

# For Lease

944-1,988 SF AVAILABLE FOR LEASE  
1502 E CONCORD STREET, ORLANDO, FL 32803

944-1,988 SF AVAILABLE

## 1502 E Concord Street

Orlando FL 32803



### DESCRIPTION

Located along the Mills 50 corridor in Orlando's Colonialtown South neighborhood, This freestanding office building offers 1,988 SF of space, divisible into two suites of approximately 994 SF each. Surrounded by Mills 50's Michelin Guide recognized restaurants and hundreds of new residential units under construction nearby, the property gives small professional firms a distinctive, walkable address that's hard to find in this submarket. Convenient access to I-4 and SR 408 keeps tenants connected to Downtown Orlando.

### PROPERTY OVERVIEW

|             |                                          |
|-------------|------------------------------------------|
| AVAILABLE   | 944-1,988 SF                             |
| ASKING RATE | \$3,600/month Modified Gross (per suite) |

### HIGHLIGHTS

- Brand New Construction, free standing office building with frontage along E Concord Street.
- Divisible into two suites of approximately 994 SF, each with a private entrance.
- Ideal for small professional users such as accounting, law, real estate, or design firms.
- Located directly in the Mills 50 corridor, one of Orlando's most talked about and fastest growing neighborhoods.
- Walking distance to Mills 50's Michelin Guide recognized restaurants and retail. Positioned near more than 580 new multifamily units delivering nearby at Emi on 50 and Alexan at Mills 50.

FOR MORE INFORMATION, PLEASE CONTACT:

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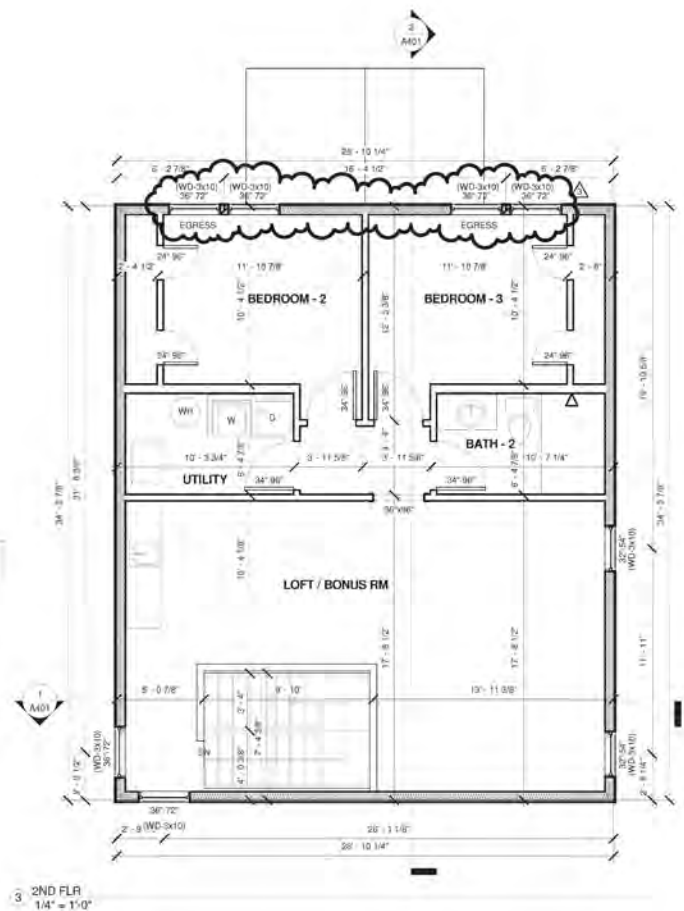
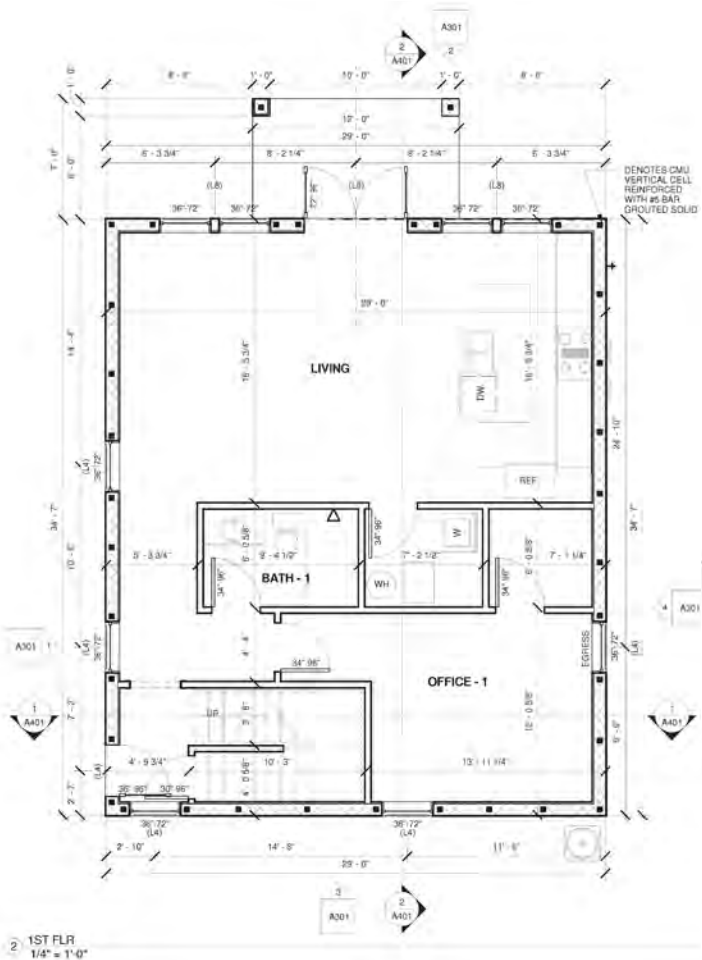
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## FLOOR PLAN

### First Floor

### Second Floor



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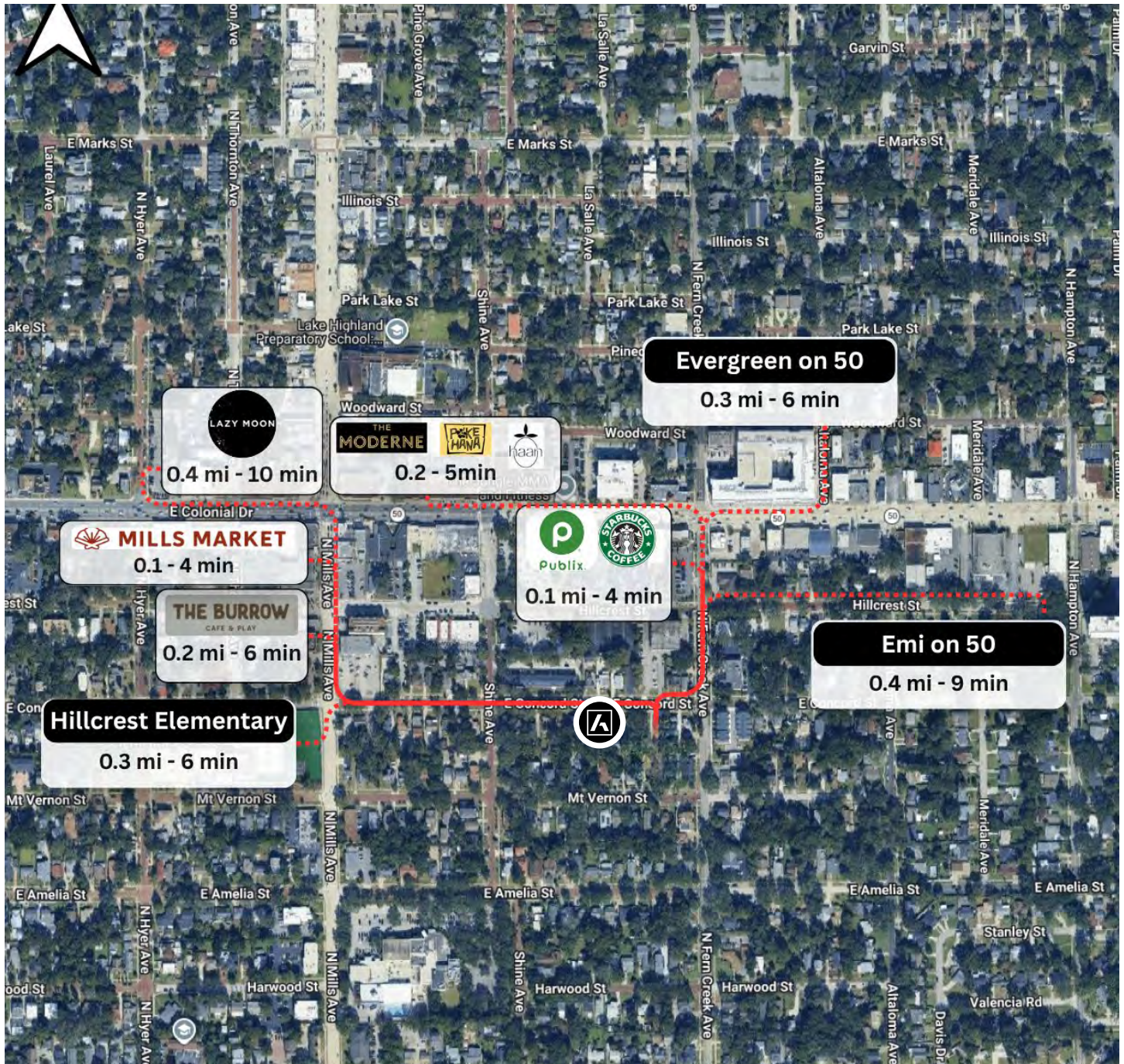
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## MARKET OVERVIEW MAP



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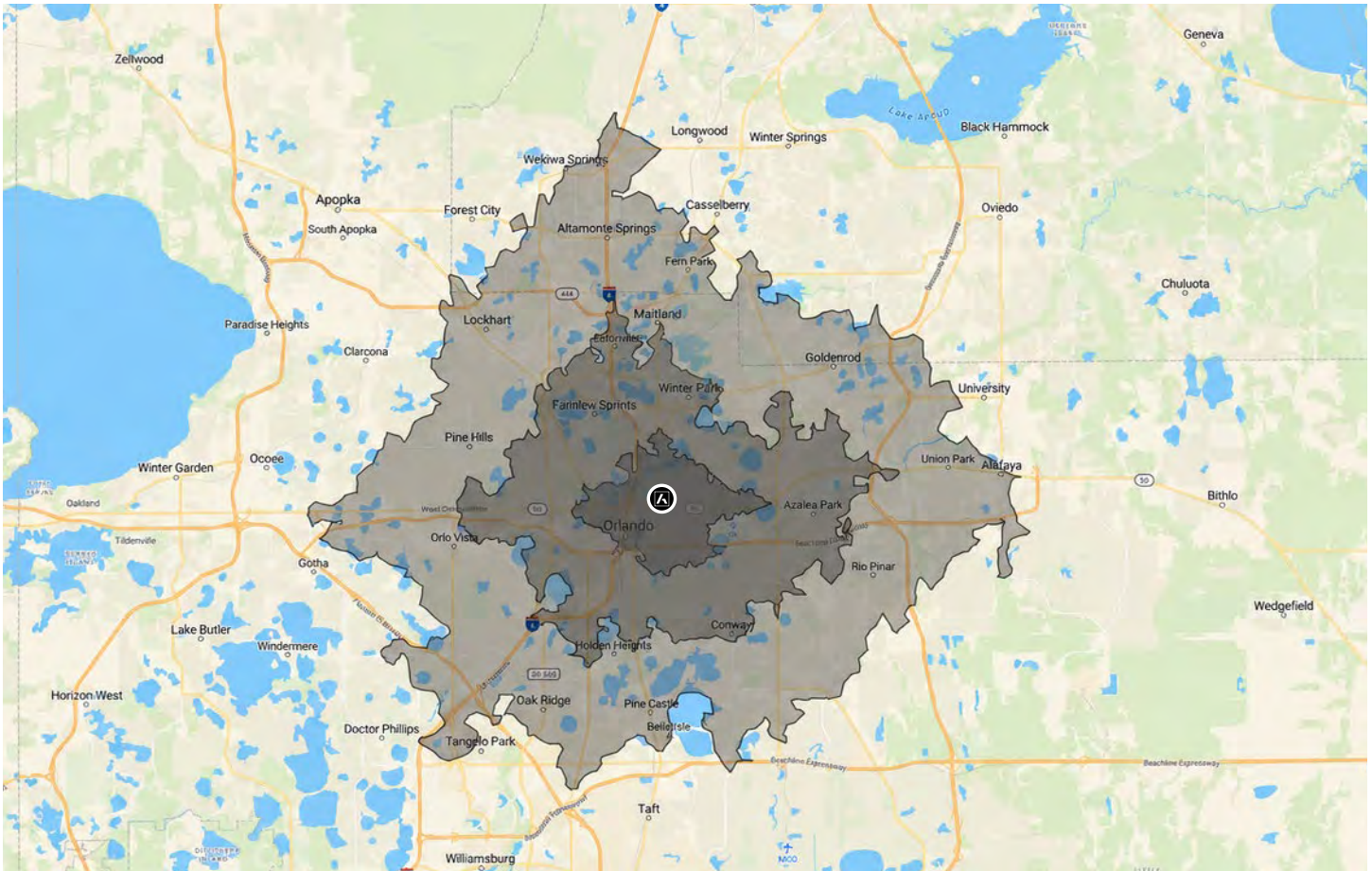
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## RADIUS | DRIVE TIME & DEMOGRAPHICS



### 5-MINUTES



42,500  
ESTIMATED POPULATION



22,800  
HOUSEHOLDS



68,000  
TOTAL EMPLOYEES



\$92,500  
AVERAGE HOUSEHOLD INCOME

### 10-MINUTES



114,800  
ESTIMATED POPULATION



52,950  
HOUSEHOLDS



115,400  
TOTAL EMPLOYEES



\$96,800  
AVERAGE HOUSEHOLD INCOME

### 15-MINUTES



278,400  
ESTIMATED POPULATION



118,600  
HOUSEHOLDS



210,800  
TOTAL EMPLOYEES



\$88,500  
AVERAGE HOUSEHOLD INCOME

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