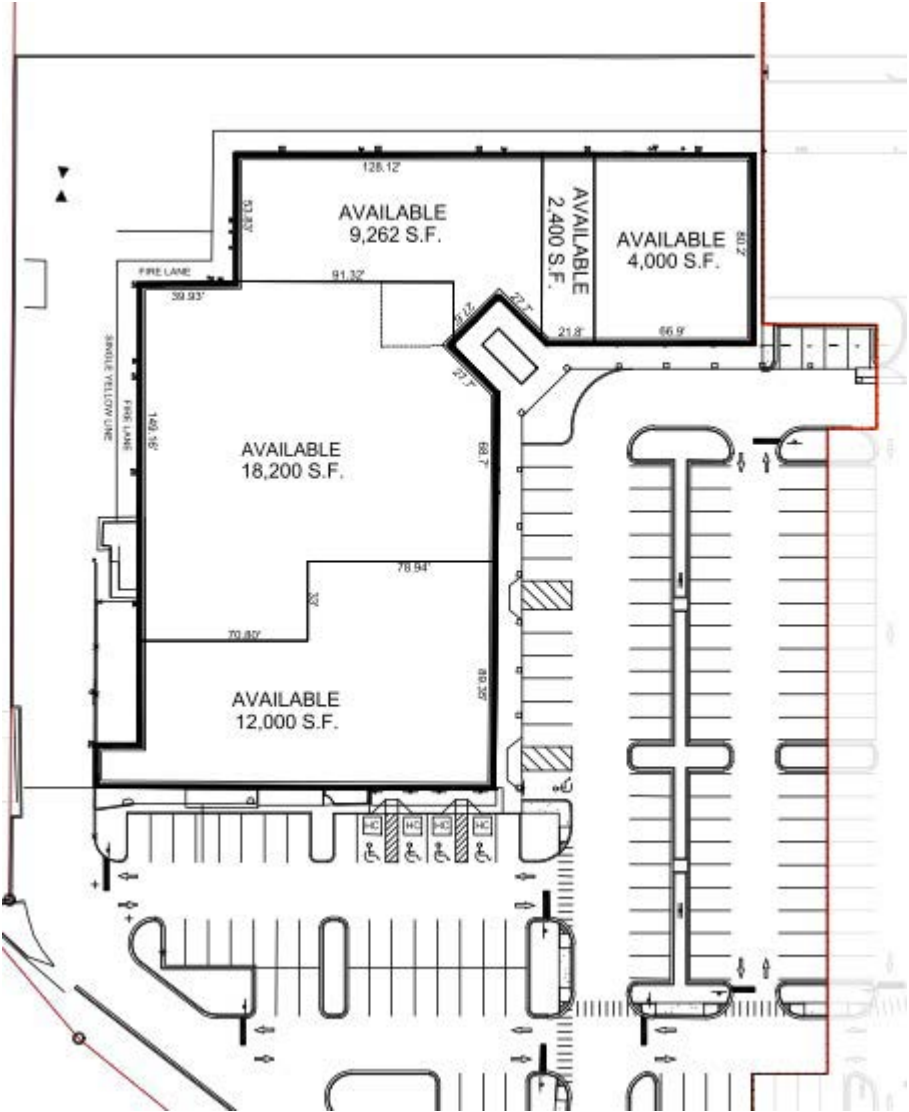


AVAILABLE FOR LEASE

- Full building available - Up to 45,862 SF or demisable
- Medical & Professional uses permitted
- Building & monument signage available
- Ample parking with cross-easement access
- Centrally located in a high profile area in close proximity to good travel routes, amenities and neighboring sub-markets
- Direct access to Semoran Blvd. (SR 436) and additional points of indirect lighted ingress/egress
- Large daytime population and high volume daily traffic count on one of Florida's busiest roadways
- Directly adjacent to Walmart Supercenter, McDonald's, Subway, Retro Fitness
- Strong incomes and demographics within a 3 mile radius
- Owned by Benderson Development, one of America's largest privately held real estate companies
- Financially strong ownership with a 60 year history as an exceptional Landlord encompassing over 700 properties and 40mm square feet nationwide
- Incentives and Tenant Improvements Available
- **Asking Rate: "Negotiable"**





DEMOGRAPHICS:

POPULATION

1 miles	12,629
3 miles	97,107
5 miles	251,884

AVERAGE HH INCOME

1 miles	\$68,249
3 miles	\$85,651
5 miles	\$82,460

DAYTIME BUSINESS POPULATION

1 miles	4,679
3 miles	40,728
5 miles	165,102

TRAFFIC COUNTS

On Semoran Blvd:
 +/-52,000 vehicles/day
 On Lake Howell Rd:
 +/-10,000 vehicles/day



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

Josh Smith
 jsmith@harbertrealty.com
 407.377.4050

HarbertRealty.com
 205.323.2020

1800 Pembroke Drive
 Suite 195
 Orlando, Florida 32810