

Goldenrod Professional Office

1315 N. Goldenrod Rd, Orlando, FL 32807

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$22-\$24 NNN

LOCATION DETAILS

Located on Goldenrod Road, less than a mile south of E Colonial Dr, with a traffic count of +34,000 cars per day. Surrounded by condos with Colonial High School nearby. Less than 2 miles from AdventHealth East Orlando Hospital and less than 3 miles from Valencia College. Easy access to and from the 417 and 408 Interchange.



PROPERTY DETAILS

- **2 Units available**
 - Ste 20 - 1,446 SF | \$24psf NNN
 - Ste 40 - 1,507 SF | \$22psf NNN
- **Can be combined** for up to **±2,953 SF**
- Professional office only
- Shared monument signage
- 69 Shared parking spaces
- **T.I. Available** (Contact broker for more information)

2024 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	14,282	114,383	318,328
Average HH Income	\$65,698	\$94,082	\$103,587
Median HH Income	\$54,411	\$67,025	\$70,670

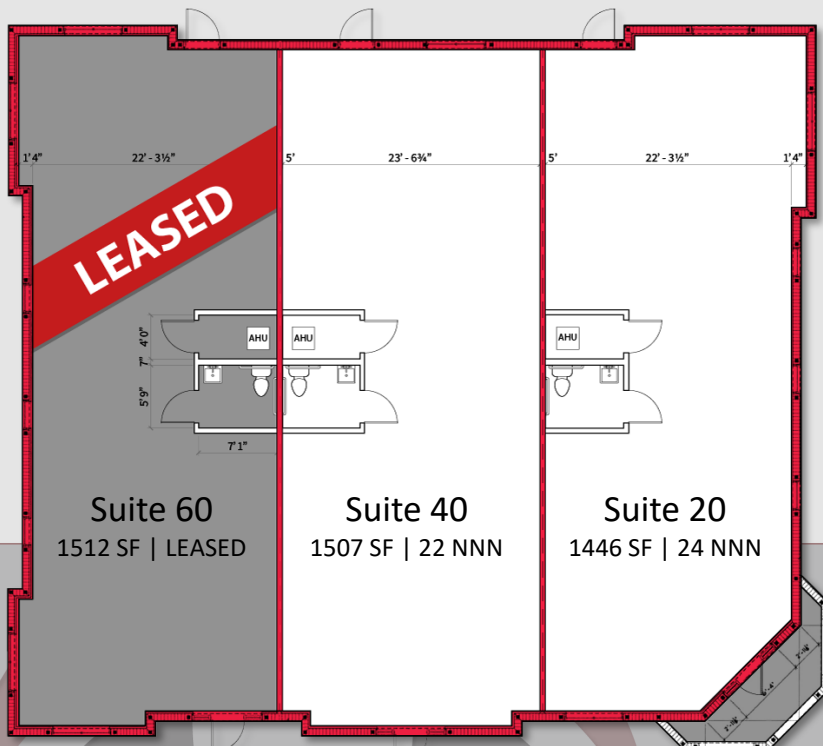
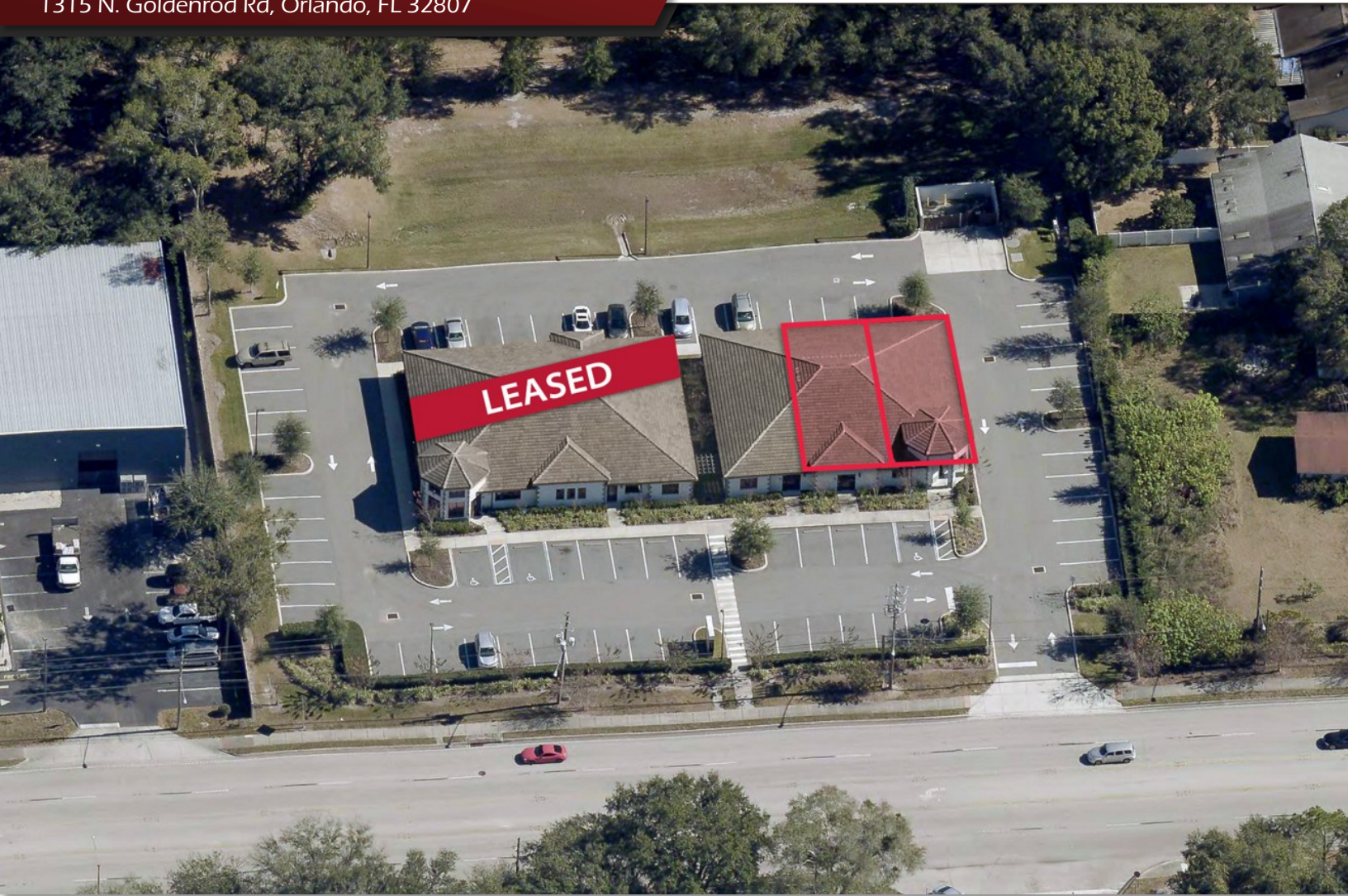
CONTACT FOR MORE INFORMATION

Cindy Hall
(407) 925-5976
cindyhall@palkiper.com

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