



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

4834 South Orange Avenue
Orlando, Florida 32806

BUILDING FOR LEASE ON S ORANGE AVE

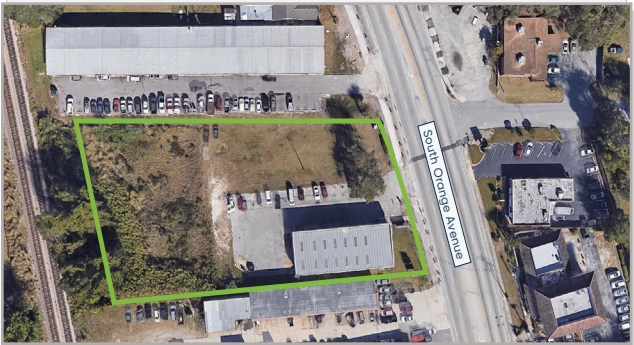


FOR LEASE

- + Lease Rate: \$17.50 / SF NNN
- + Building Size: 5,040 SF
- + Land Size: ±1 Acre
- + Signage: Monument & Building

Highlights

- Located on South Orange Avenue, with Over 43,000 Cars Per Day
- Currently Occupied by Pep Boys until 2022
- Ample Parking-15 + Spaces
- Zoning: C-3
- Excellent visibility with over 175 ft of frontage
- 4,050 SF of open bays vs. ±1,000 SF of showroom



PATRICK GOETZ

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

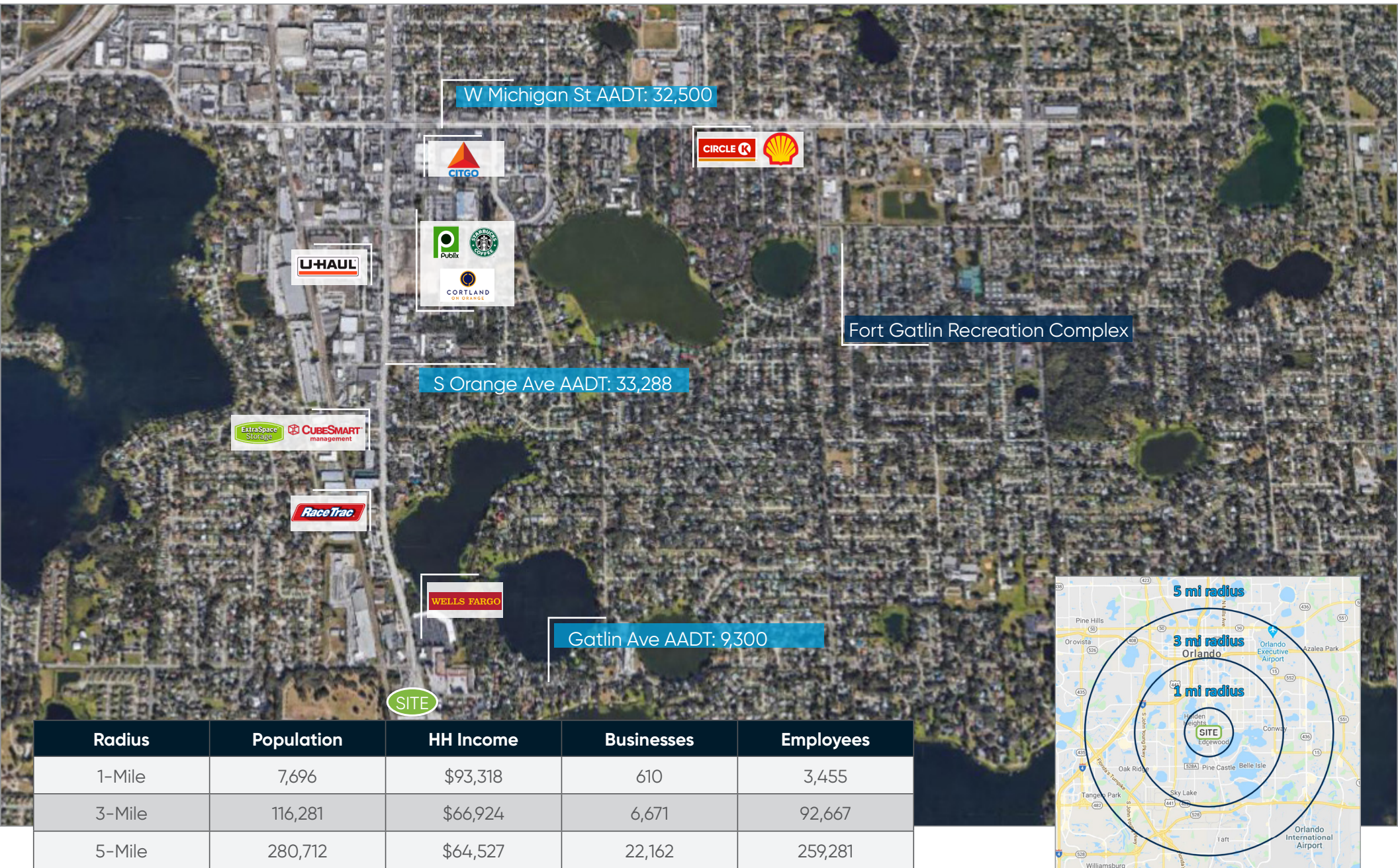


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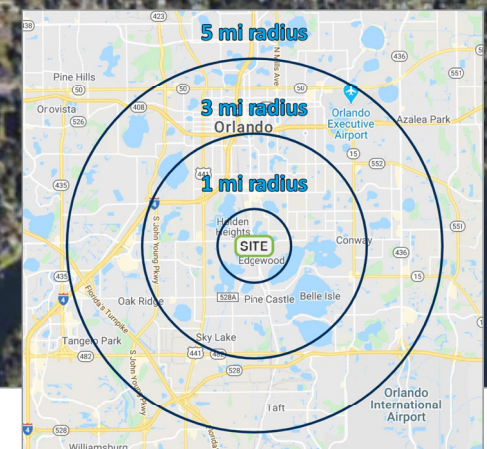
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Orlando, FL 32801 + (407) 426.7702

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Merchant Map & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	7,696	\$93,318	610	3,455
3-Mile	116,281	\$66,924	6,671	92,667
5-Mile	280,712	\$64,527	22,162	259,281



Concept Plan

