

For Lease

Legends Professional Office

1485 LEGENDS BLVD., CHAMPIONS GATE, FL 33896



LISTING DATA

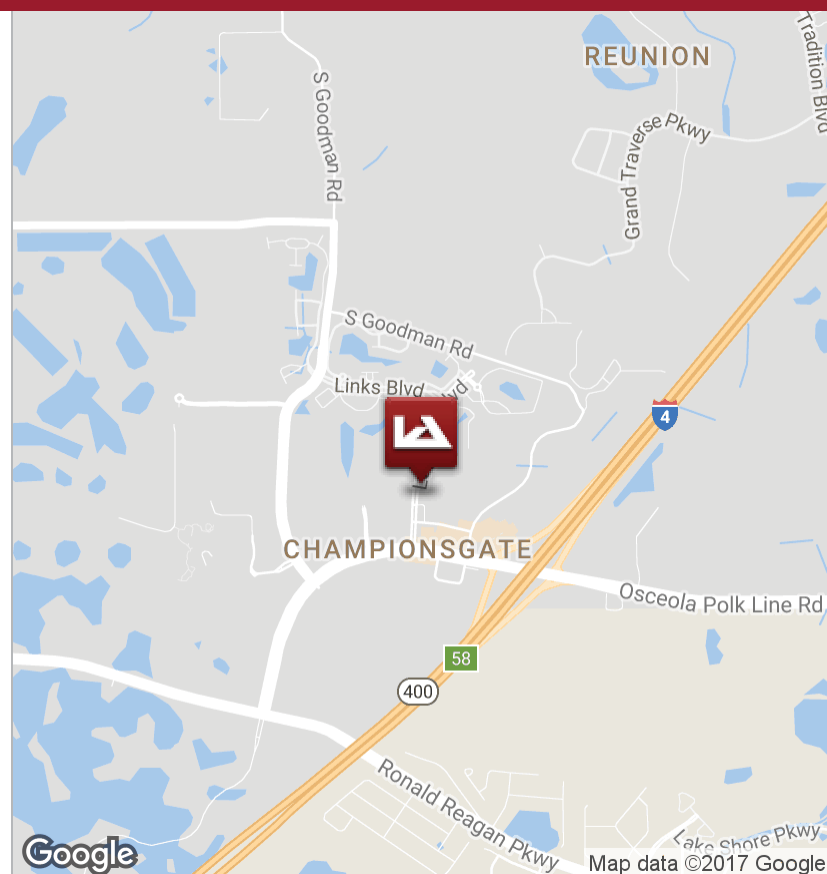
Available SF: 1,280 SF

Office SF: 5200

Comments: There is 1,280 SF of space in a warm shell condition that is available. The space has direct parking lot access and fascia signage is available.

ECONOMIC DATA

Lease Rate: \$18.00 SF/yr (NNN)



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

Jason Bantel, CCIM
jbantel@lee-associates.com
D: 321.281.8509

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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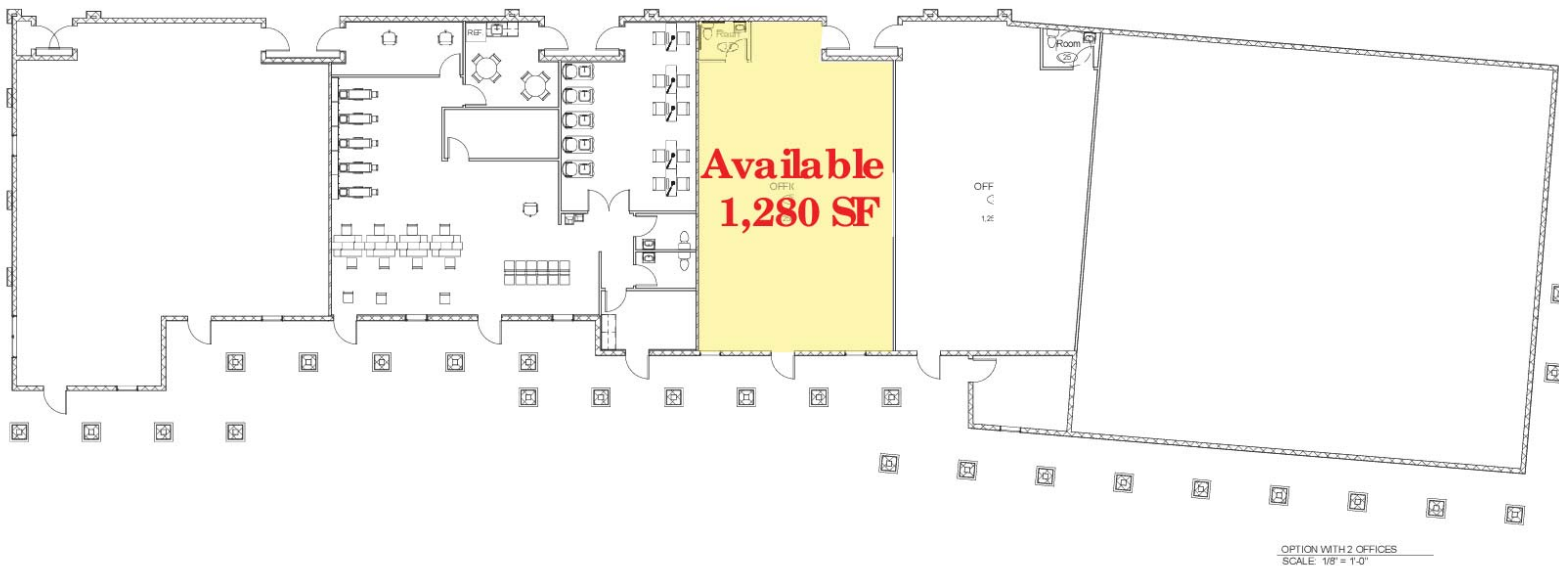


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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
1	Medical	\$18.00 SF/YR	NNN	1,280 SF	Negotiable

LEE & ASSOCIATES
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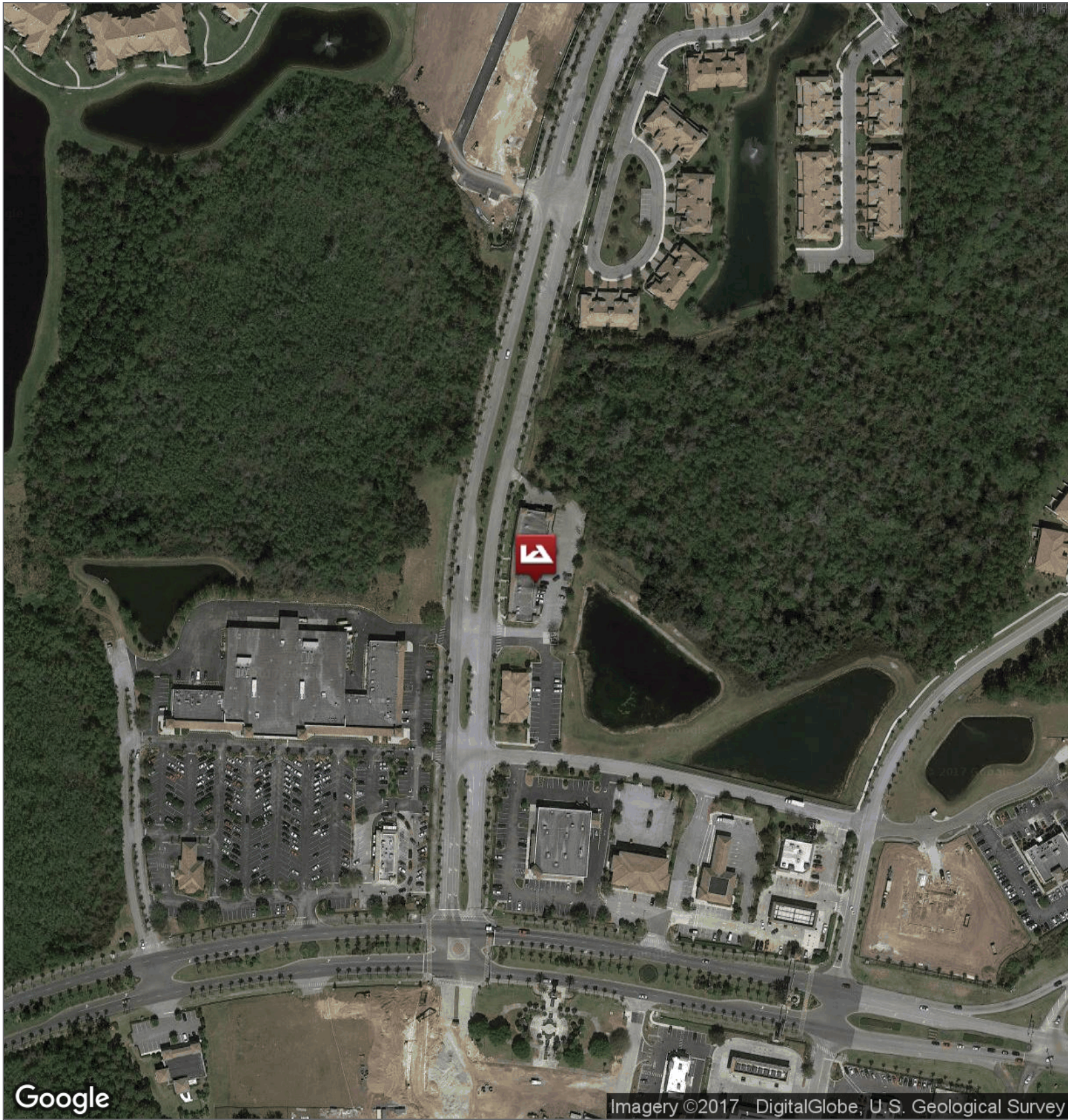


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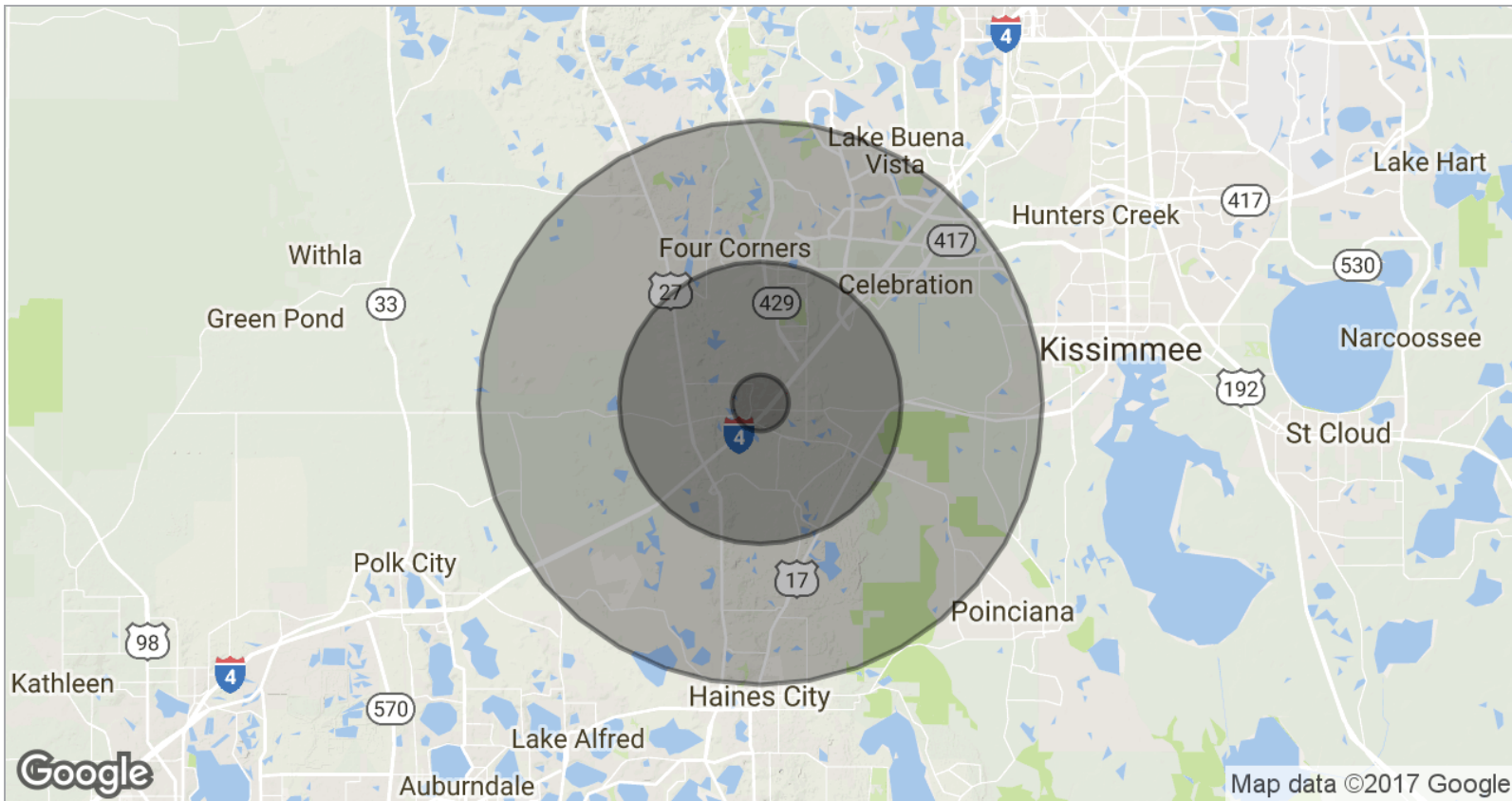
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,169	26,249	96,305
MEDIAN AGE	35.5	38.0	37.7
MEDIAN AGE (MALE)	36.3	38.1	37.2
MEDIAN AGE (FEMALE)	34.6	37.6	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	460	10,175	35,633
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$62,783	\$64,740	\$63,062
AVERAGE HOUSE VALUE	\$225,870	\$257,045	\$248,638
RACE	1 MILE	5 MILES	10 MILES
% WHITE	80.9%	80.2%	74.0%
% BLACK	6.1%	6.0%	11.8%
% ASIAN	3.3%	2.8%	2.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	4.3%	6.0%	7.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	19.2%	21.7%	29.3%

* Demographic data derived from 2010 US Census

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