



469 S Central Ave

OVIEDO, FL 32765

Location Overview

Prime professional office space on S. Central Avenue, surrounding co-tenants are accounting firms, consultants, contractors, property management companies, and other service businesses. An instant-credibility address in one of Seminole County's most desirable submarkets.

Direct street frontage on a low-traffic road makes the building easy for clients to find, and dedicated on-site parking means no garage hunt or meter feeding for staff or visitors. Historic Downtown Oviedo's Broadway dining and shopping, Oviedo on the Park, Oviedo Medical Center, and the Oviedo Mall are all a short drive away convenient for client lunches, business errands, and after-work meetups. Direct access to SR-426 and SR-434 ties into the SR-417 Greenway for an easy commute from anywhere.

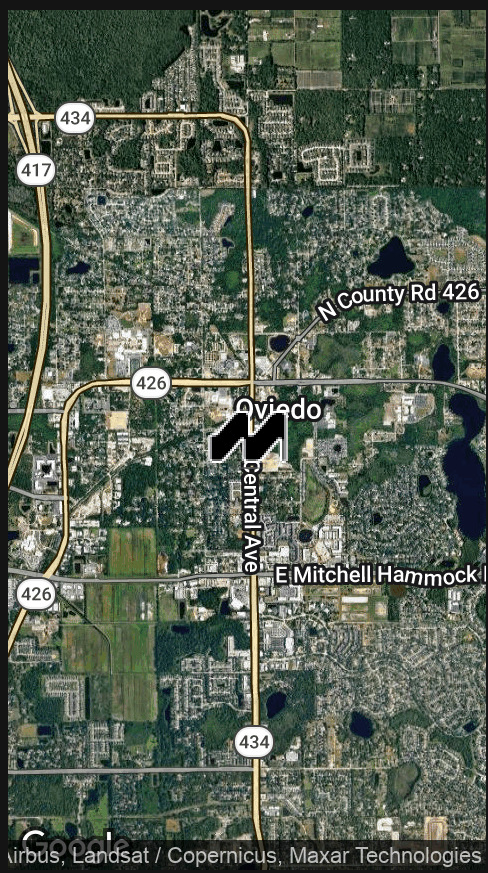
FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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Google Earth / Copernicus, Maxar Technologies

EXECUTIVE SUMMARY

OVIEDO, FL 32765

469 S Central Ave



OFFERING SUMMARY

Lease Rate:	Contact For Details
Building Size:	1,800 SF
Lot Size:	0.46 Acres
Number of Units:	1
Year Built:	1930
Zoning:	CA

PROPERTY OVERVIEW

Turnkey sublease opportunity in Historic Downtown Oviedo. Existing tenant is offering a fully built-out, freestanding $\pm 1,800$ SF professional office on a NNN lease.

Move-in ready for any professional service user, title, legal, accounting, insurance, financial planning, medical/wellness, design studio, boutique brokerage, or creative office. Existing build-out includes private offices, reception/lobby, conference area, full kitchen/break area, restroom, hardwood flooring throughout, and dedicated on-site parking. Plug-and-play layout, which allows a new tenant to be operational on day one with minimal capital outlay or downtime. Furniture, fixtures, and equipment available separately.

Direct lease with Landlord may also be available to a qualified user.
Showings by appointment only, please do not disturb existing tenant operations.

PROPERTY HIGHLIGHTS

- NNN Lease
- Turnkey Professional Office Build-Out
- Freestanding Building with Dedicated On-Site Parking

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OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

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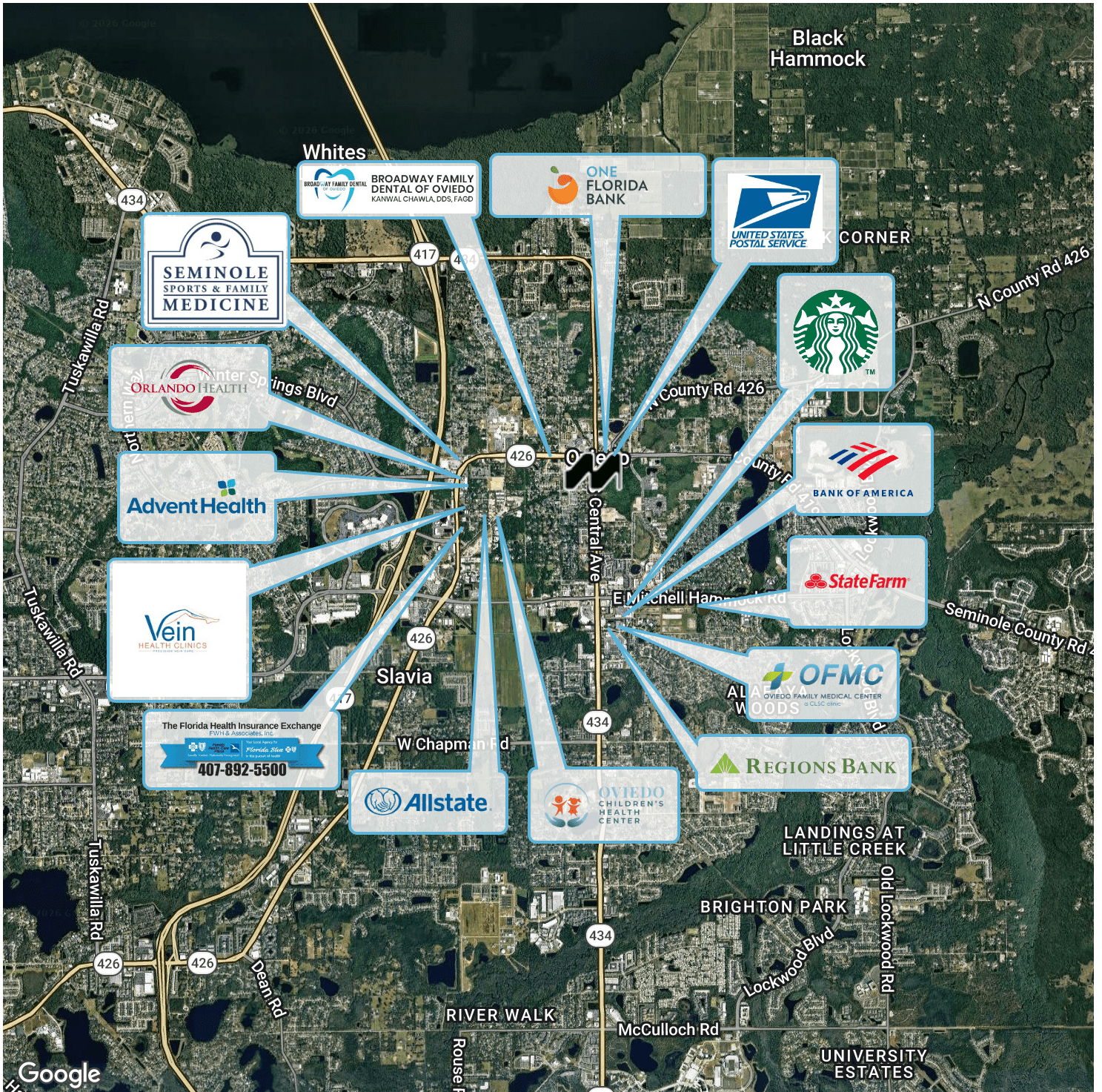
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LOCATION MAP

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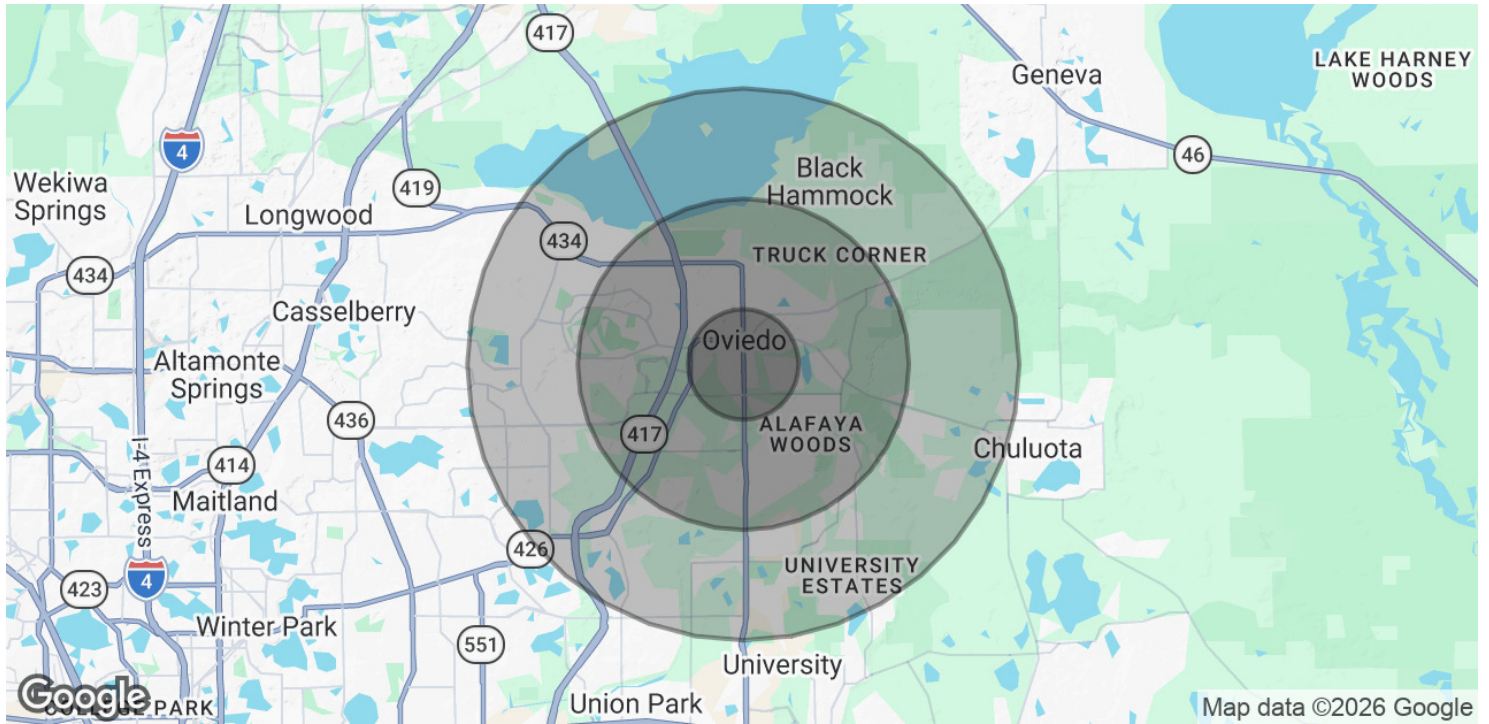
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,920	50,579	136,845
Average Age	35.7	40.4	36.4
Average Age (Male)	34.6	39.0	35.6
Average Age (Female)	36.5	41.8	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,642	18,476	44,124
# of Persons per HH	2.6	2.7	3.1
Average HH Income	\$125,243	\$128,564	\$127,767
Average House Value	\$454,957	\$434,156	\$425,285

2023 American Community Survey (ACS)

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