

# RETAIL FOR LEASE | ART SYSTEMS BUSINESS CENTER

## 1740 SEMORAN BLVD, WINTER PARK, FL 32792

FOUNDRY  
COMMERCIAL



### PROPERTY OVERVIEW

Art Systems Center is a 14,928 square foot, multi-tenant retail center located in Winter Park, Florida. The center benefits from tremendous visibility and exposure to daily traffic on one of the busiest thoroughfares in Orlando. Full access to the property is provided by a signal at Winter Woods Boulevard. The center is 92% leased with a strong mix of tenants including: Papa Johns Pizza, Art Systems of Florida, Abby Rose Vintage, AR Workshop, Dewdads Tech Repair, and Great Steak (Coming Soon!).

### PROPERTY FEATURES

- Recently renovated: 2016
- Excellent frontage off Semoran Blvd
- Located at signalized intersection
- Strong traffic counts of 55,000+ AADT
- Excellent visibility
- Monument + building signage

### OFFERING SUMMARY

LEASE RATE	\$17.00 SF/YR (NNN)
BUILDING SIZE	14,928 SF
AVAILABLE SF	1,208 SF
YEAR BUILT	1986
LOT SIZE	2.31 AC
RENOVATED	2016



For more information, please contact:

**Jerod Freeland**  
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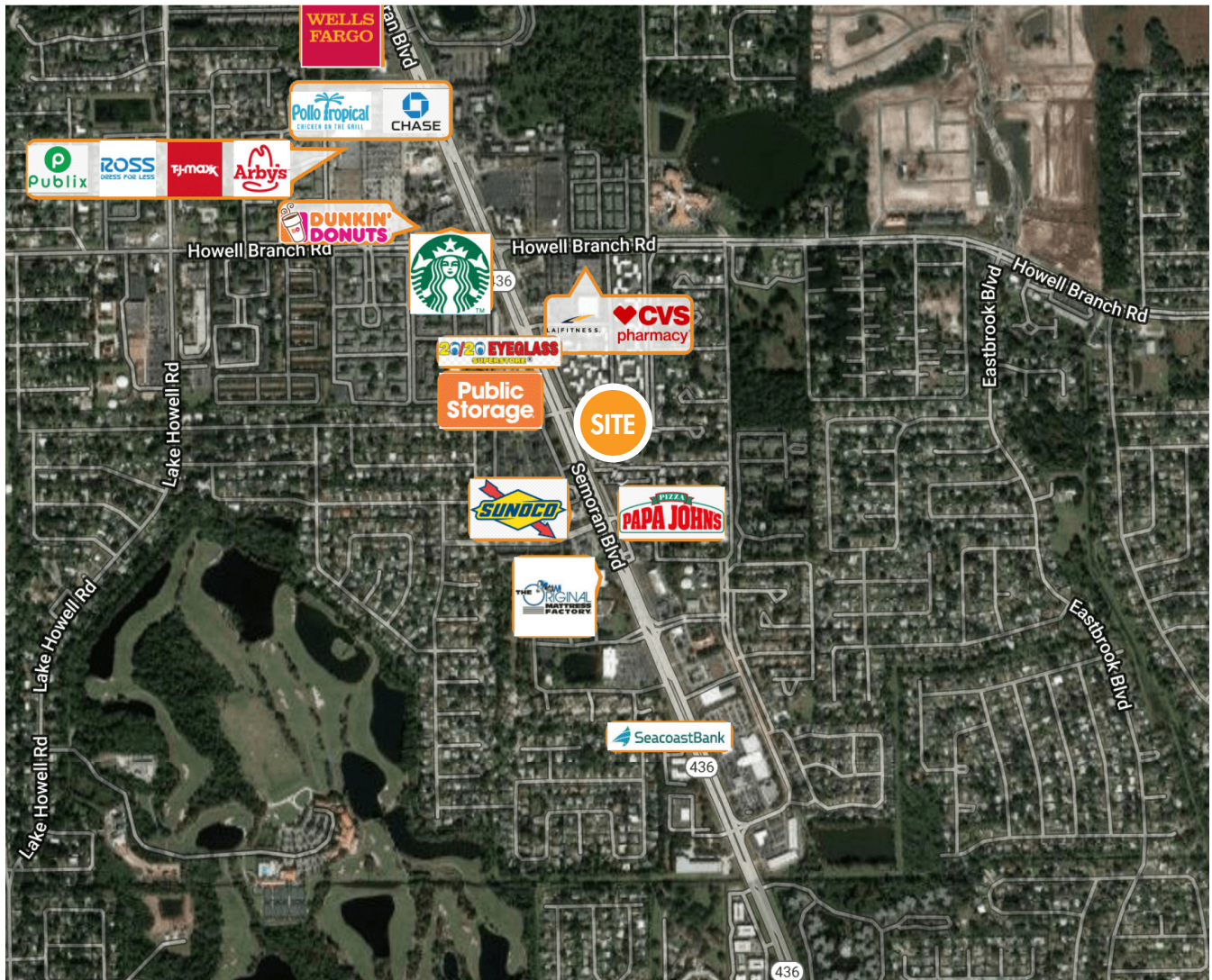
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MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 ESTIMATED POPULATION	12,362	94,478	233,491
2019 TOTAL HOUSEHOLDS	5,474	38,275	92,418
AVG HOUSEHOLD INCOME	\$53,517	\$78,053	\$75,652
MEDIAN AGE	39.7	38.4	37.4
AVG HOME VALUE	\$222,806	\$323,524	\$324,442

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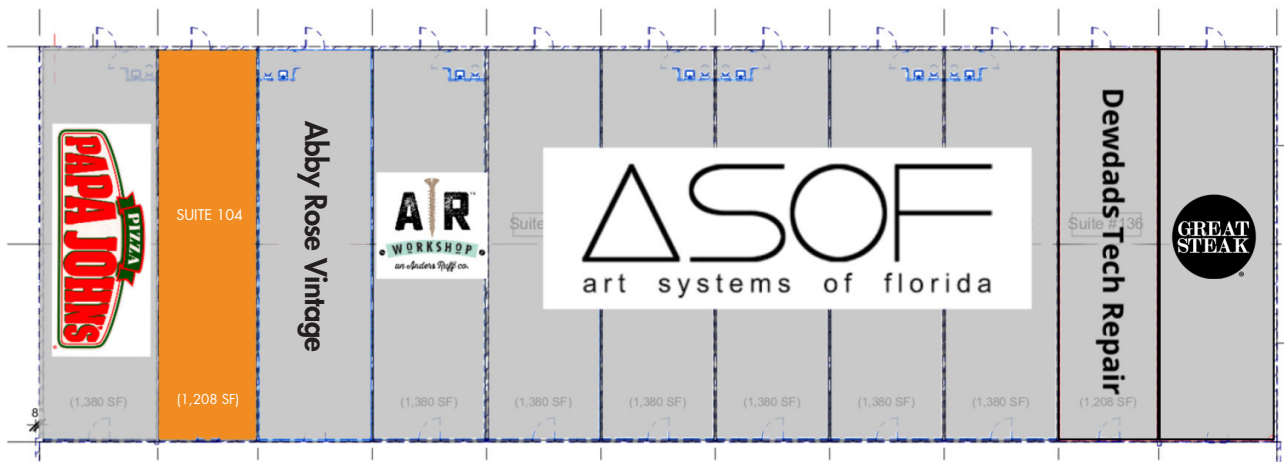
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## SITE PLAN



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
SUITE 104	AVAILABLE	1,208 SF	NNN	NEGOTIABLE	-

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