



1223 COLUMBIA ST



Property Highlights

- Prime commercial property for sale
- 4,480 SF flexible layout ideal for warehouse, flex, or industrial use
- 0.21-acre lot with on-site parking
- Excellent visibility and access to major roadways and Downtown Orlando
- Strong opportunity for owner-user or investment
- Flood Zone X (low risk)

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

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LUCIANO MEDEIROS

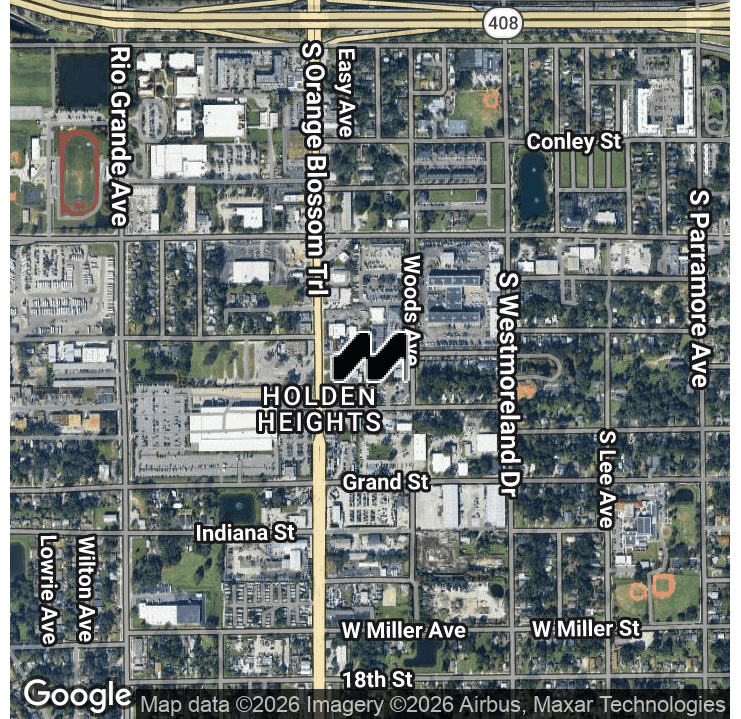
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EXECUTIVE SUMMARY

1223 COLUMBIA ST, ORLANDO, FL 32805

1223 COLUMBIA ST ORLA.



OFFERING SUMMARY

Sale Price:	\$1,300,000
Space Available:	4,480 SF
Lot Size:	0.21 Acres
Price / SF:	\$290.18
Zoning:	I-G/T

PROPERTY OVERVIEW

Introducing a prime industrial/flex opportunity in Orlando, FL: 1223 W Columbia St. This 4,480 SF building, zoned I-G (Industrial General), is ideal for warehouse, light industrial, storage, or flex office users seeking a strategic location near Downtown Orlando. With a functional layout and flexible zoning, the property offers strong potential for both owner-users and investors in a rapidly growing market.

PROPERTY HIGHLIGHTS

- 4,480 SF flexible layout ideal for warehouse, flex, or industrial use
- 0.21-acre lot with on-site parking
- Zoned I-G (Industrial General) allowing a variety of uses
- Excellent visibility and access to major roadways and Downtown Orlando
- Strong opportunity for owner-user or investment
- Located in a rapidly developing corridor near the urban core
- Flood Zone X (low risk)
- Built in 1974 with adaptable structure for multiple business types

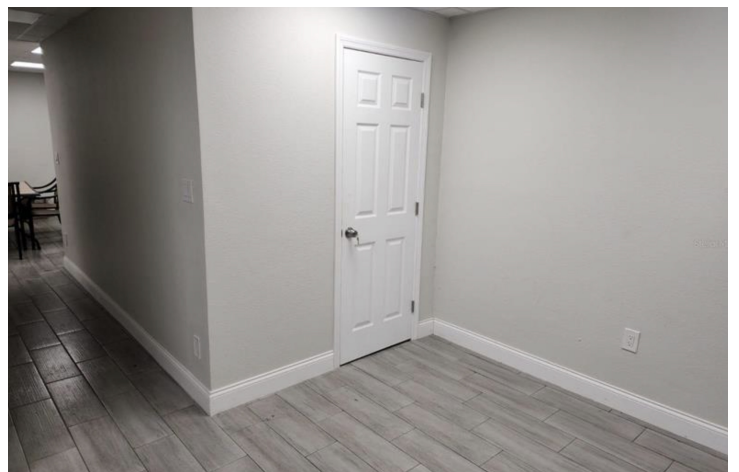
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RETAIL PROPERTY
For Sale

ADDITIONAL PHOTOS

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1223 COLUMBIA ST ORLA.



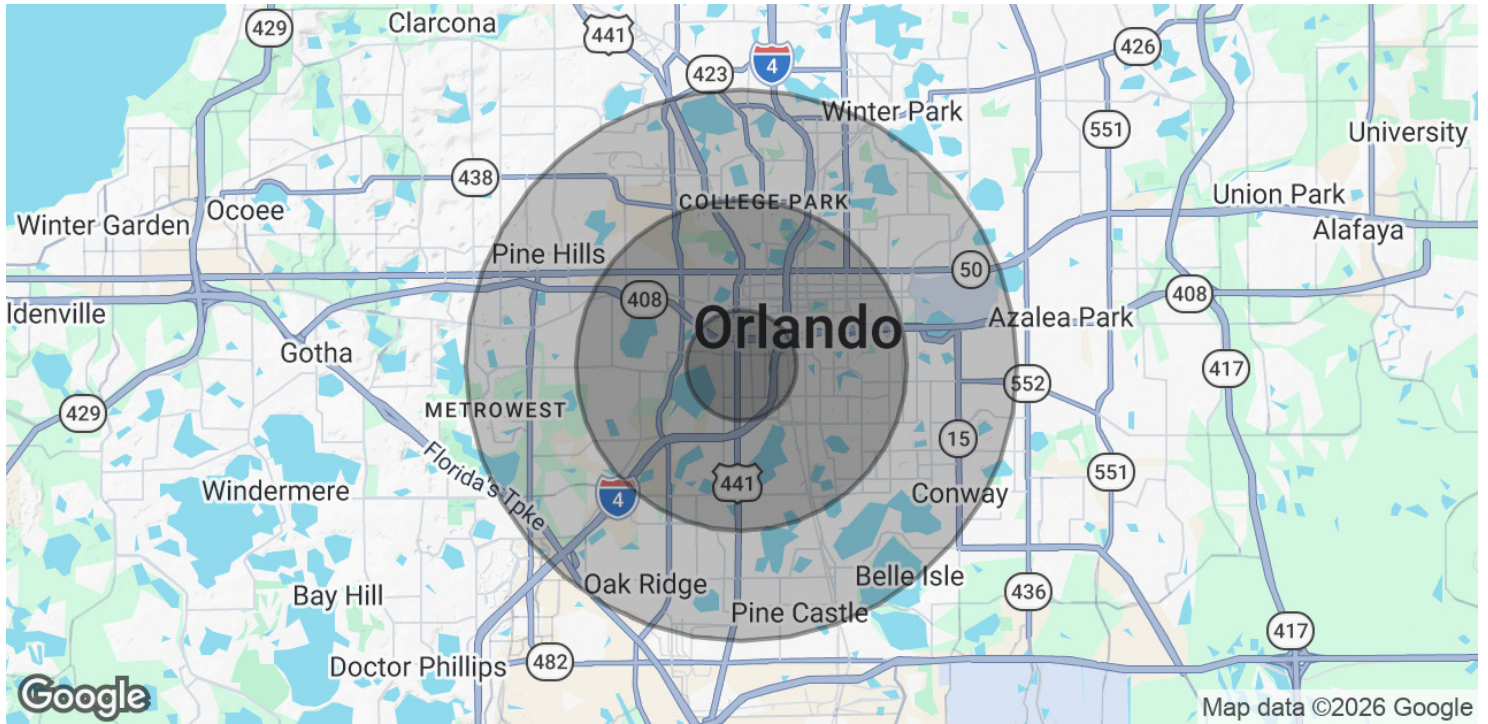
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DEMOGRAPHICS MAP & REPORT

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1223 COLUMBIA ST ORLA.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,543	99,796	311,995
Average Age	43.6	40.5	37.5
Average Age (Male)	38.1	39.7	36.0
Average Age (Female)	45.8	41.0	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,076	44,627	124,307
# of Persons per HH	2.5	2.2	2.5
Average HH Income	\$60,508	\$101,527	\$98,071
Average House Value	\$246,170	\$398,507	\$386,772

2023 American Community Survey (ACS)

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