail
- + Zoning: P-O  
Orange County
- + Parking: 21 Spaces  
5 Spaces per 1,000 SF

## Highlights

- The property is a 100% occupied office & retail building located along the highly traveled Kirkman Road in Orlando.
- Built in 1984, the building is constructed of concrete block and is in great condition and repair with little to no signs of deferred maintenance and nicely updated interior tenant build-outs.
- The property contains approximately 21 on-site parking spaces for an on-site parking ratio of approximately 5 spaces per 1,000 sf.
- This is an excellent opportunity for an investor seeking steady and reliable cash flow with the flexibility to capture rapidly rising rental rates and add-value in the near term.
- Kirkman Road traffic count: 27,000 AADT
- All brand new interiors with contemporary artwork, rugs, furniture, built-ins
- New wood plank vinyl flooring throughout
- 9 foot ceilings
- Each has a brand new kitchenette with fridge, micro and granite counters
- AC and mechanicals all brand new or relatively new
- All units have bathroom with shower and brand new water heater
- Brand new 20 year roof



### KYLE WOOD

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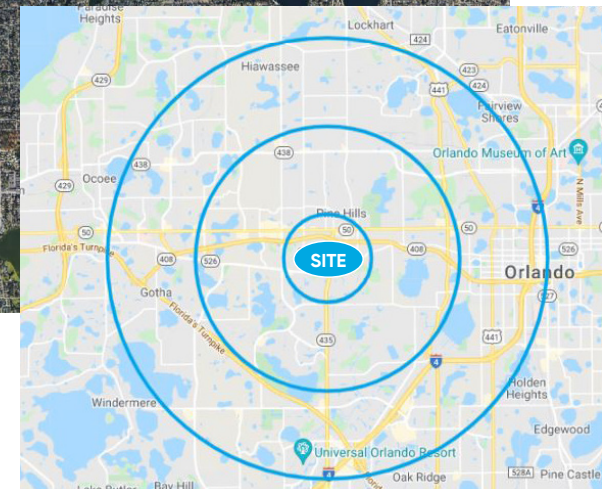
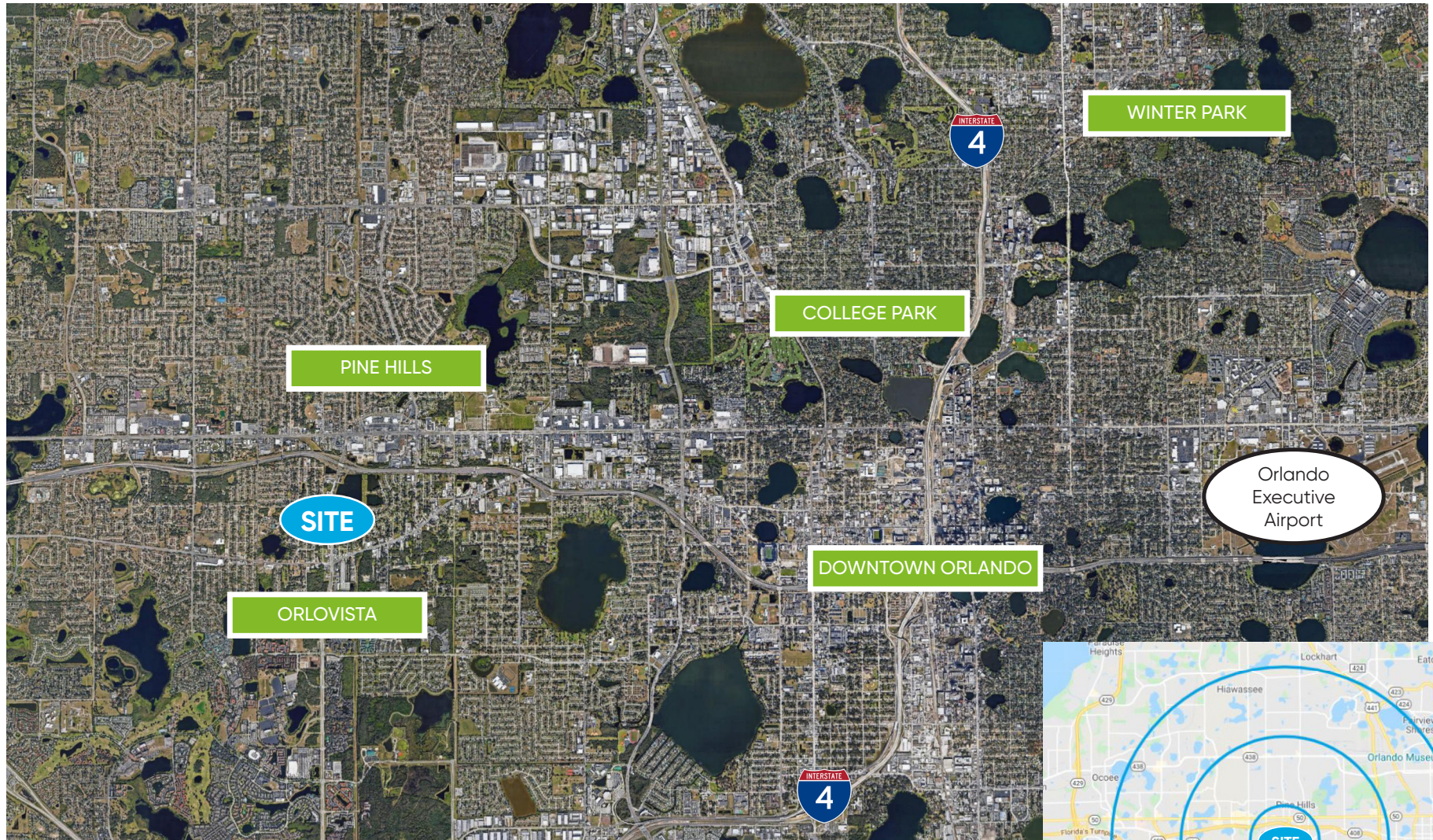
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### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

# Location Aerial



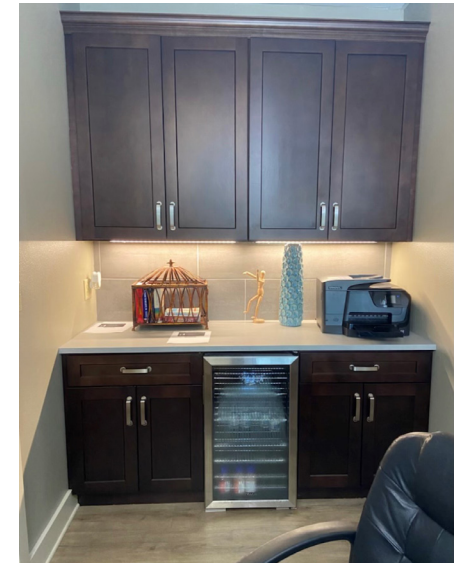
Radius	Population	HH Income	Businesses	Employees
1-Mile	12,461	\$53,282	993	5,625
3-Mile	127,301	\$60,691	6,551	41,193
5-Mile	306,704	\$68,673	20,778	163,863



# Market Aerial



# Photos



# Photos

