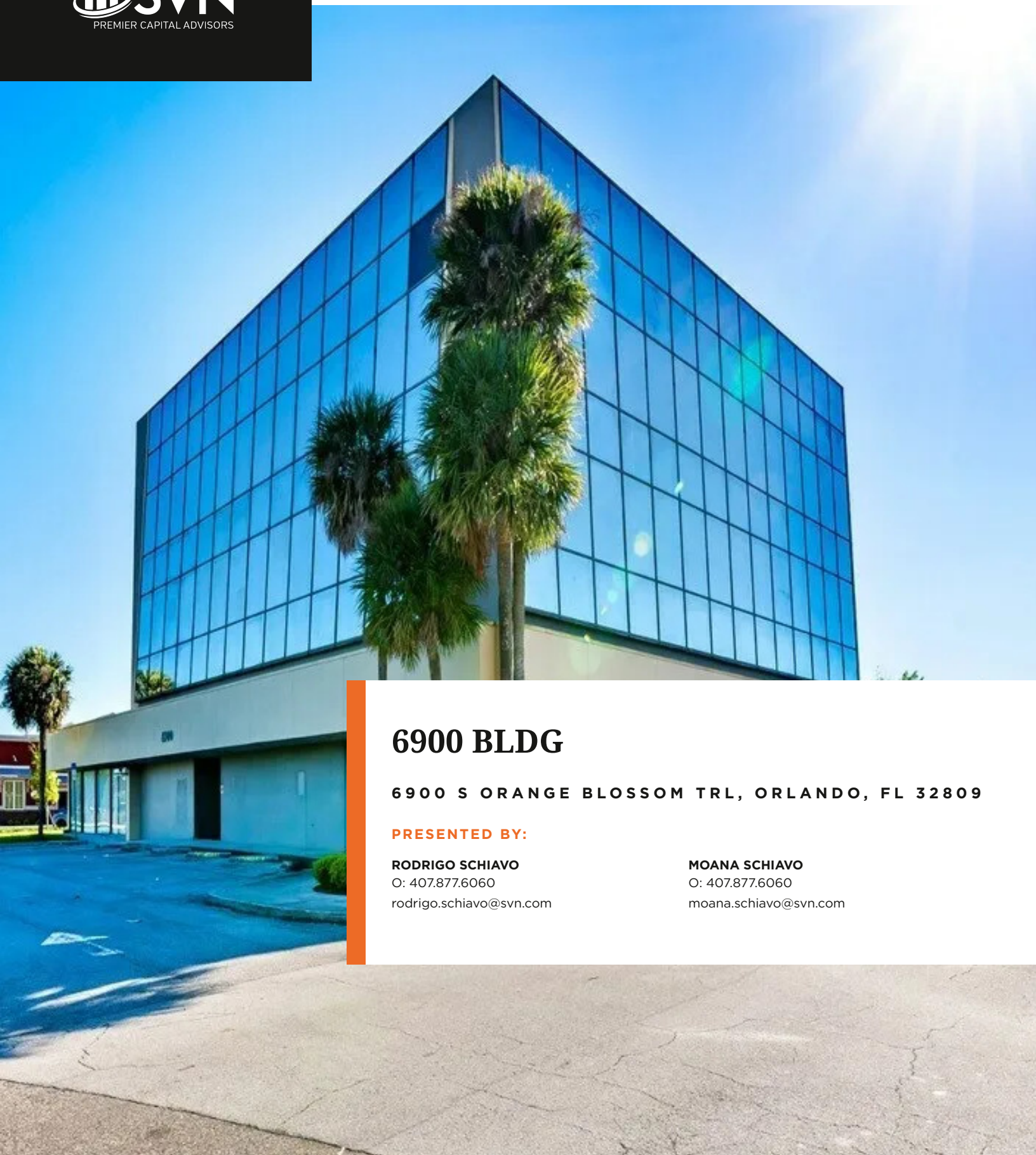




Retail Space for Lease



6900 BLDG

6900 S ORANGE BLOSSOM TRL, ORLANDO, FL 32809

PRESENTED BY:

RODRIGO SCHIAVO

O: 407.877.6060

rodrigo.schiavo@svn.com

MOANA SCHIAVO

O: 407.877.6060

moana.schiavo@svn.com



LOCATION DESCRIPTION

Premier Capital Advisors is pleased to present The OBT Building, a premier mixed-use retail and office property centrally located in South Orlando's thriving business corridor.

This modern property features an all-glass façade, prominent monument signage opportunities, and broadband technology infrastructure, making it an ideal location for a wide range of professional, retail, and service-oriented businesses.

Strategically positioned at the corner of South Orange Blossom Trail and Lancaster Road, The OBT Building offers exceptional accessibility and connectivity. The property is located just minutes from Orlando International Airport, Florida's Turnpike, Interstate 4, the Beachline Expressway, Downtown Orlando, and Orlando's major tourism and convention corridors.

The property is also less than 1.5 miles from The Florida Mall, one of Central Florida's premier shopping destinations featuring approximately 1.8 million square feet of retail space. The mall is home to an extensive selection of dining and nationally recognized brands, including Apple, American Girl, Disney, and Zara.

The OBT Building presents an outstanding opportunity for businesses seeking a highly visible, centrally located property within one of Orlando's fastest-growing commercial markets.

PROPERTY SUMMARY

6900 BLDG

6900 S ORANGE BLOSSOM
TRL
ORLANDO, FL 32809

OFFERING SUMMARY

LEASE RATE:	\$9 - 13 SF/yr (NNN)
CAM:	\$12 SF/yr (NNN)
AVAILABLE SF:	565 - 6,160 SF
BUILDING SIZE:	23,060 SF



PROPERTY SUMMARY

Introducing a prime leasing opportunity at 6900 S Orange Blossom Trl, Orlando, FL, 32809. This outstanding property boasts a strategic location, offering high visibility and easy access for potential tenants. With ample parking and versatile zoning options, this space is ideal for a wide range of businesses. The modern design and well-maintained exterior make a strong first impression, while the interior features a spacious layout ready for customization. Don't miss this chance to establish your business in a thriving area with excellent connectivity. Schedule a tour today to envision the endless possibilities for your enterprise at this exceptional location.

LEASE SPACES

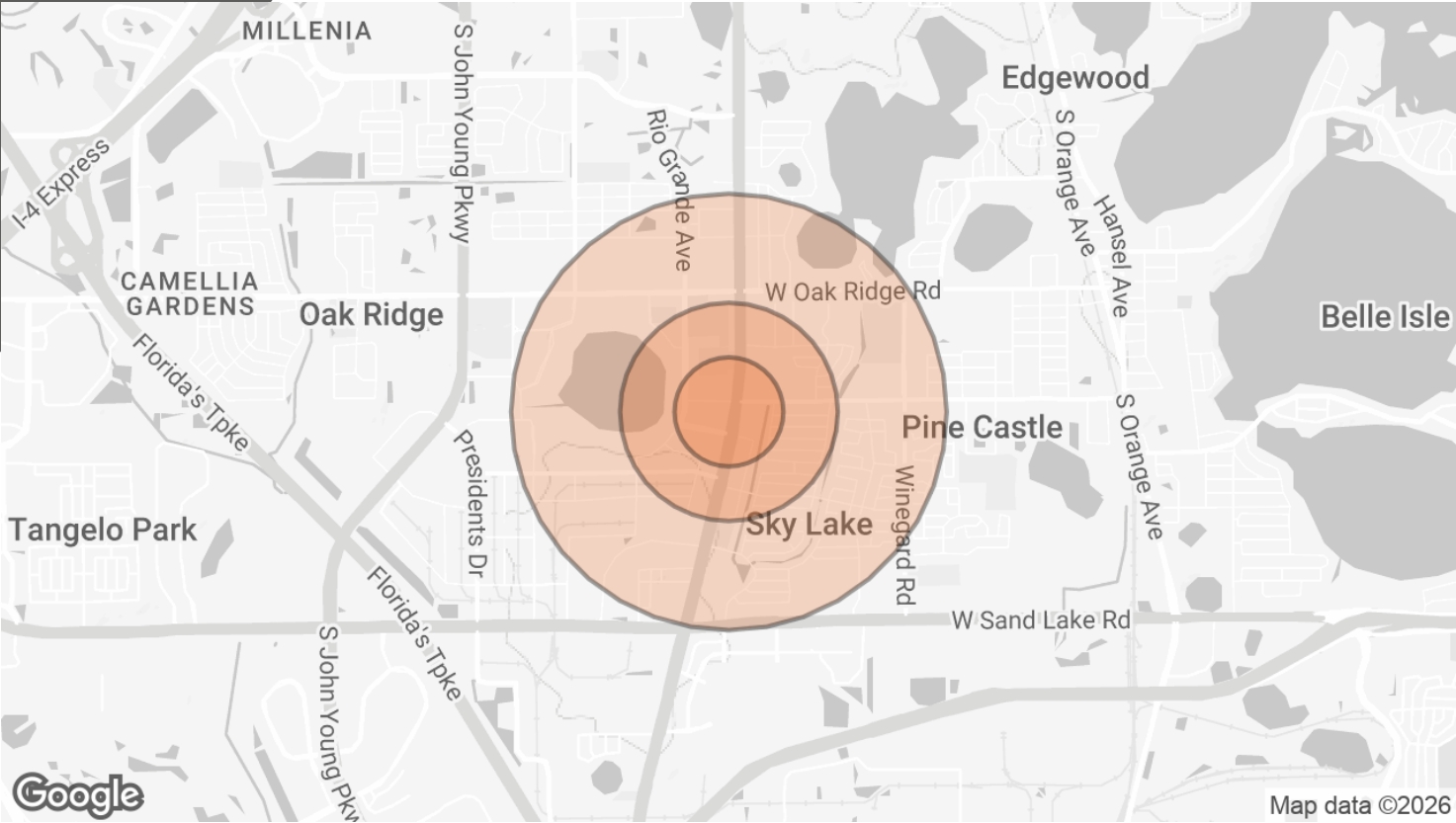
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	12 months
TOTAL SPACE:	565 - 6,160 SF	LEASE RATE:	\$9 - \$13 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
suite 100A	Available	1,868 SF	NNN	\$10.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 100B	Available	565 SF	NNN	\$13.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 101	Available	1,013 SF	NNN	\$13.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 103	Available	711 SF	NNN	\$13.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 200	Available	6,160 SF	NNN	\$9.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 300	Available	1,646 SF	NNN	\$10.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 306	Available	1,462 SF	NNN	\$10.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 402	Available	950 SF	NNN	\$10.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.
suite 404	Available	744 SF	NNN	\$10.00 SF/yr	A Common Area Maintenance (CAM) charge of \$12.00/SF applies in addition to the base rent.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	457	2,687	10,722
AVERAGE AGE	37.4	37.7	39.8
AVERAGE AGE (MALE)	30	34.7	36.4
AVERAGE AGE (FEMALE)	30.2	35.8	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	124	686	3,223
# OF PERSONS PER HH	3.7	3.9	3.3
AVERAGE HH INCOME	\$61,216	\$78,786	\$70,596
AVERAGE HOUSE VALUE	\$232,254	\$230,160	\$232,909

2023 American Community Survey (ACS)