

FOR SALE - STATE GUARANTEED LEASE

COBURN AVE OFFICE BUILDING

29-31 Coburn Ave | Orlando, FL 32805

ASKING PRICE	\$3,095,000
CAP RATE	6.70%
BUILDING SIZE	18,000 SF
LAND	1.33 Total Acres
OCCUPANCY	100%



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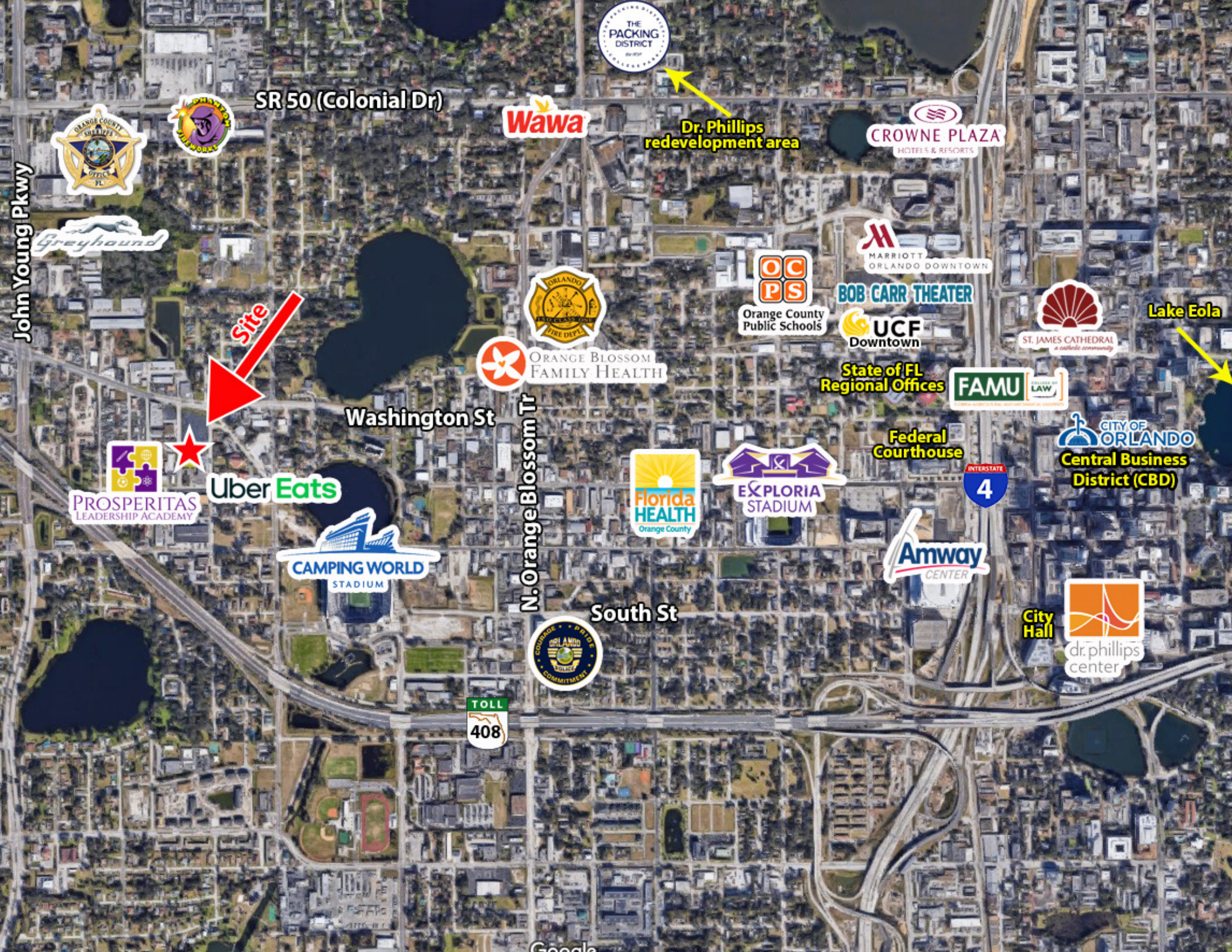


INVESTMENT HIGHLIGHTS

- Fully occupied by the State of Florida with long-term lease in place through 2031
- Located within the West Orlando Opportunity Zone with close proximity to Camping World Stadium & Downtown Orlando MSA.
- Asking Price: \$3,095,000
- Cap Rate: 6.70%

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SR 50 (Colonial Dr)

Wawa

Dr. Phillips
redevelopment area

CROWNE PLAZA
HOTELS & RESORTS



BOB CARR THEATER

UCF
Downtown



Lake Eola

Site

ORANGE BLOSSOM
FAMILY HEALTH

State of FL
Regional Offices



Washington St

Federal
Courthouse

CITY OF
ORLANDO
Central Business
District (CBD)

PROSPERITAS
LEADERSHIP ACADEMY

Uber Eats



EXPLORIA
STADIUM



CAMPING WORLD
STADIUM

N. Orange Blossom Tr

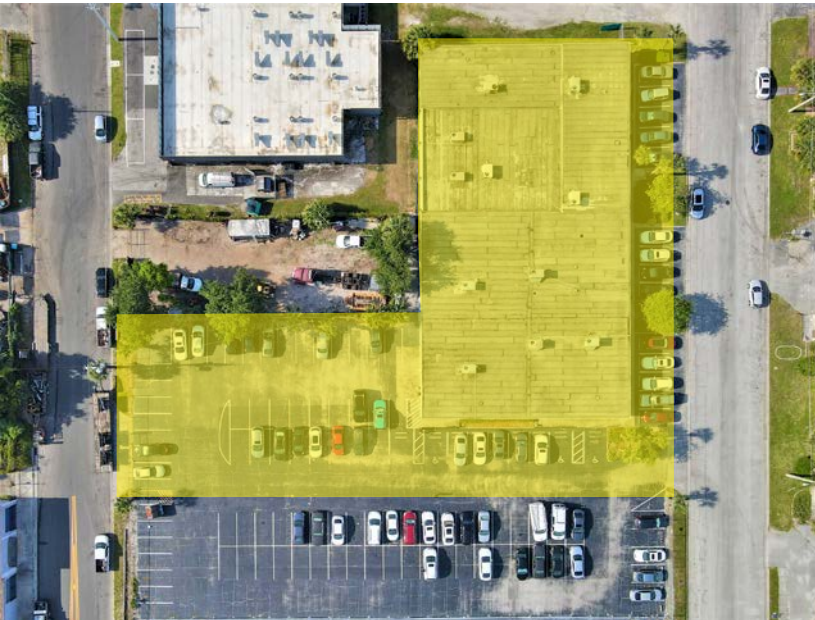
Amway
CENTER

City Hall

dr. phillips
center

South St





MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	44,785	344,417	980,516
2023 Estimate	43,752	338,749	968,024
Growth 2010-2023	1.8%	1.3%	1.1%
Growth 2023-2028	0.5%	0.3%	0.3%
Median Age	39.2	37.8	38.4



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	18,643	138,935	383,731
2023 Estimate	18,152	136,711	378,987
Growth 2010-2023	1.7%	1.0%	0.8%
Growth 2023-2028	0.5%	0.3%	0.3%

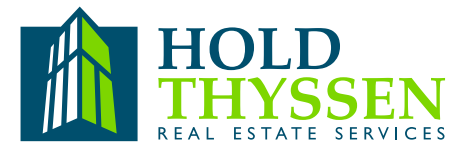


INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$69,156	\$75,183	\$81,370
2023 Median Household Income	\$42,598	\$54,480	\$59,865



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