



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

1107 Atlanta Avenue  
Orlando, Florida 32806

## DOWNTOWN ORLANDO OUTDOOR STORAGE



## FOR LEASE

- + **Lease Rate:** \$4,000/month Modified Gross
- + **Land Size:** 0.56 Acres (24,248 SF)
- + **Zoning:** I-G/T/AN/SP
- + **Parcel ID:** 35-22-29-7784-04-080
- + **Primary Use:** Outdoor Storage/Industrial
- + **Secondary Use:** Field Office



## Highlights

- Fenced outdoor storage in the heart of Downtown Orlando
- Industrial zoning allowing for many uses
- Small office/covered storage available on-site
- Centrally located with very quick access to main thoroughfares (I-4, East West Expressway, 408, Orange Ave., SR-441)
- Move-In Ready
- Within a mile of Orlando Health's Downtown Orlando Hospital
- Well located in growing SoDo market

### JONATHAN CLAYTON

Director  
(407) 734.7212  
Jonathan@BBDRE.com

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



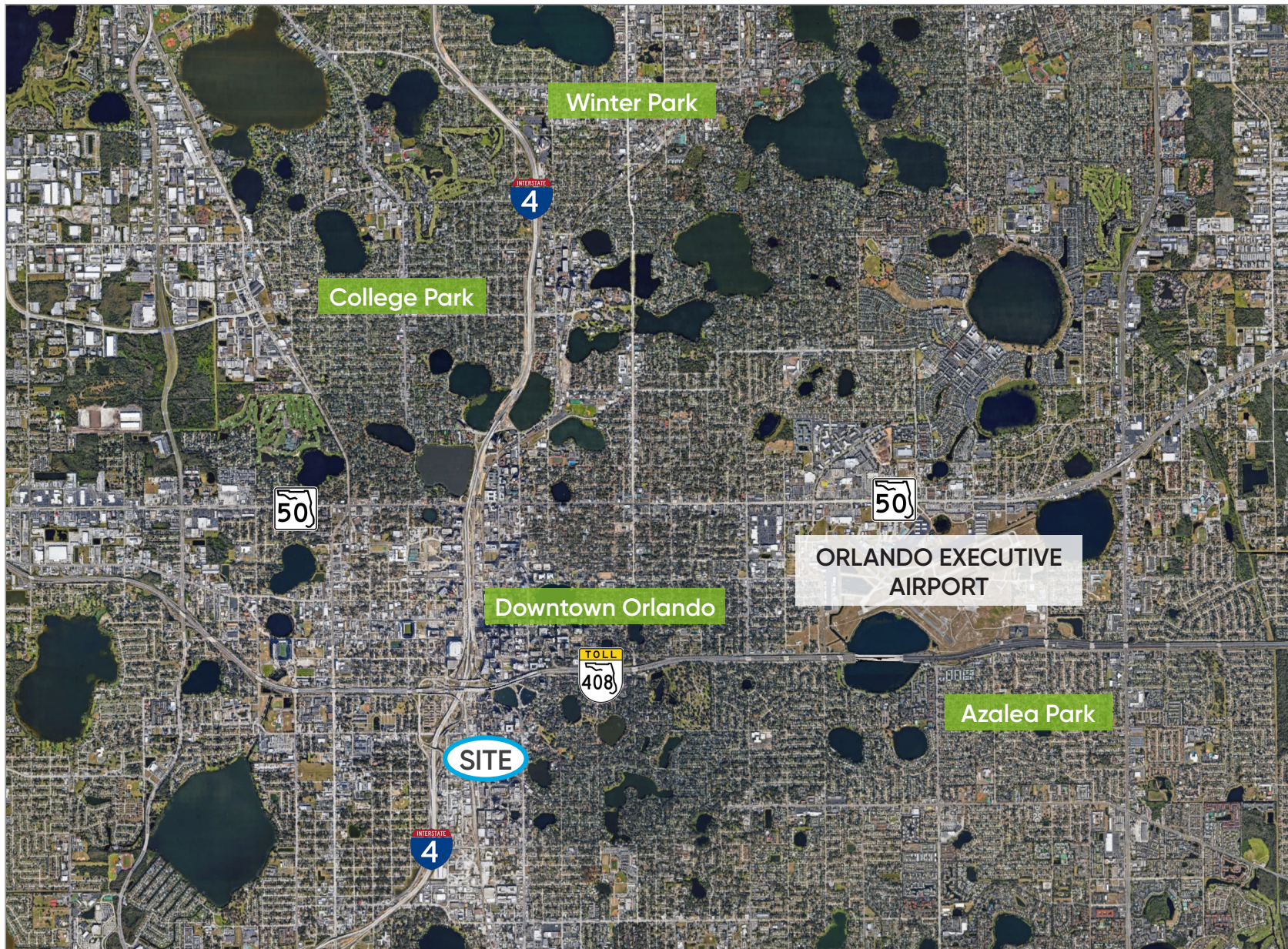
### BISHOP BEALE DUNCAN

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

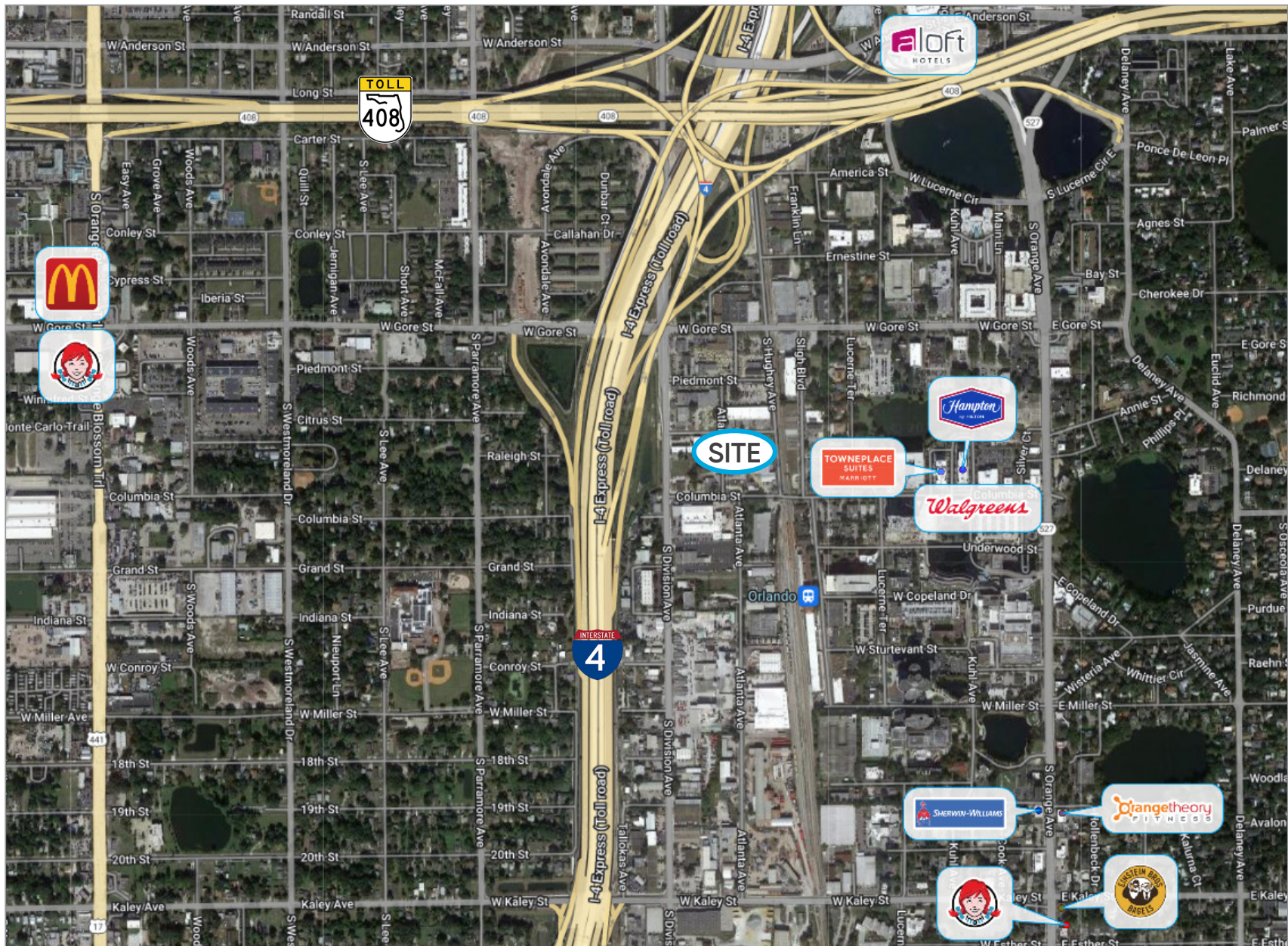
[www.BBDRE.com](http://www.BBDRE.com)



# Location Aerial





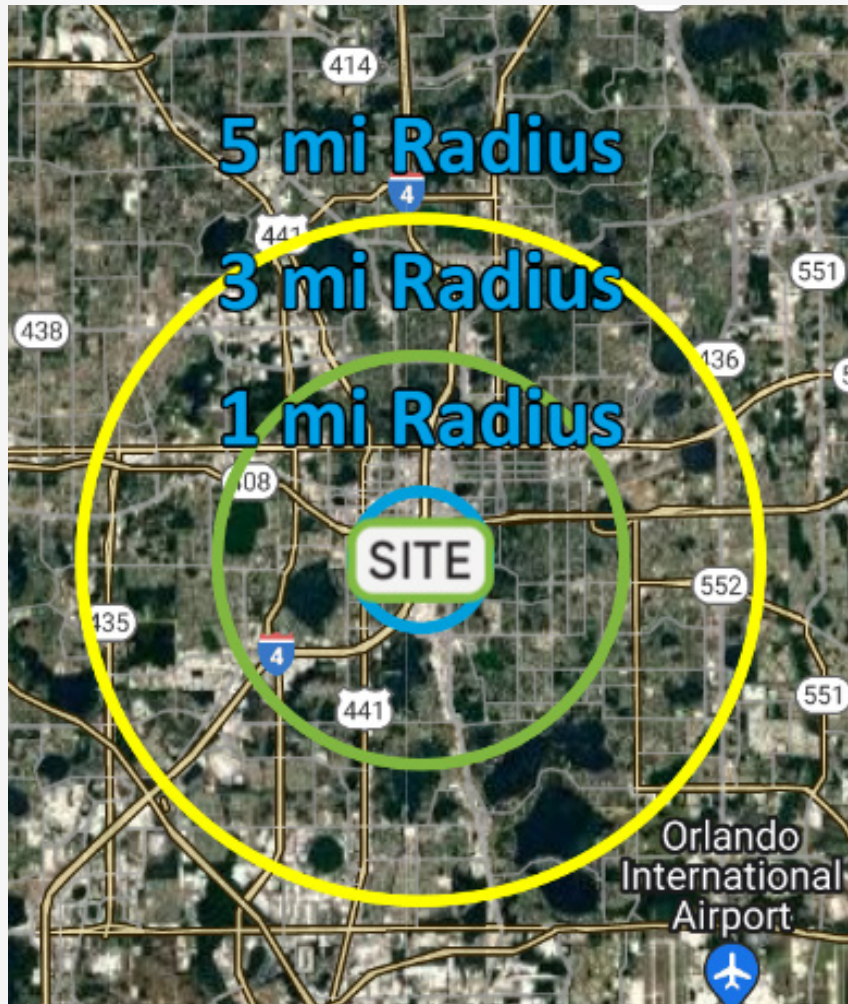


www.BBDRE.com + (407) 426.7702 + 250 N. Orange Ave. Ste. 1500 + Orlando, FL 32801

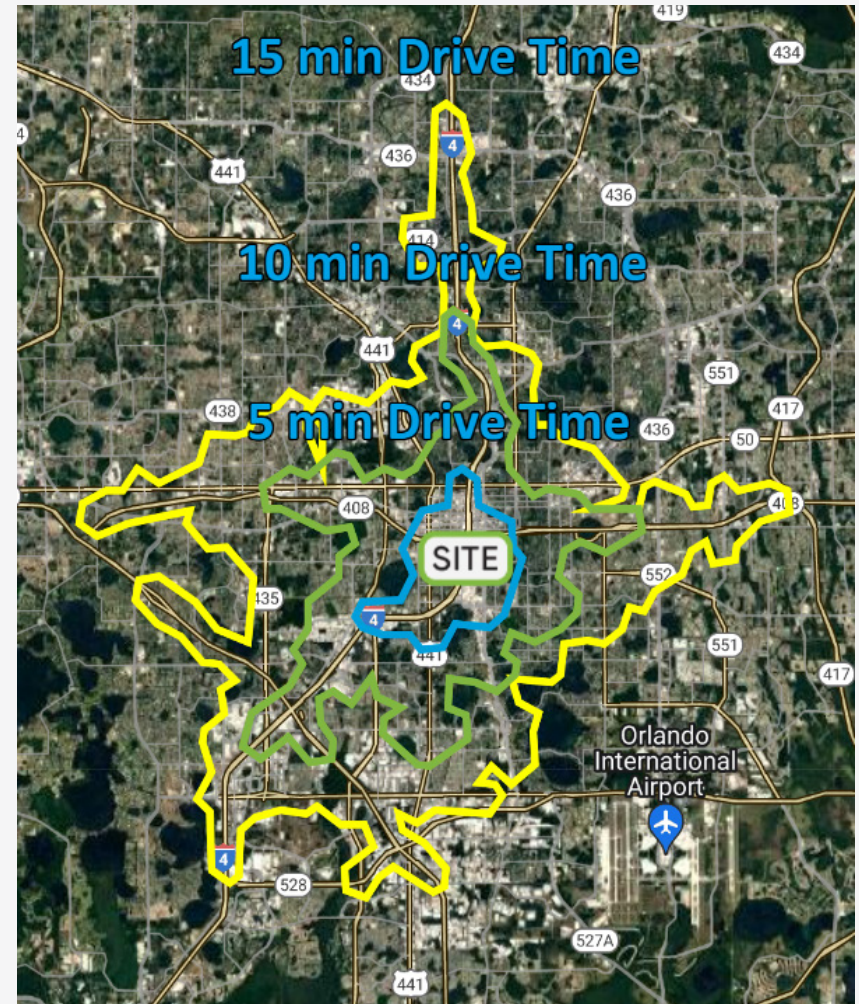




# Demographics



Drive	Population	HH Income	Businesses	Employees
1-Mile	14,261	\$95,441	3,047	30,659
3-Mile	115,054	\$103,331	14,491	103,736
5-Mile	320,482	\$96,258	29,661	205,035



Drive	Population	HH Income	Businesses	Employees
5-Minute	37,011	\$100,920	6,543	59,301
10-Minute	158,032	\$89,013	18,237	134,013
15-Minute	374,917	\$88,830	38,895	297,456