



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

808 Virginia Drive
Orlando, Florida 32803

IRREPLACEABLE PROPERTY IN CORE ORLANDO

**FULLY
OCCUPIED**



FOR SALE

- + Sale Price: \$5,500,000
- + Building Size: 12,287 SF
- + Year Built/Improved: 1946, 2000 & 2002
- + Primary Type: Office/Flex/Industrial
- + Signage: Along Virginia Dr. and Brookhaven Dr.
- + Zoning: I-G/T/SP & MU-1/T/SP



Highlights

- Fully Occupied Flex/Office/Warehouse Investment
- Irreplaceable & Generational Real Estate in the Core of Orlando
- Located in one of Orlando's highest growth submarkets
- Future High Density Redevelopment Opportunity
- Offers Buyer Exceptionally Secure Cash Flow with High Value Underlying Real Estate
- Excellent 1031 Exchange Option or Covered Land Play
- Frontage: 50' along Virginia Drive & 215' along Brookhaven Drive
- Traffic Counts:
 - + 11,100 AADT - Virginia Drive
 - + 26,500 AADT - Mills Avenue
 - + 41,000 AADT - US 17-92

KYLE WOOD

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



BISHOP BEALE DUNCAN

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Financial Snapshot

of Buildings 3
of Tenants 4
Avg Remaining Lease Term 3.5 Years
Avg Tenant Duration 11.5 Years

	Total	PSF
Effective Gross Income	\$333,868	\$27.33
Operating Expenses	\$86,666	\$7.10
Net Operating Income	\$247,202	\$20.24
5 Yr Scheduled NOI	\$312,894	\$25.62



Site Images



Retail Map



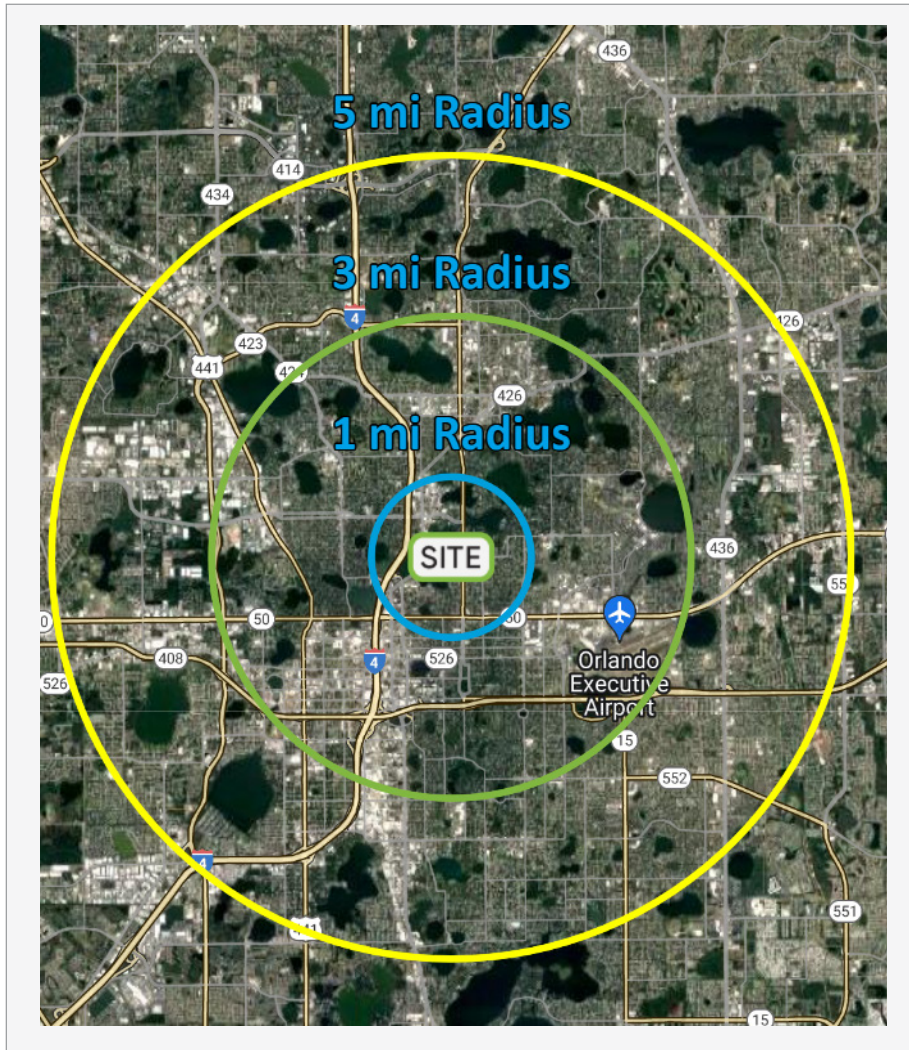
Downtown Orlando Proximity Map



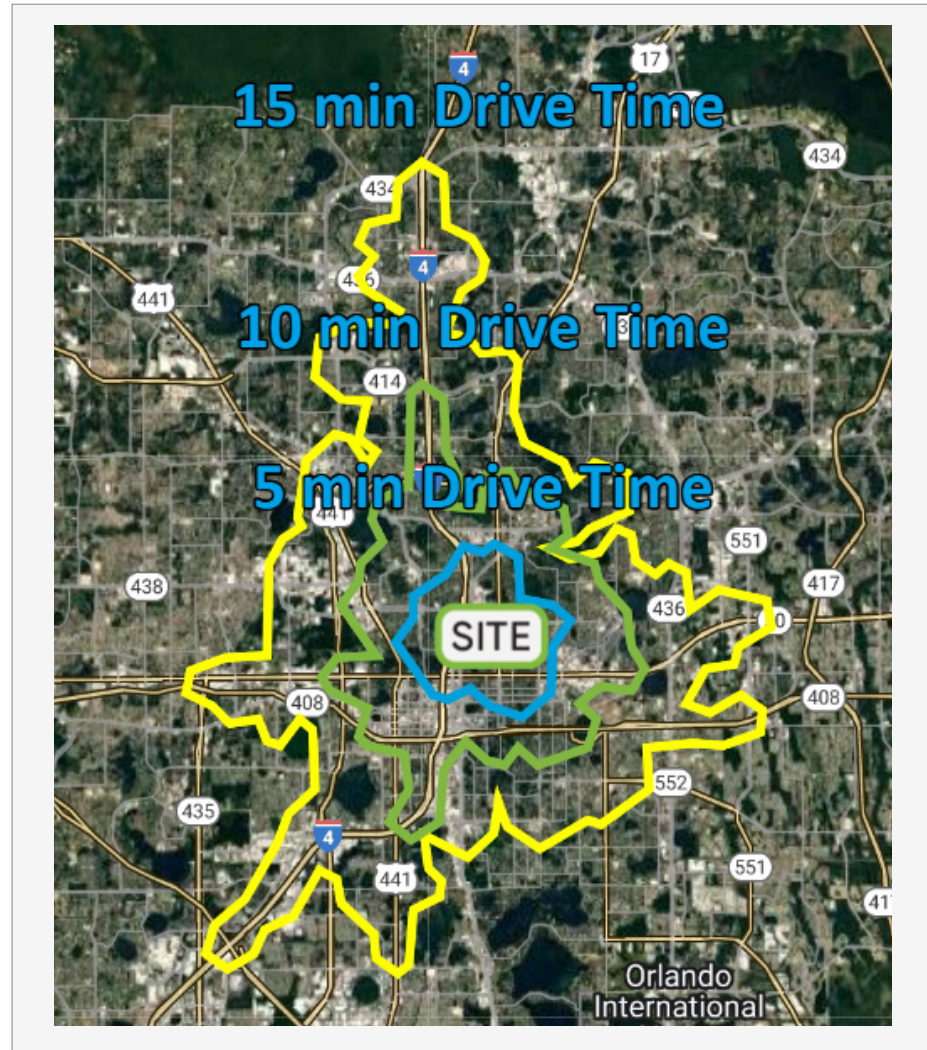
Residential Map



Demographics



Drive	Population	HH Income	Businesses	Employees
1-Mile	11,365	\$128,214	2,318	13,721
3-Mile	100,681	\$138,262	18,040	131,538
5-Mile	291,519	\$110,377	32,302	229,323



Drive	Population	HH Income	Businesses	Employees
5-Minute	29,103	\$129,048	5,004	29,185
10-Minute	95,205	\$130,412	17,143	123,612
15-Minute	270,966	\$107,144	33,978	257,011

