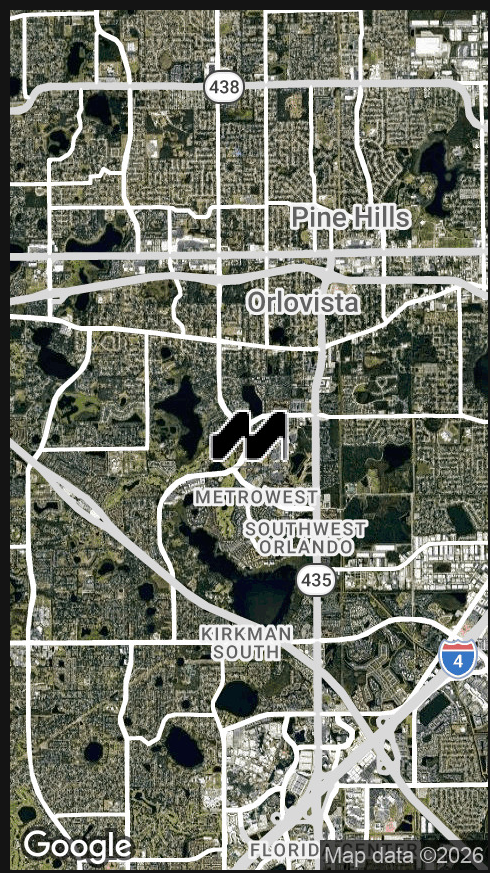




Palm Gardens

1803 PARK CENTER, ORLANDO, FL 32835



Location Overview

The property is located in a highly developed portion of the MetroWest neighborhood in Orlando. The area boasts strong demographics within a 3-mile radius of over 112,000 residents! The projected growth to hit 117,000 shows a clear and positive trend toward future population growth in the immediate area. The main thoroughfare near the property, Kirkman Rd, has a high traffic count of approximately 59,000 vehicles per day. Tenants in the building benefit from great retail establishments in the immediate vicinity, such as fast food, banking, gas stations, grocery stores, fitness centers, and convenience stores that provide invaluable support to office properties and surrounding neighborhoods in MetroWest.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

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ALEX POOLE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Palm Gardens is located within the highly dense residential community of MetroWest which provides office users the ability to serve the immediate area. The available suites are move-in ready on NNN leases and the property offers great co-tenancy with other medical and professional services operating in the building.

PROPERTY HIGHLIGHTS

- Easy access to SR 408, Florida's Turnpike and I-4
- Electric is included in the NNN expense
- The building offers an elevator, common area restrooms on both floors, and a stunning, spacious lobby entrance

OFFERING SUMMARY

Lease Rate:	\$22 - 24 SF/yr (NNN)
Available SF:	912 - 2,673 SF
Lot Size:	1.18 Acres
Building Size:	21,146 SF
NOI:	\$0.00
Cap Rate:	0.0%

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$22.00 SF/yr	2,302 SF
Suite 210	\$22.00 SF/yr	2,026 SF
Suite 212	\$22.00 SF/yr	1,155 SF
Suite 110 & 113	\$24.00 SF/yr	2,673 SF
Suite 102	\$22.00 SF/yr	912 SF

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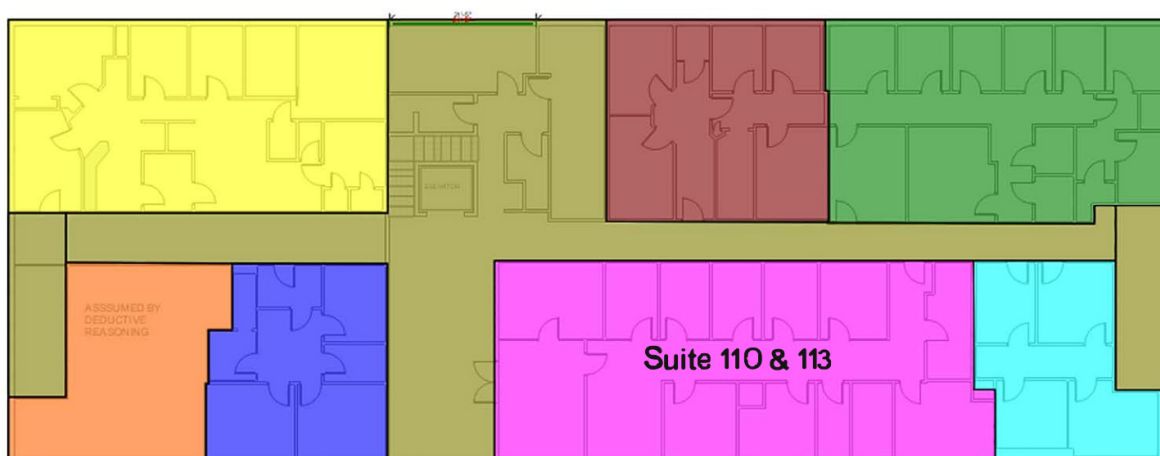
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OFFICE BUILDING

For Lease

FLOOR PLANS



FIRST FLOOR

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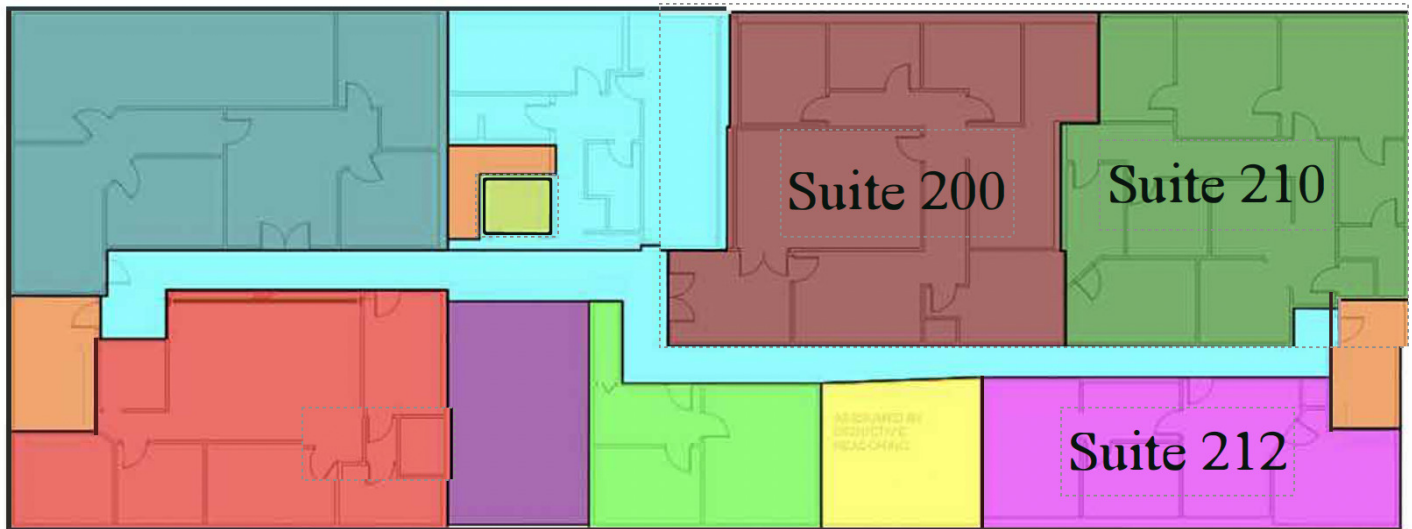
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OFFICE BUILDING

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ADDITIONAL PHOTOS



SECOND FLOOR

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OFFICE BUILDING

For Lease

RETAILER MAPS



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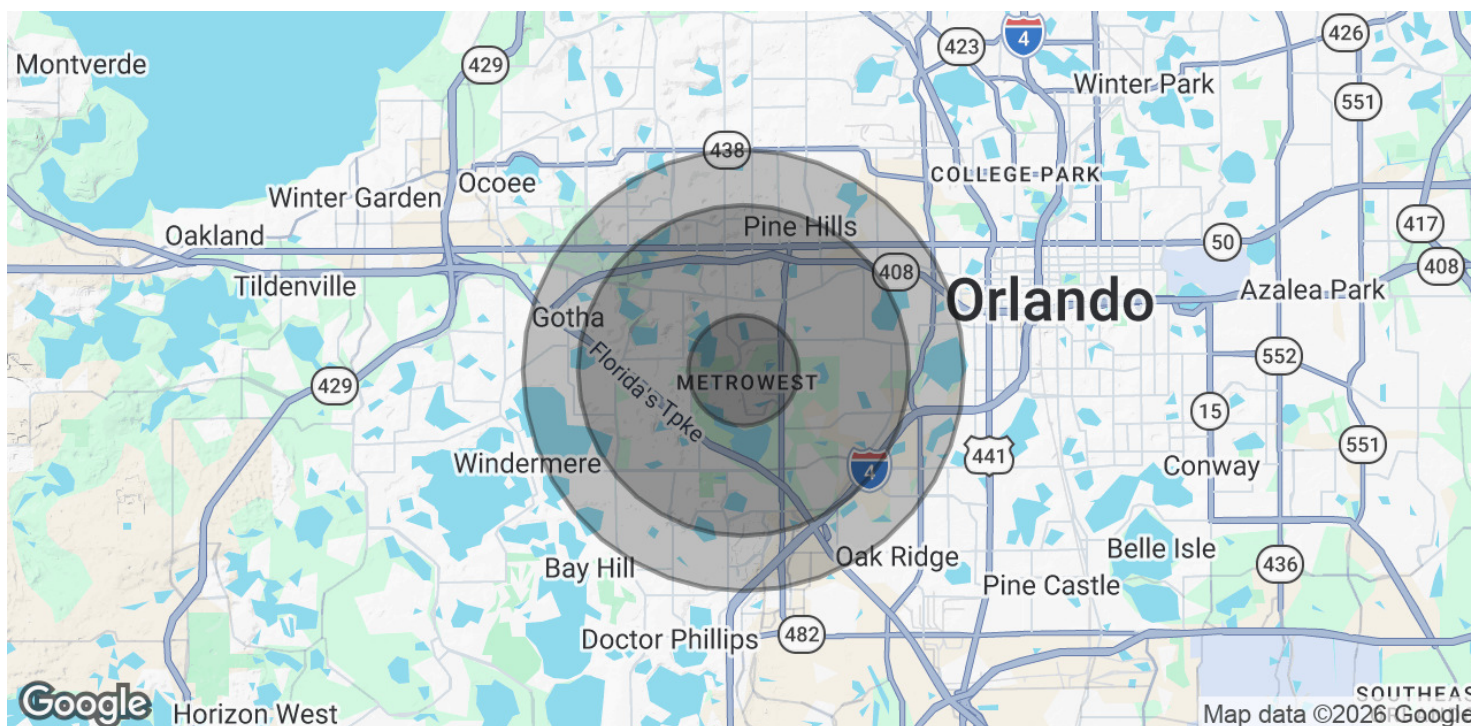
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OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	4 MILES
Total Population	23,078	118,814	205,055
Average age	35	38	38
Average age (Male)	34	36	37
Average age (Female)	36	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	4 MILES
Total households	9,351	43,561	73,578
# of persons per HH	2.5	2.7	2.8
Average HH income	\$75,914	\$82,531	\$82,240
Average house value	\$293,377	\$343,805	\$339,486

* Demographic data derived from 2020 ACS - US Census

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OFFICE/MEDICAL

For Lease