

FULLY LEASED

N. SEMORAN BLVD.

775 N. Semoran Blvd., Orlando, FL 32807

FULLY LEASED

- Site is located just one block south of Colonial Drive on Semoran Blvd.
- Former bank with two drive-up lanes
- Excellent exposure and adequate parking
- First generation class A space
- Site is just 10 minutes from downtown Orlando and Winter Park
- **Traffic Counts:**
N. Semoran Blvd. – 59,500 AADT
E. Colonial Dr. – 58,000 AADT

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	8,088	118,401	316,797
Avg HH Income	\$52,985	\$68,144	\$71,726
No. of Businesses	489	4,132	14,678
Daytime Population	4,856	41,839	220,236



Alec McNamara
cell (770) 597-5457
office (407) 426-2300 Ext. 109
alecmcnamara@libertyum.com

314 East Anderson St.
Orlando, FL 32801
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SURROUNDING RETAIL

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UNIVERSAL**
MANAGEMENT, INC.
Development • Leasing • Consulting

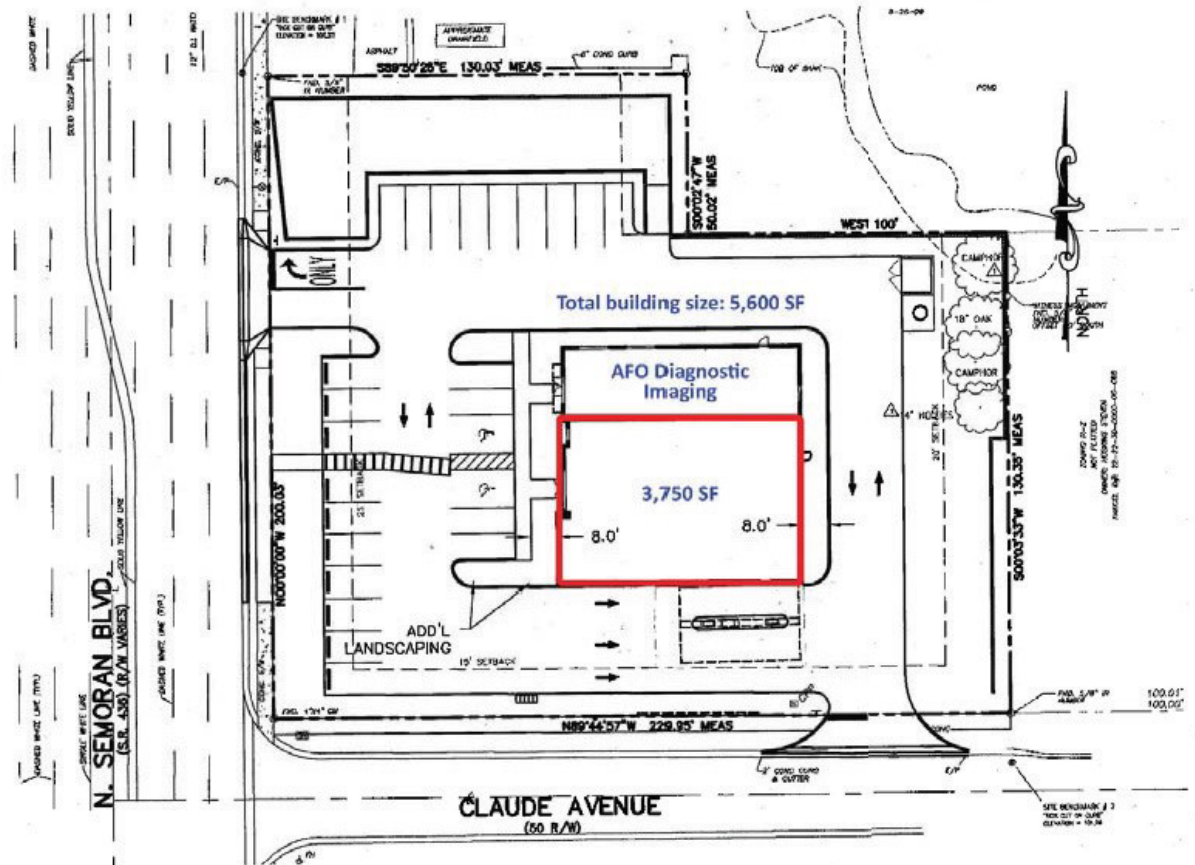
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Total building size: 5,600 SF

3,750 SF

CLAUDE AVENUE
(50 R/W)



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Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.