

For Lease

3,000 SF OF OFFICE AND RETAIL SPACES AVAILABLE
1527 S ORANGE AVENUE, ORLANDO, FL 32806

OFFICE AND RETAIL

1527 S Orange Ave

ORLANDO, FL



3,000 SF
AVAILABLE



PROPERTY DESCRIPTION

Located directly across from Orlando Regional Medical Center, this charming professional building offers high-visibility office suites in the heart of Downtown Orlando. The property provides convenient access to I-4, SR-408, and the SoDo District's abundant retail, dining, and amenities. Each suite offers a flexible layout ideal for retail, wellness, or professional office users seeking move-in ready space with modern finishes and easy access.

PROPERTY OVERVIEW

SPACE AVAILABLE	3,000 SF
ASKING RATE	\$23/SF + NNNs

HIGHLIGHTS

- Commercial space located across the street from Orlando Regional Medical Center
- Move-In ready and ideal for an office or retail user
- Located in close proximity to SoDo, Downtown CBD, Thornton Park & more
- Pylon signage
- 30,500 cars per day - South Orange Avenue

FOR MORE INFORMATION, PLEASE CONTACT:

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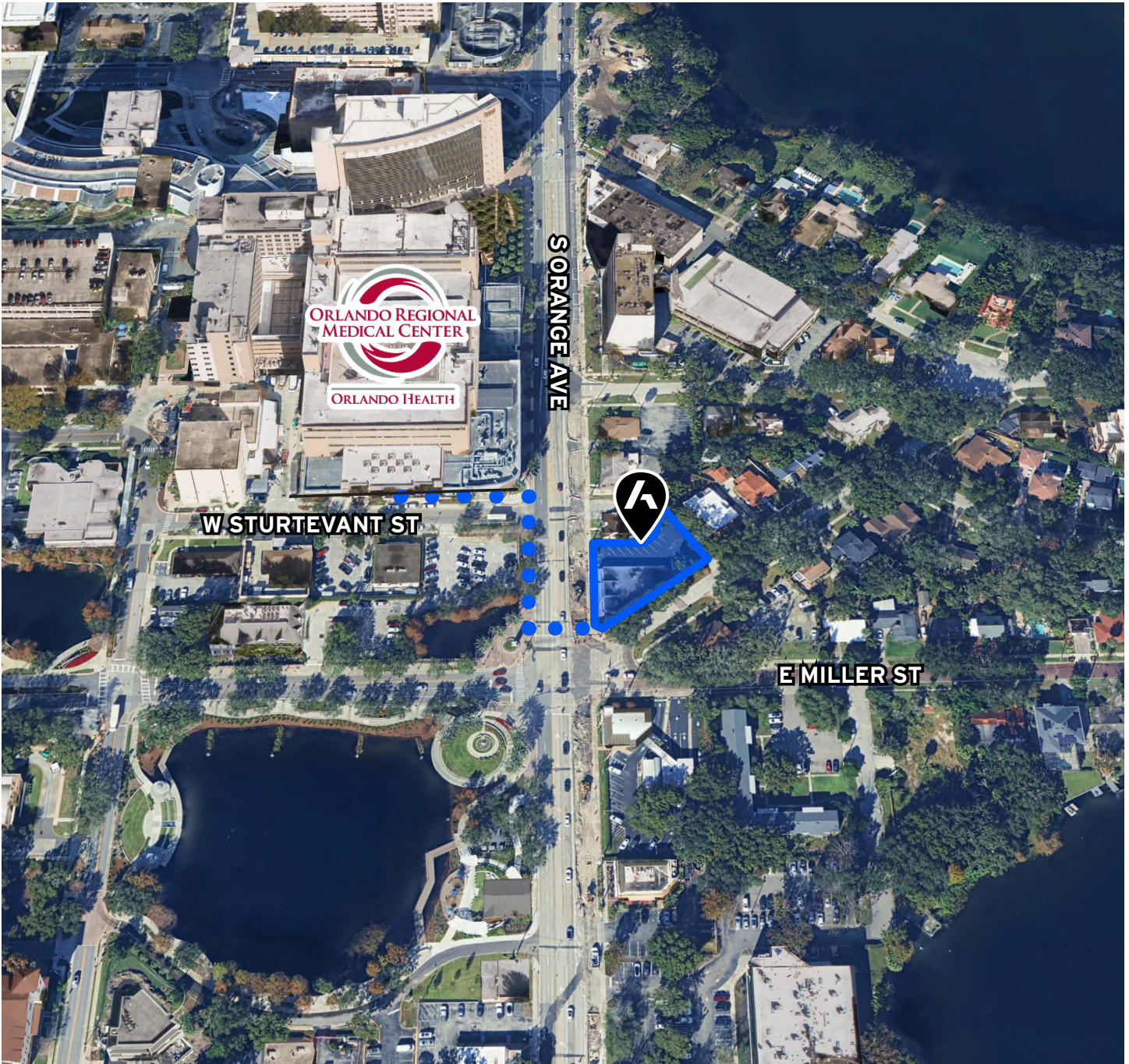
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2-MINUTE WALK FROM THE PROPERTY TO ORMC



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FLOOR PLAN SUITE 1527 - 3,000 SF

- Reception/ Waiting Area
- 5 Offices
- 3 Exam Rooms
- 2 Restrooms
- Break Room



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SUITE 1527 - 3,000 SF PHOTOS



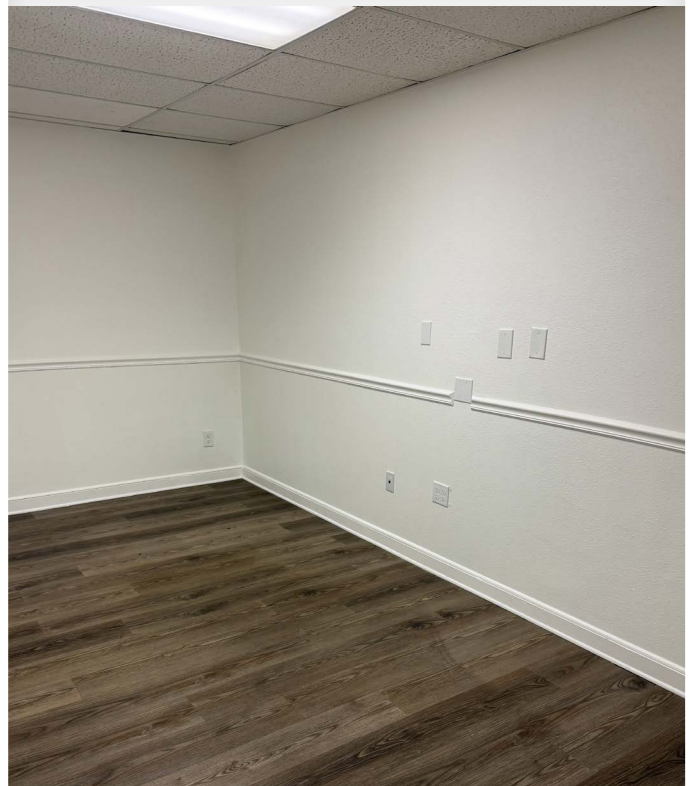
LOBBY



OFFICE



OFFICE



OFFICE

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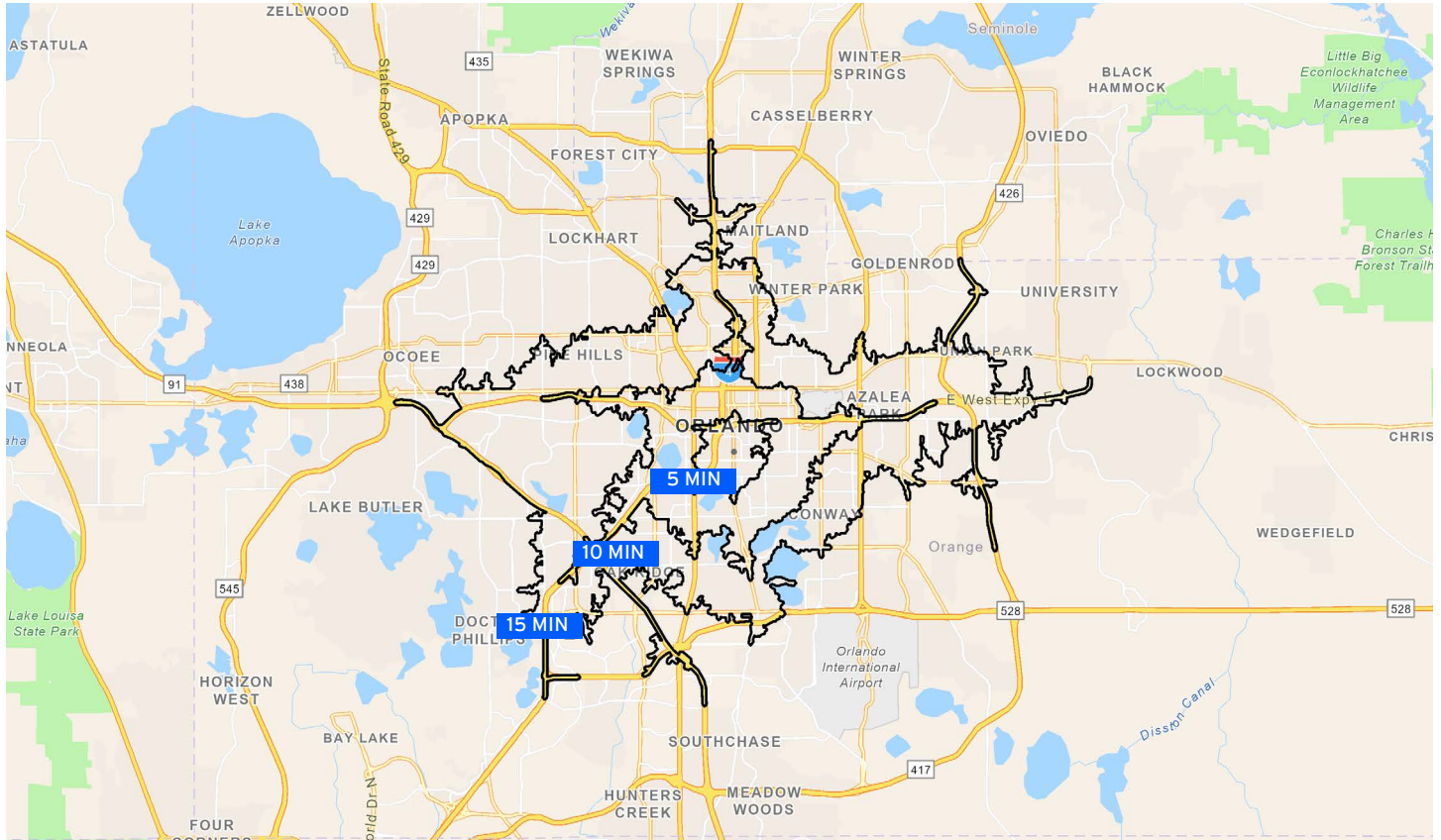
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME

- 16,017
ESTIMATED POPULATION
- 8,004
HOUSEHOLDS
- 56,029
TOTAL EMPLOYEES
- \$114,813
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME

- 121,050
ESTIMATED POPULATION
- 53,573
HOUSEHOLDS
- 155,756
TOTAL EMPLOYEES
- \$106,165
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME

- 464,852
ESTIMATED POPULATION
- 184,307
HOUSEHOLDS
- 277,160
TOTAL EMPLOYEES
- \$97,776
AVERAGE HOUSEHOLD INCOME

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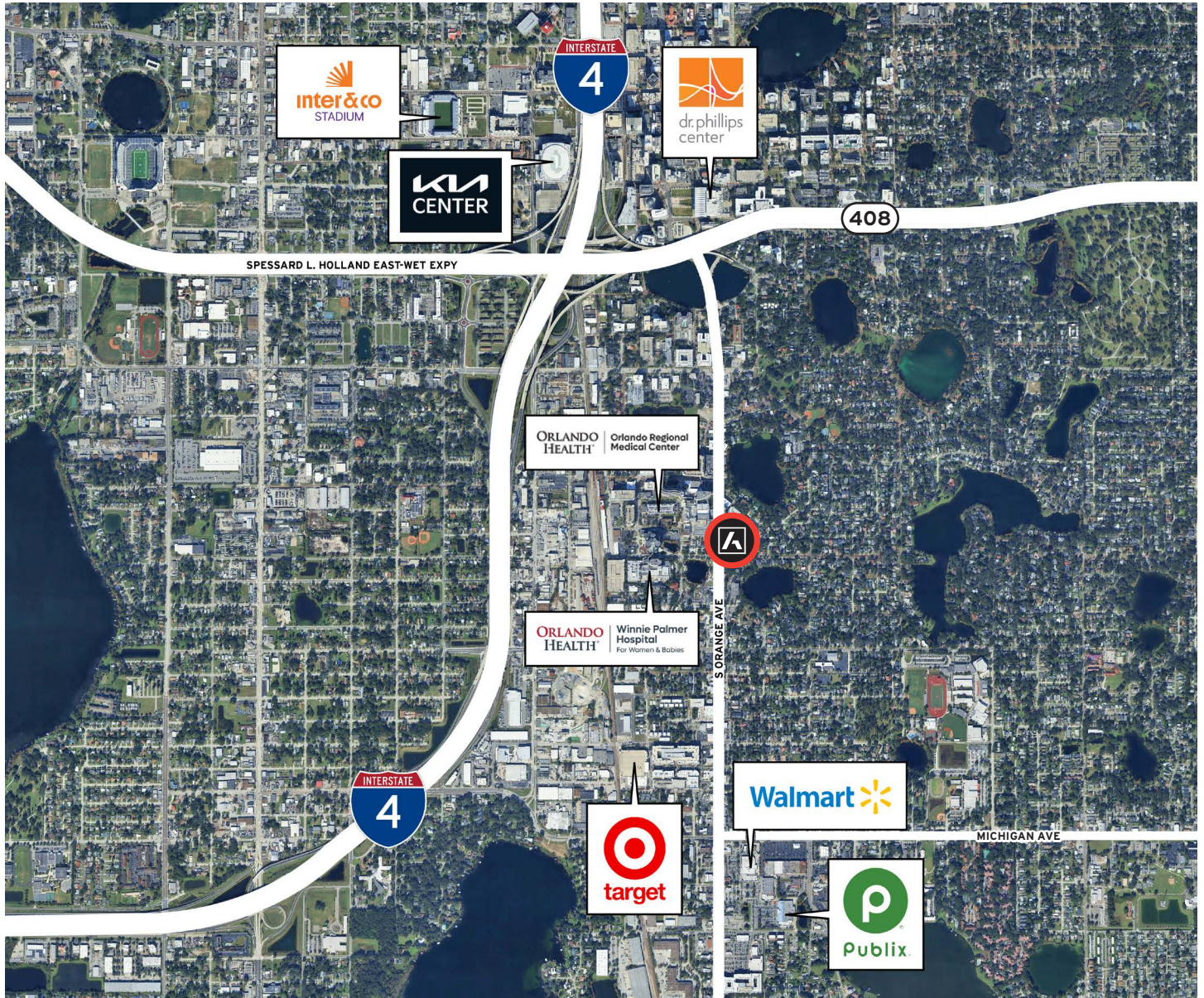
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KEY POINTS MAP



28,500 AADT
S ORANGE AVE

154,000 AADT
I - 4

187,000 AADT
SPESSARD L. HOLLAND
EAST-WEST EXPY

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