

For Lease

# Office/Warehouse Space

6,351 SF | \$11.00 / SF NNN



## South Park Business Center

531 South Econ Circle, Oviedo, Florida 32765

### Property Highlights

- 14,255± SF office / warehouse building on 1.06± acres
- 1 space available: Suite 1001 - 6,351± SF; 100% air-conditioned
- Fully built-out with upgraded 1,000 SF of office
- Great location in the South Park Business Center
- Clear height: 20'; 3-phase power and 1 grade-level overhead door
- Close to the University of Central Florida; perfect for university-related projects
- Zoning: PD, Light Industrial
- Located off Econ River Place with easy access to major roadways: SR 434 (Alafaya Trail), SR 50 (Colonial Drive), SR 426 (Aloma Ave), SR 408 (East-West) and SR 417 (GreeneWay)
- Estimated operating expenses: \$3.30/SF



**Lease Rate: \$11.00 / SF NNN**

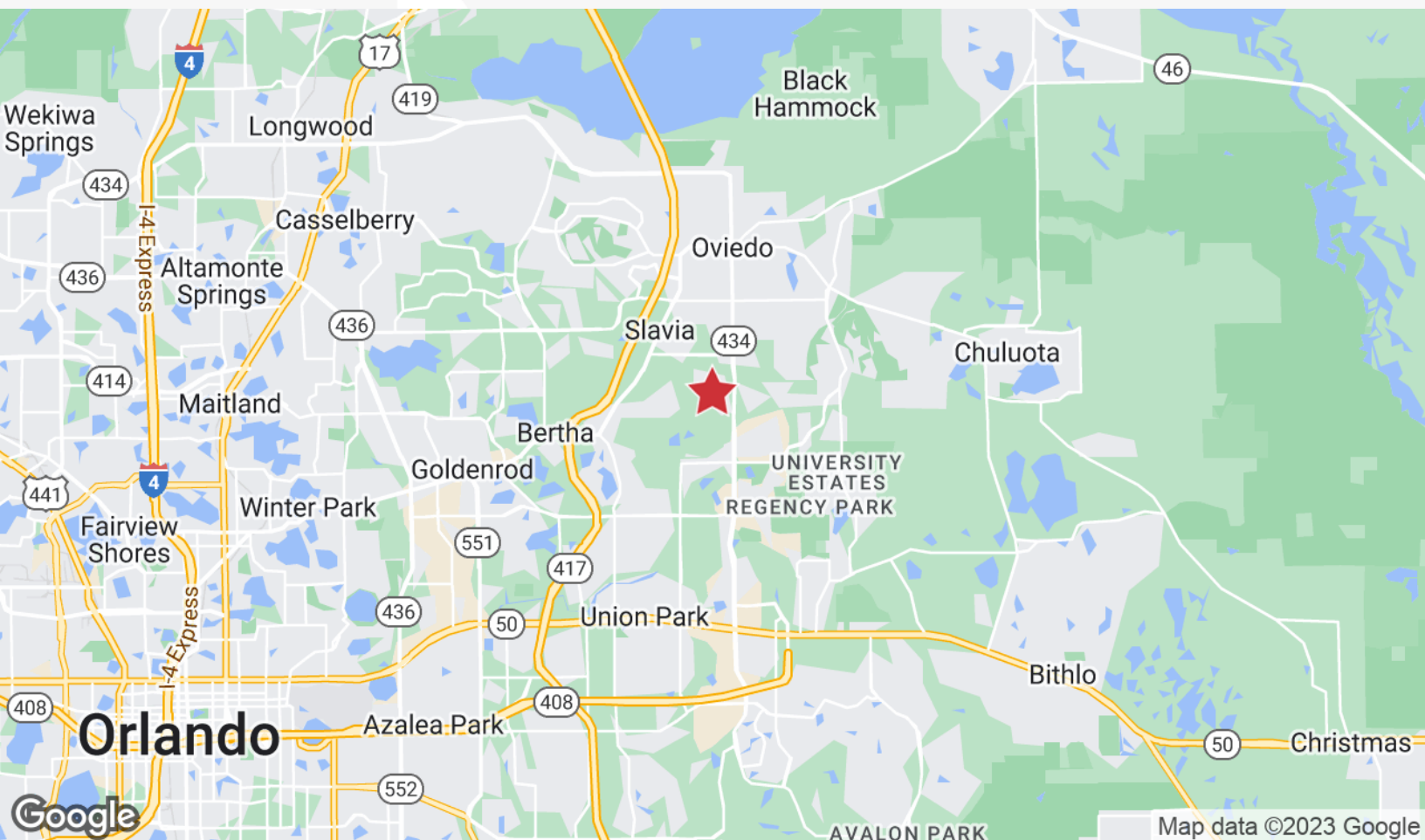
For more information

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## Location Maps





## Property Photos



Overhead Door



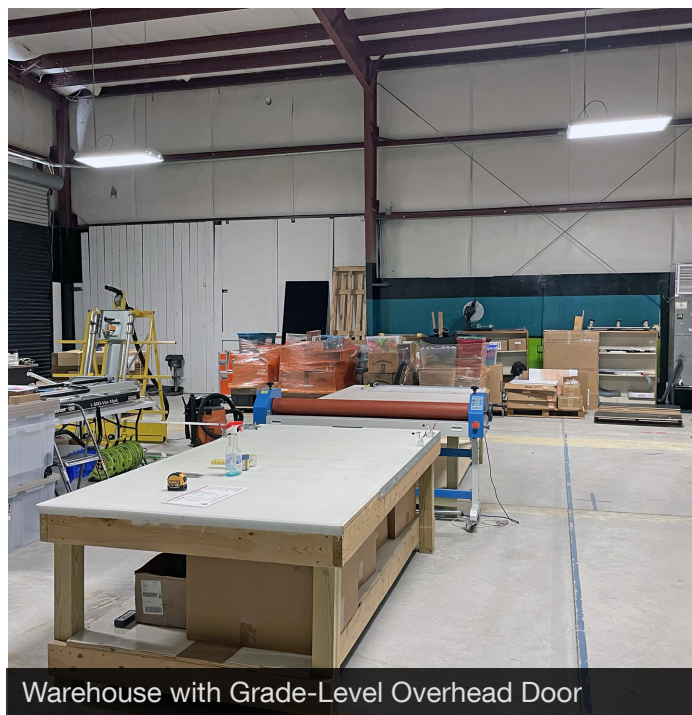
Office



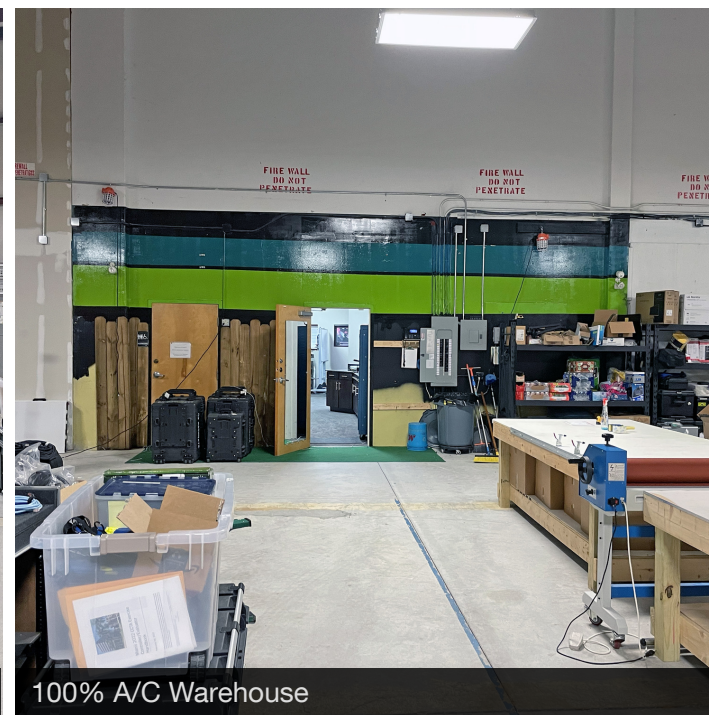
Conference Area



Break Area



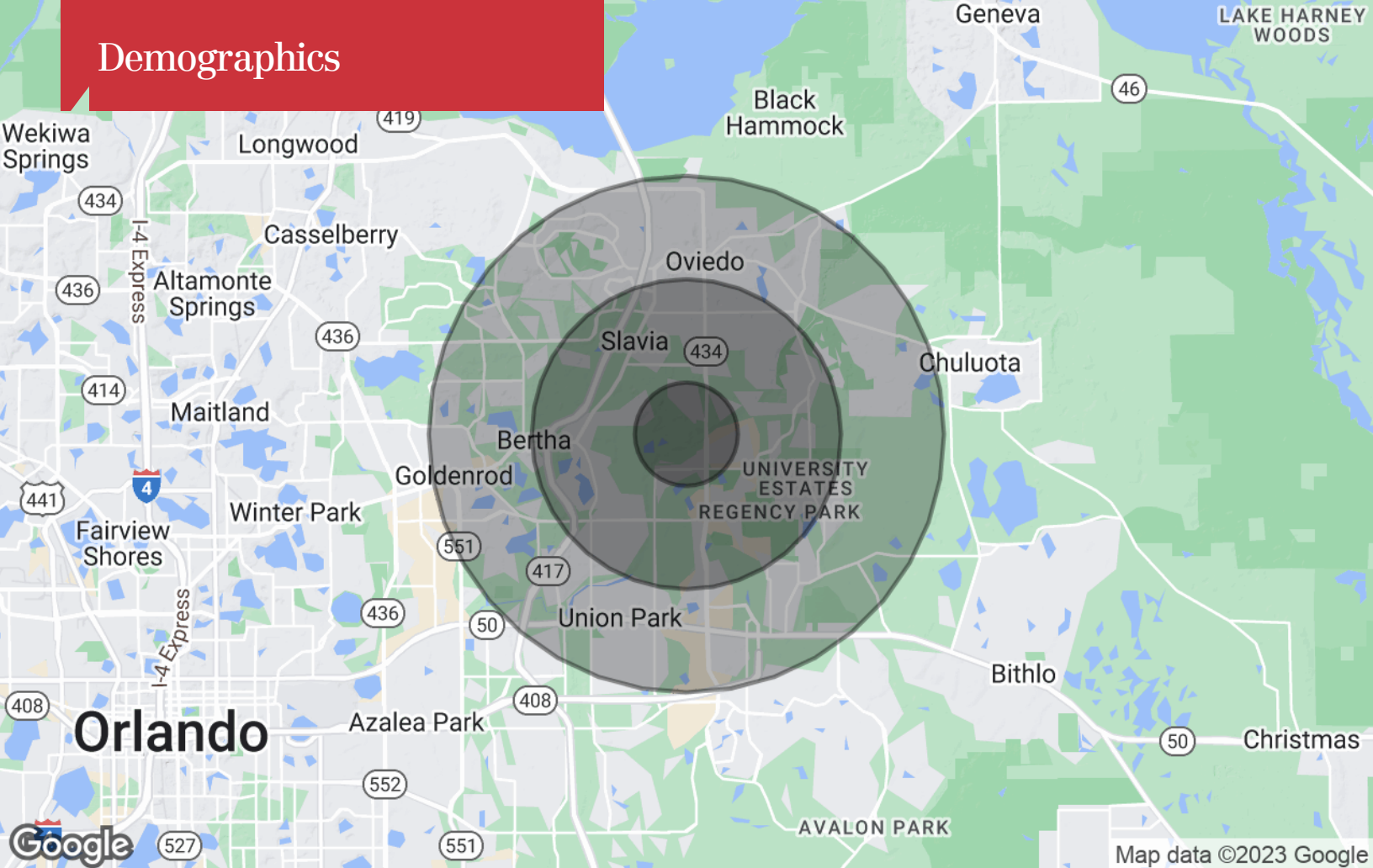
Warehouse with Grade-Level Overhead Door



100% A/C Warehouse



# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,388	81,847	207,006
MEDIAN AGE	28.9	30.4	34.5
MEDIAN AGE (MALE)	28.1	29.4	33.4
MEDIAN AGE (FEMALE)	29.8	32.6	36.7

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,072	25,223	73,118
# OF PERSONS PER HH	2.7	3.2	2.8
AVERAGE HH INCOME	\$79,421	\$80,802	\$80,846
AVERAGE HOUSE VALUE	\$351,396	\$258,791	\$245,428

\* Demographic data derived from 2020 ACS - US Census