

AVAILABLE FOR SUBLEASE

COMMERCIAL OFFICE BUILDING

1501 S. Semoran | Orlando, FL 32807

PROPERTY	Commercial Office
SF AVAILABLE	14,000 SF
BUILDING	Single Story
SITE SIZE	3.39 Acres



PROPERTY HIGHLIGHTS

- Ample parking; 195 total surface spaces.
- Recently renovated exterior.
- Fully vacant shell perfect for medical office, corporate office, or call center build out.
- Ideally located in a high traffic and densely populated suburban area.
- Surrounding amenities include Advent Health East Orlando, Walmart, and the 408 (1.5 miles from property).
- Situated on S. Semoran Blvd, just off of Curry Ford Rd.



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Orlando Executive Airport



Advent Health










Semorran Blvd.

Roberto Clemente Middle School

Engelwood Elementary



Goldenrod Rd.

Curry Ford Road















MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	23,926	132,088	303,178
2023 Estimate	23,827	131,097	299,337
Growth 2010-2023	0.6%	0.8%	1.1%
Growth 2023-2028	0.1%	0.2%	0.3%
Median Age	38.1	38.7	38.9



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	9,656	52,630	124,983
2023 Estimate	9,647	52,326	123,416
Growth 2010-2023	0.2%	0.5%	0.9%
Growth 2023-2028	0%	0.1%	0.3%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$61,418	\$72,657	\$84,365
2023 Median Household Income	\$51,102	\$56,331	\$64,035



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