

**FOR
SALE**

CREATIVE OFFICE SPACE DOWNTOWN ORLANDO

822 West Central Blvd, Orlando, FL 32805



ABOUT THE PROPERTY

SIZE 7,315 building sq ft / .5 ± acre

PRICE \$2,375,000

ZONING ORL-AC-2/T/PH

FLU UR-AC - Urban Activity Center

PARCEL ID 29-22-26-7296-00-020

DESCRIPTION

Unique opportunity to own a creative office space near downtown Orlando. Includes a 40+ space surface parking lot. Creatively designed interior with a loft office, entertainment kitchen, game room, and outdoor patio.

Jonathan Clayton
Vice President/Broker

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JClayton@maurycarter.com

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

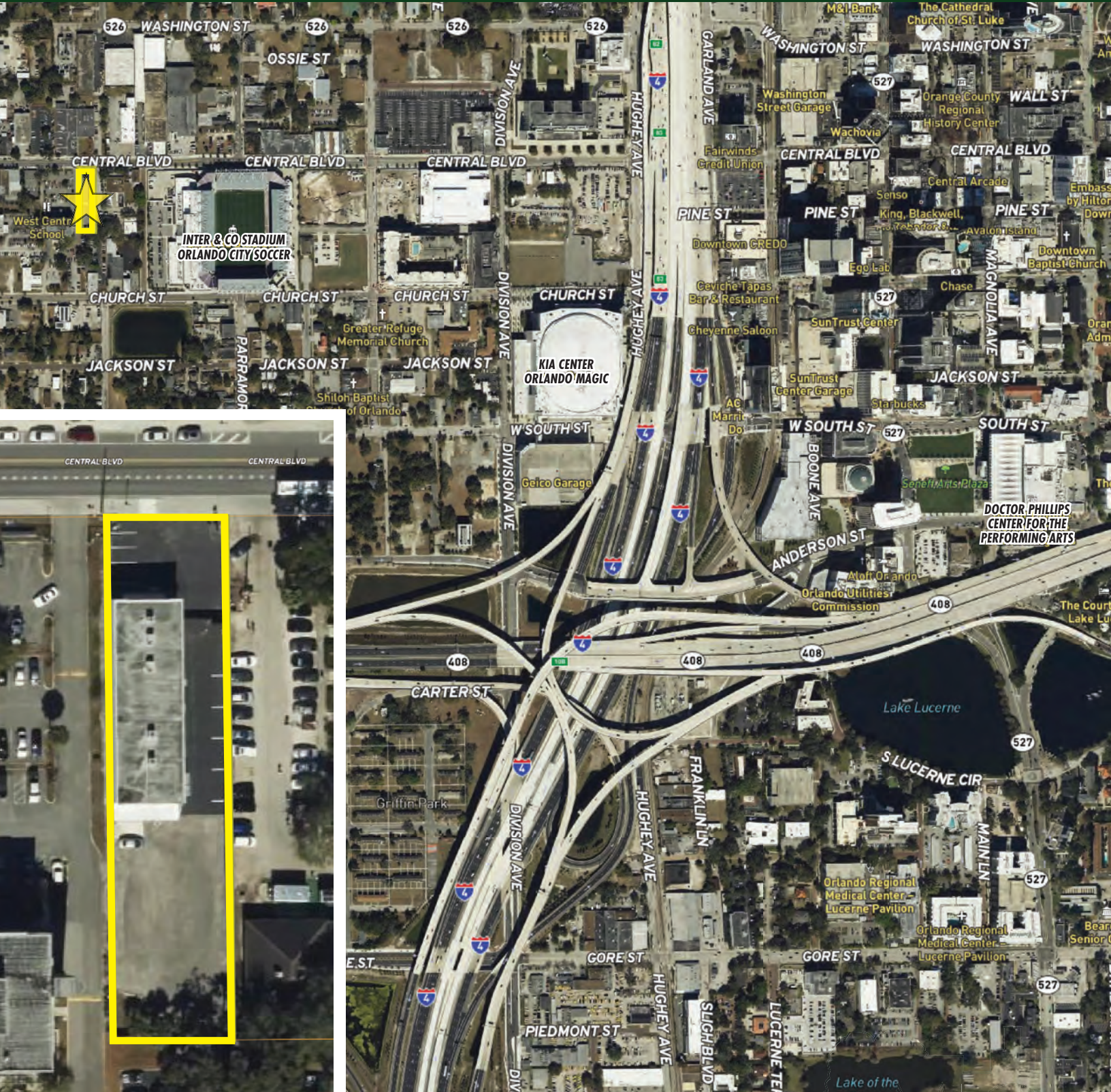
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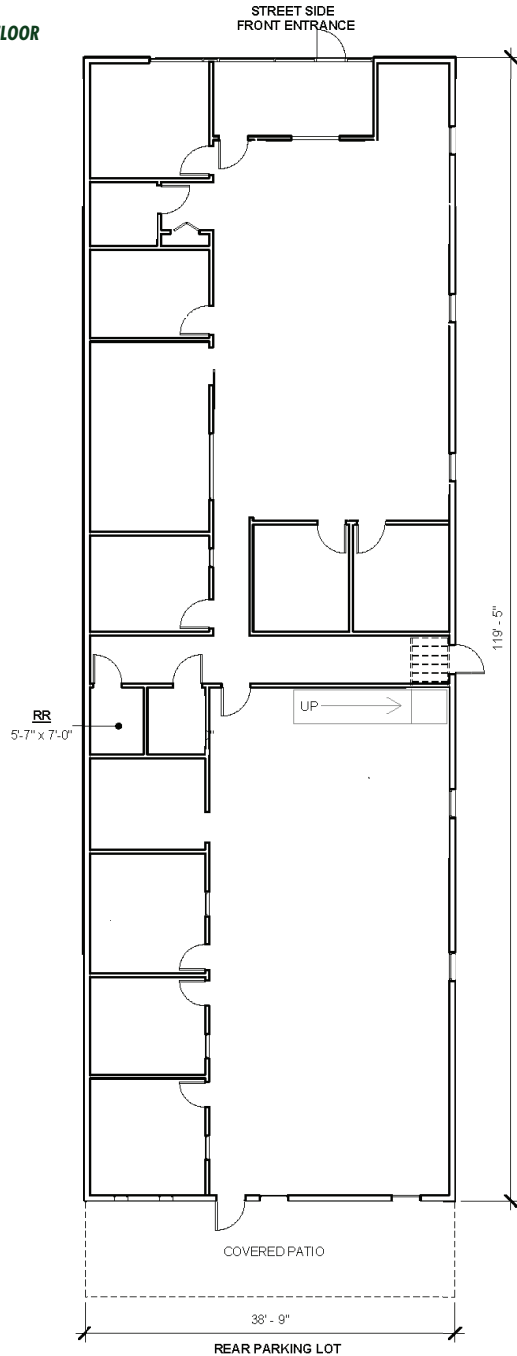


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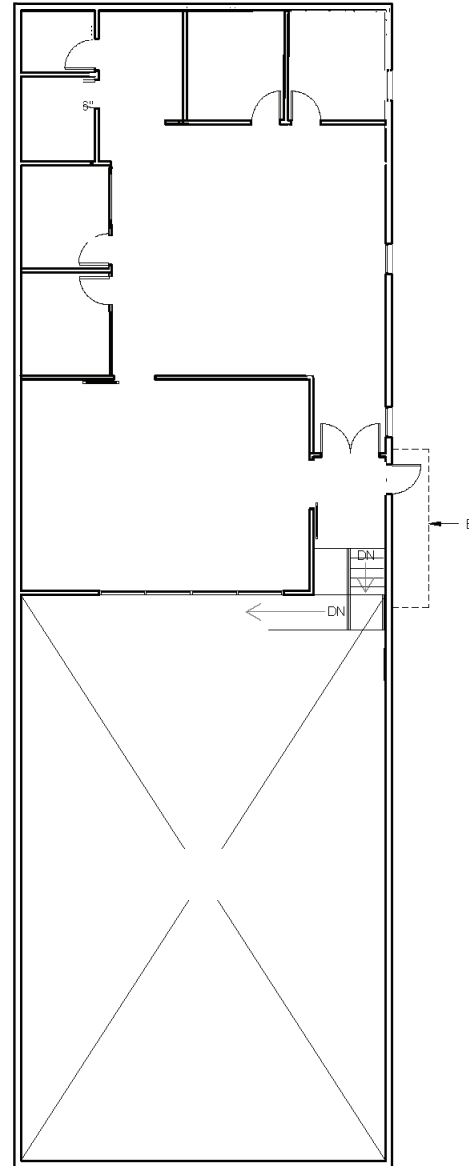
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FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

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AVERAGE DAILY TRAFFIC COUNTS (2023)

1	175,000 I-4
2	196,000 SR 408
3	75,000 OBT

DEMOGRAPHICS
US Census (2023)

	Orlando
Total Population	320,742
Median HH Income	\$69,268
Median House Value	\$359,000

REGIONAL MAP

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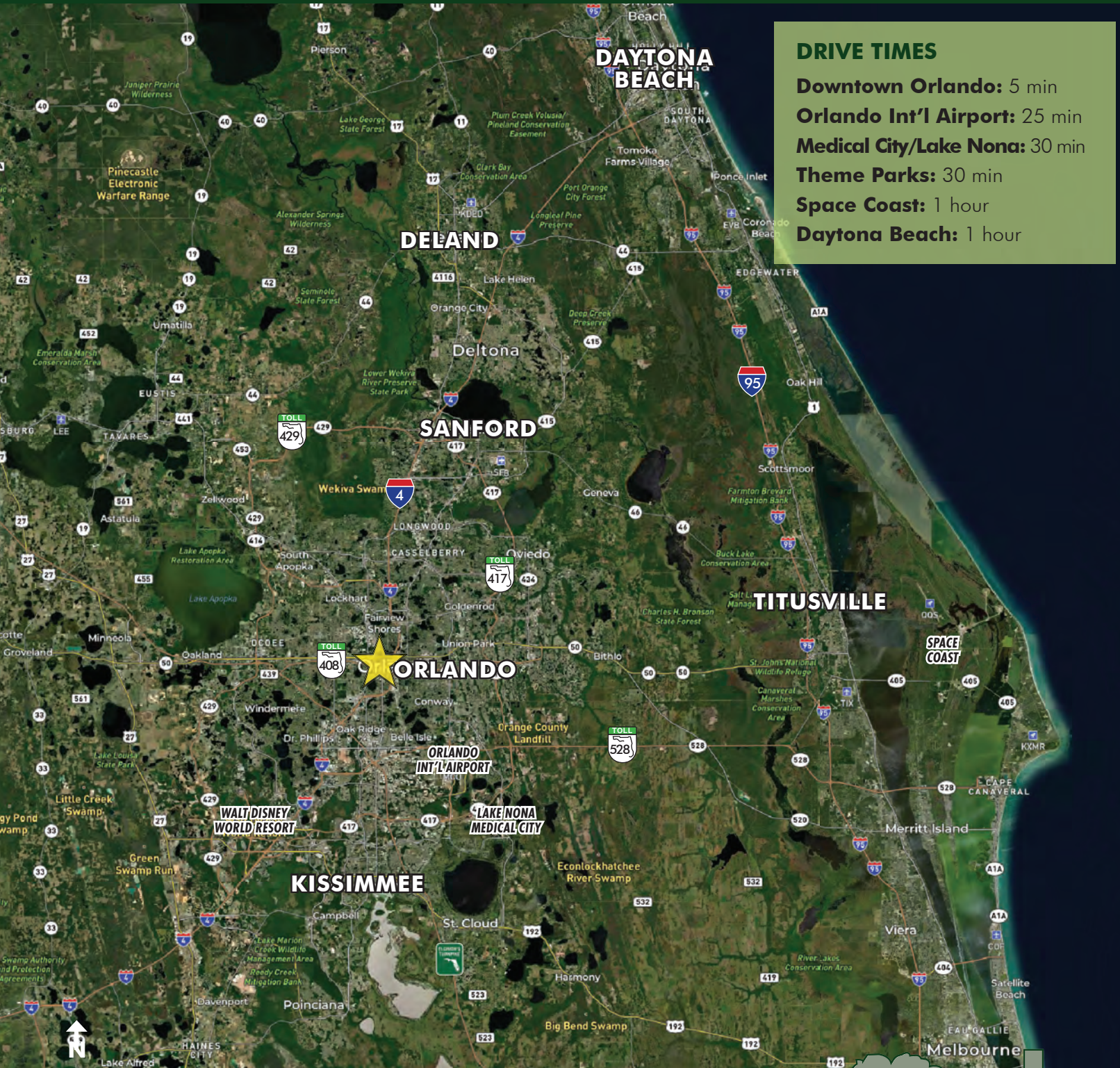


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DRIVE TIMES

- Downtown Orlando:** 5 min
- Orlando Int'l Airport:** 25 min
- Medical City/Lake Nona:** 30 min
- Theme Parks:** 30 min
- Space Coast:** 1 hour
- Daytona Beach:** 1 hour

LOCATION MAP

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