

AVAILABLE FOR LEASE

SANDLAKE OFFICE PARK

2411 & 2415 Sand Lake Rd | Orlando, FL 34744

BUILDING SIZE	30,559 SF
YEAR BUILT	1984
AVAILABILITIES	350-2,400 SF of Contiguous Space
LEASING RATE	Starting at \$16.50/SF



PROPERTY HIGHLIGHTS

- Direct Frontage on Sand Lake Rd with exposure to 52,600+ vehicles daily
- Convenient central location near I-4
- Diverse tenant mix- ideal for small businesses and service providers
- Variety of layouts to fit any professional need
- Prominent monument signage
- Professionally managed and well maintained



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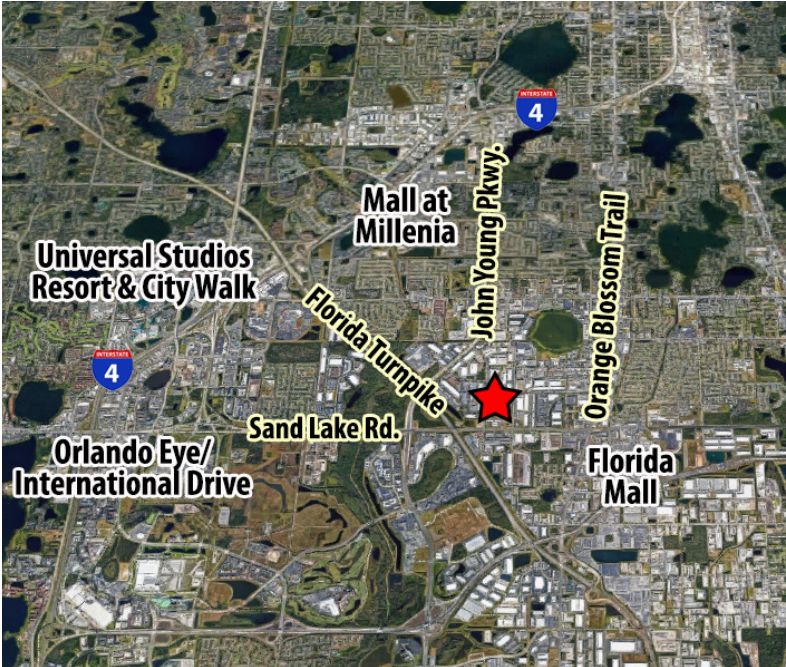
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REAL ESTATE SERVICES

MARKET DEMOGRAPHICS



POPULATION

	1-MILE	3-MILE	5-MILE
2029 Projection	517	83,422	212,185
2024 Estimate	526	80,722	205,126
Growth 2020-2024	-5.1%	0.3%	0.4%
Growth 2024-2029	-0.3%	0.7%	0.7%
Median Age	36.9	34	37.3



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2029 Projection	204	29,919	79,195
2024 Estimate	208	28,894	76,481
Growth 2020-2024	1.9%	1.1%	1.1%
Growth 2024-2029	-0.4%	0.7%	0.7%



INCOME

	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$46,623	\$60,239	\$74,540
2024 Median Household Income	\$35,875	\$48,036	\$53,289



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