

FOR LEASE

**11723 Orpington St
Ste 102
Orlando Fl. 32817**

Price: \$28.00 psf MG



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
rkesler@mac.com
BK694599, Florida

PROPERTY SUMMARY

11723 ORPINGTON STREET | ORLANDO, FL 32817



Property Summary

Building SF:	5,000
Lease Rate:	\$28 psf MG
Lot Size:	0.11 Acres
Parking Ratio:	5/1000
Parking:	10 spaces
Year Built:	2007
Zoning:	PO

Property Overview

Pay your own metered utilities. NO CAM!

This beautiful office is newly renovated with new flooring and paint. The floorplan includes six roomy offices, an entry way and a large ADA RR. One room could be used as a break area.

Signage is available above the door and on the monument sign. Handicapped Access and ten parking spaces come with the office. Auto interior lighting, exterior evening lighting and separately metered utilities come with the suite. This office is pleasingly light, roomy, modern and flexible for any professional use.

Location Overview

The building is located in a prestigious office park with access to Alafaya Trail and Colonial. This area is convenient to Waterford Lake, UCF, Colonial, 417 and 408. Monument signage on Alafaya Trail and Orpington.

OPTIMA REAL ESTATE
1108 Howell Creek
Winter Springs, FL 32708

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PROPERTY PHOTOS

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FLOORPLAN

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TOTAL: 1159 sq. ft
1st floor: 1159 sq. ft
EXCLUDED AREAS: WALLS: 77 sq. ft

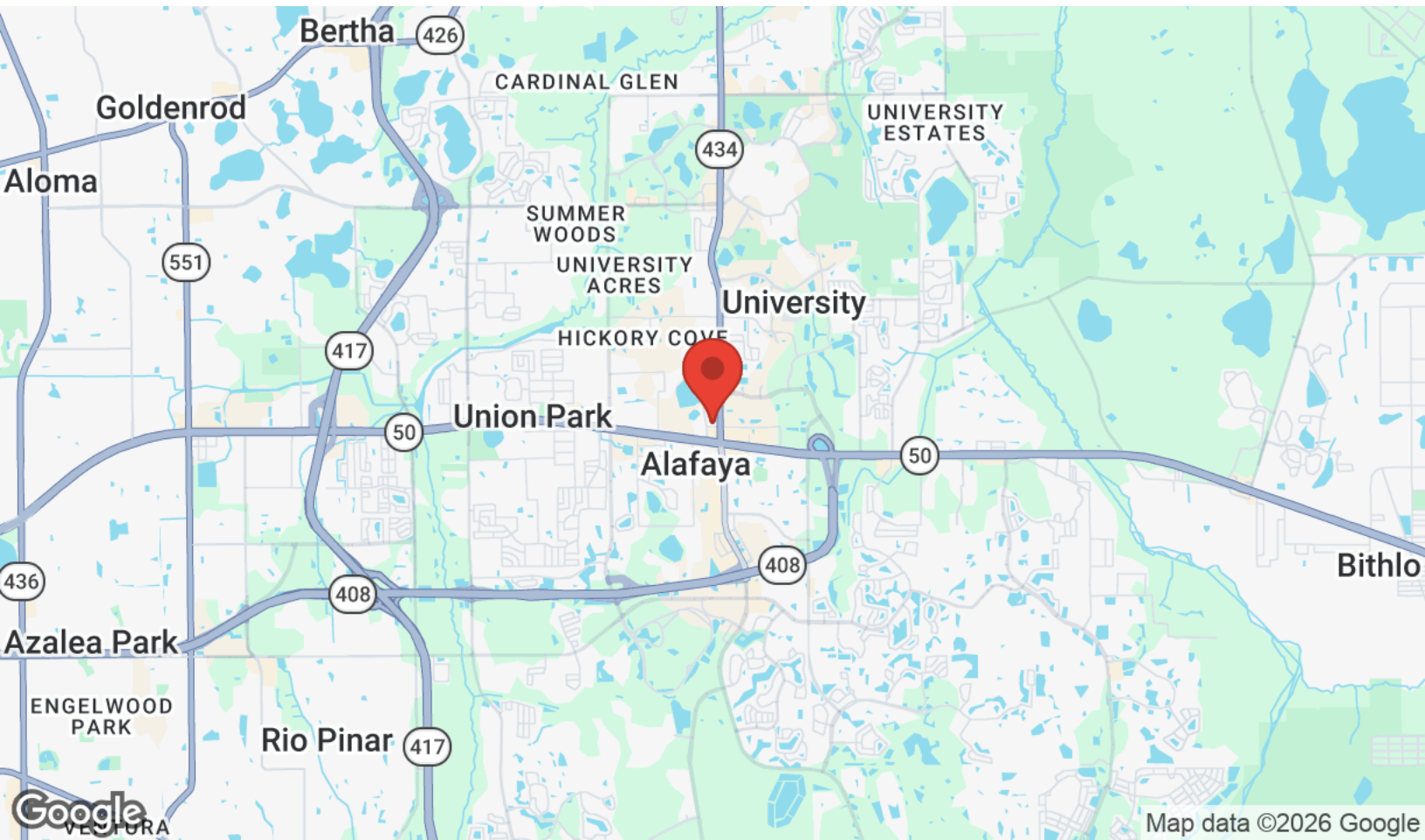
FLOOR PLAN CREATED BY CURVADA APP. MEASUREMENTS OBTAINED FROM AERIAL PHOTOGRAPHY. NOT GUARANTEED.

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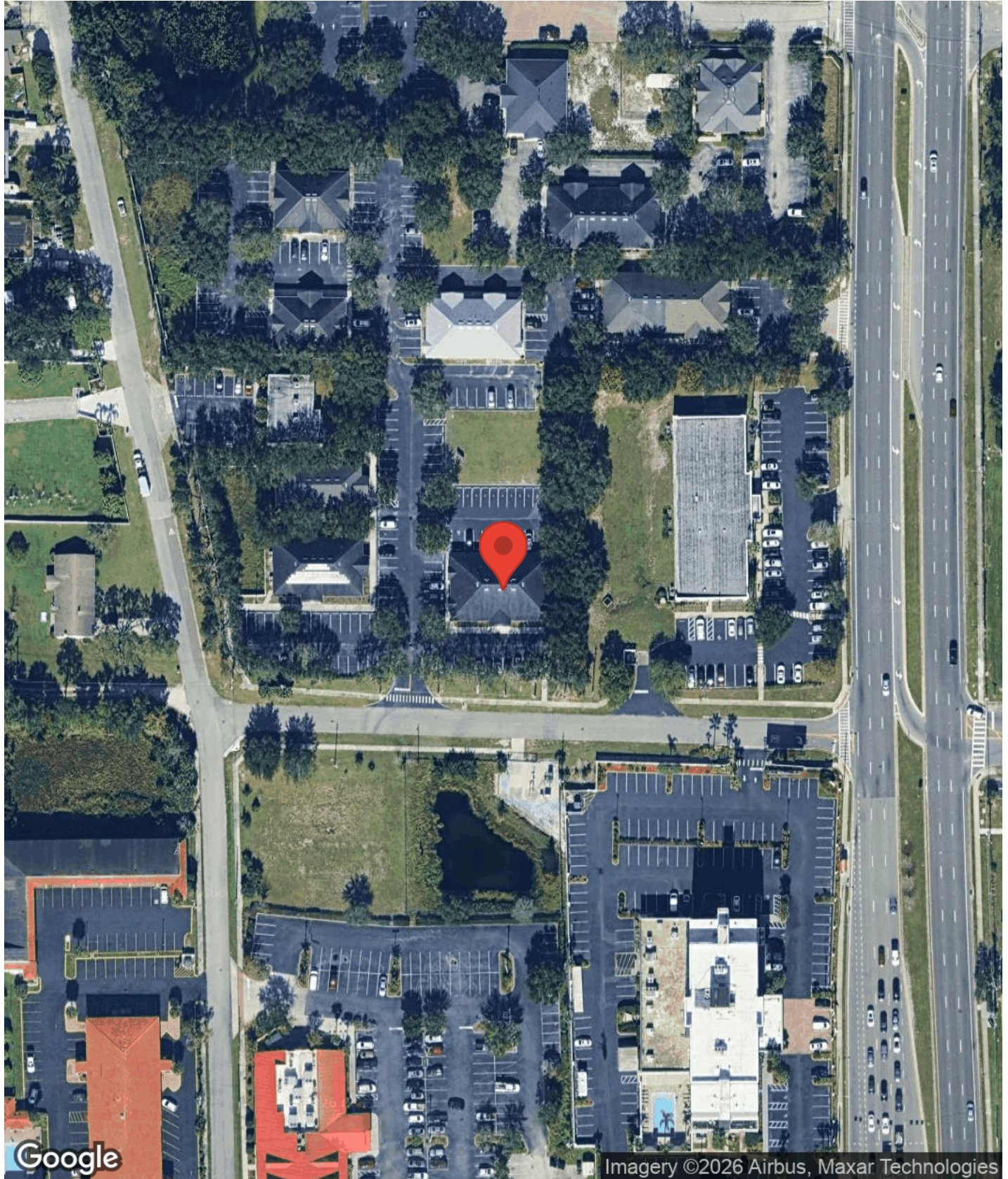
LOCATION MAPS

11723 ORPINGTON STREET | ORLANDO, FL 32817



AERIAL MAP

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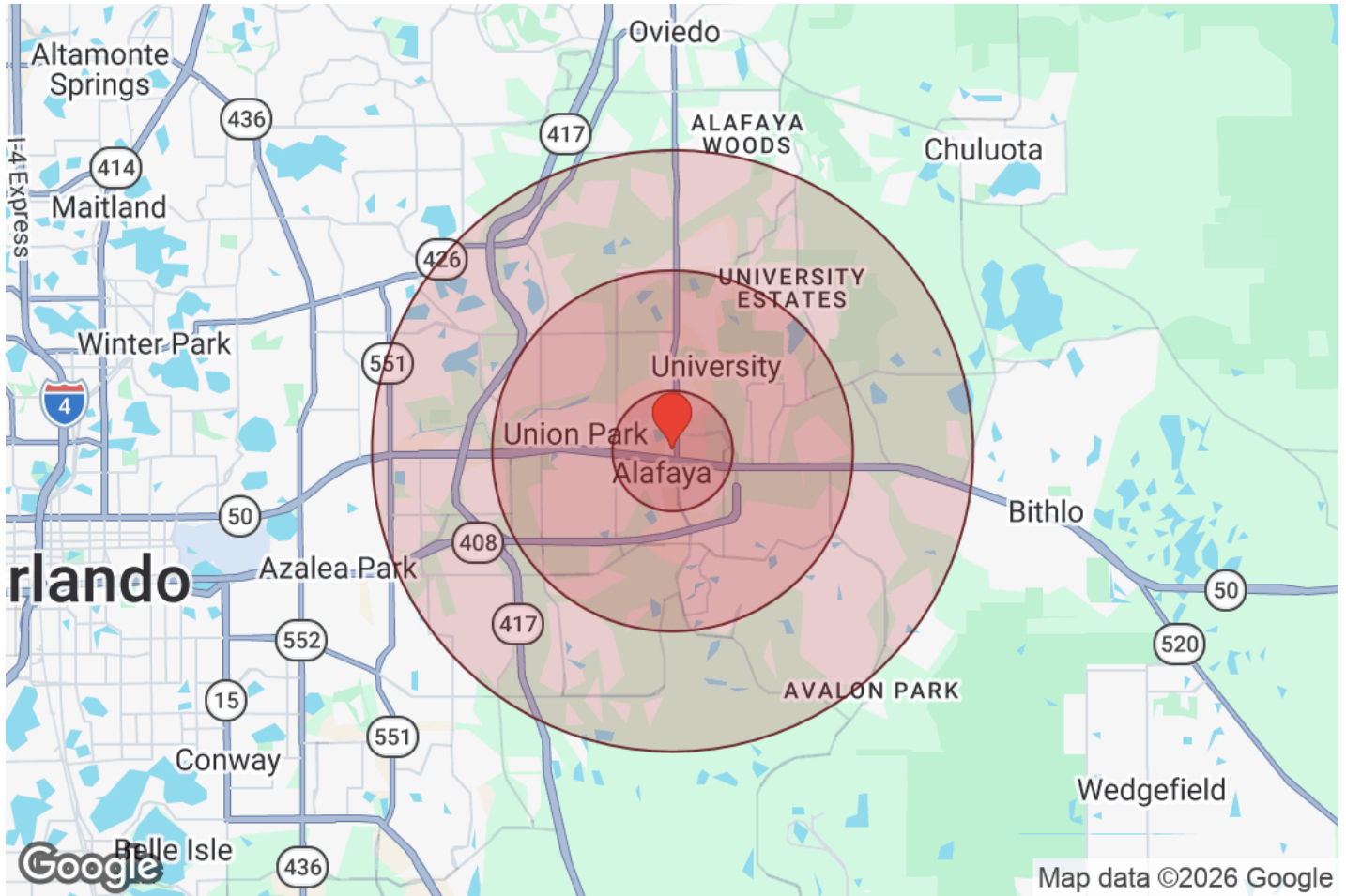


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	12,059	68,357	131,405
Female	7,049	48,694	112,324
Total Population	19,108	117,051	243,728

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,446	48,998	100,635
Black	2,671	15,287	31,392
Am In/AK Nat	19	82	171
Hawaiian	6	47	97
Hispanic	5,897	41,366	87,474
Asian	1,439	8,334	18,499
Multiracial	527	2,517	4,826
Other	105	421	609

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,154	40,804	88,140
Occupied	5,803	38,470	83,539
Owner Occupied	863	17,110	46,264
Renter Occupied	4,940	21,360	37,275
Vacant	352	2,334	4,601

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,956	14,304	35,838
Ages 15 - 24	9,567	40,739	60,876
Ages 25 - 54	5,615	39,490	92,736
Ages 55 - 64	933	10,029	24,601
Ages 65+	1,038	12,488	29,678

Income	1 Mile	3 Miles	5 Miles
Median	\$64,991	\$72,239	\$82,892
Under \$15k	839	4,912	7,382
\$15k - \$25k	251	2,298	4,251
\$25k - \$35k	422	2,452	4,949
\$35k - \$50k	722	3,774	8,145
\$50k - \$75k	1,061	6,455	13,395
\$75k - \$100k	799	5,741	11,556
\$100k - \$150k	1,240	6,938	16,801
\$150k - \$200k	346	2,945	7,666
Over \$200k	122	2,953	9,395

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PROFESSIONAL BIO

11723 ORPINGTON STREET | ORLANDO, FL 32817



ROBIN KESLER, CCIM

Commercial Director



Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

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Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

☒☒

Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.