

FOR LEASE

1305 E ROBINSON ST,
ORLANDO, FL 32801



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

MARK ALLEN, CCIM

CIPS, RESS, e-PRO, Broker, REALTOR®

407-737-9797

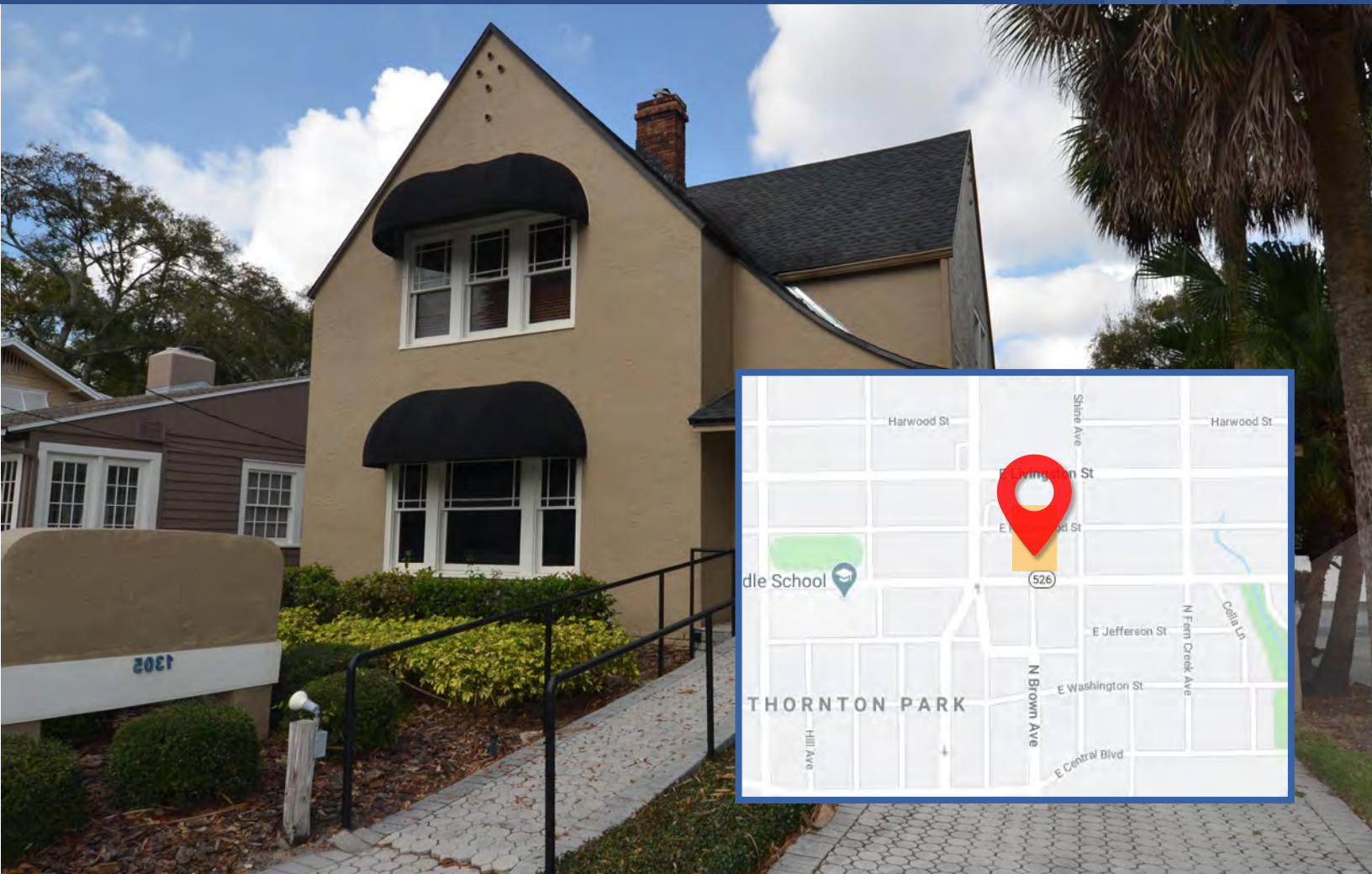
Mark@OrlandoCommercialRealEstate.com

OrlandoCommercialRealEstate.com

1600 E Amelia St, Orlando, FL 32803 | Fax: 888-600-6191

FOR LEASE

1305 E Robinson St,
Orlando, FL 32801



Property Details

BUILDING SIZE: 2,500 SF

FLOORS: 2

LEASE RATE: \$3,600/Mo (\$17.25/SF/Yr)
+ Sales Tax

LEASE TERMS: 5 Years, Modified Gross

ZONING: O-1/T (Professional Office)

TRAFFIC: 18,000+

FEATURES:

- Alarm system
- 8 Parking spots
- Newly updated interior
- Monument sign

This historic 2,500SF, 2 story building is ready for its next tenant! This standalone building is move in ready. Featuring multiple private offices, approx. 8 parking spots and dry basement for extra storage this would be the perfect space for any professional office. An alarm system is already installed if the tenant wishes to utilize it. Located just minutes from Lake Eola, with easy access to SR 408.

Contact us to schedule your private showing!



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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Demographic & Income Profile

5 Mile Radius

Summary	Census 2010		2019		2024	
Population	255,472		286,371		309,715	
Households	109,083		122,519		132,957	
Families	57,404		62,461		66,896	
Average Household Size	2.26		2.26		2.26	
Owner Occupied Housing Units	53,630		53,405		57,856	
Renter Occupied Housing Units	55,453		69,114		75,101	
Median Age	36.7		38.0		38.4	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.58%		1.37%		0.77%	
Households	1.65%		1.31%		0.75%	
Families	1.38%		1.26%		0.68%	
Owner HHs	1.61%		1.60%		0.92%	
Median Household Income	2.17%		2.37%		2.70%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			17,996	14.7%	16,156	12.2%
\$15,000 - \$24,999			14,180	11.6%	13,255	10.0%
\$25,000 - \$34,999			11,917	9.7%	11,698	8.8%
\$35,000 - \$49,999			17,368	14.2%	18,320	13.8%
\$50,000 - \$74,999			21,597	17.6%	24,112	18.1%
\$75,000 - \$99,999			12,021	9.8%	14,353	10.8%
\$100,000 - \$149,999			13,120	10.7%	16,662	12.5%
\$150,000 - \$199,999			5,821	4.8%	8,327	6.3%
\$200,000+			8,500	6.9%	10,075	7.6%
Median Household Income			\$49,766		\$55,416	
Average Household Income			\$78,134		\$88,176	
Per Capita Income			\$33,504		\$37,923	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,416	6.0%	15,505	5.4%	17,082	5.5%
5 - 9	13,814	5.4%	14,743	5.1%	15,654	5.1%
10 - 14	13,234	5.2%	14,401	5.0%	15,121	4.9%
15 - 19	15,588	6.1%	14,983	5.2%	15,900	5.1%
20 - 24	20,623	8.1%	20,940	7.3%	22,373	7.2%
25 - 34	43,043	16.8%	50,035	17.5%	53,836	17.4%
35 - 44	35,653	14.0%	38,361	13.4%	42,305	13.7%
45 - 54	37,007	14.5%	35,843	12.5%	35,892	11.6%
55 - 64	27,785	10.9%	35,638	12.4%	36,425	11.8%
65 - 74	16,403	6.4%	25,381	8.9%	30,284	9.8%
75 - 84	11,601	4.5%	13,533	4.7%	17,199	5.6%
85+	5,305	2.1%	7,009	2.4%	7,644	2.5%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	168,173	65.8%	178,073	62.2%	192,851	62.3%
Black Alone	58,719	23.0%	69,931	24.4%	75,392	24.3%
American Indian Alone	959	0.4%	1,150	0.4%	1,218	0.4%
Asian Alone	6,361	2.5%	8,343	2.9%	9,149	3.0%
Pacific Islander Alone	184	0.1%	183	0.1%	189	0.1%
Some Other Race Alone	13,697	5.4%	18,753	6.5%	20,170	6.5%
Two or More Races	7,378	2.9%	9,938	3.5%	10,746	3.5%
Hispanic Origin (Any Race)	55,455	21.7%	76,099	26.6%	81,901	26.4%



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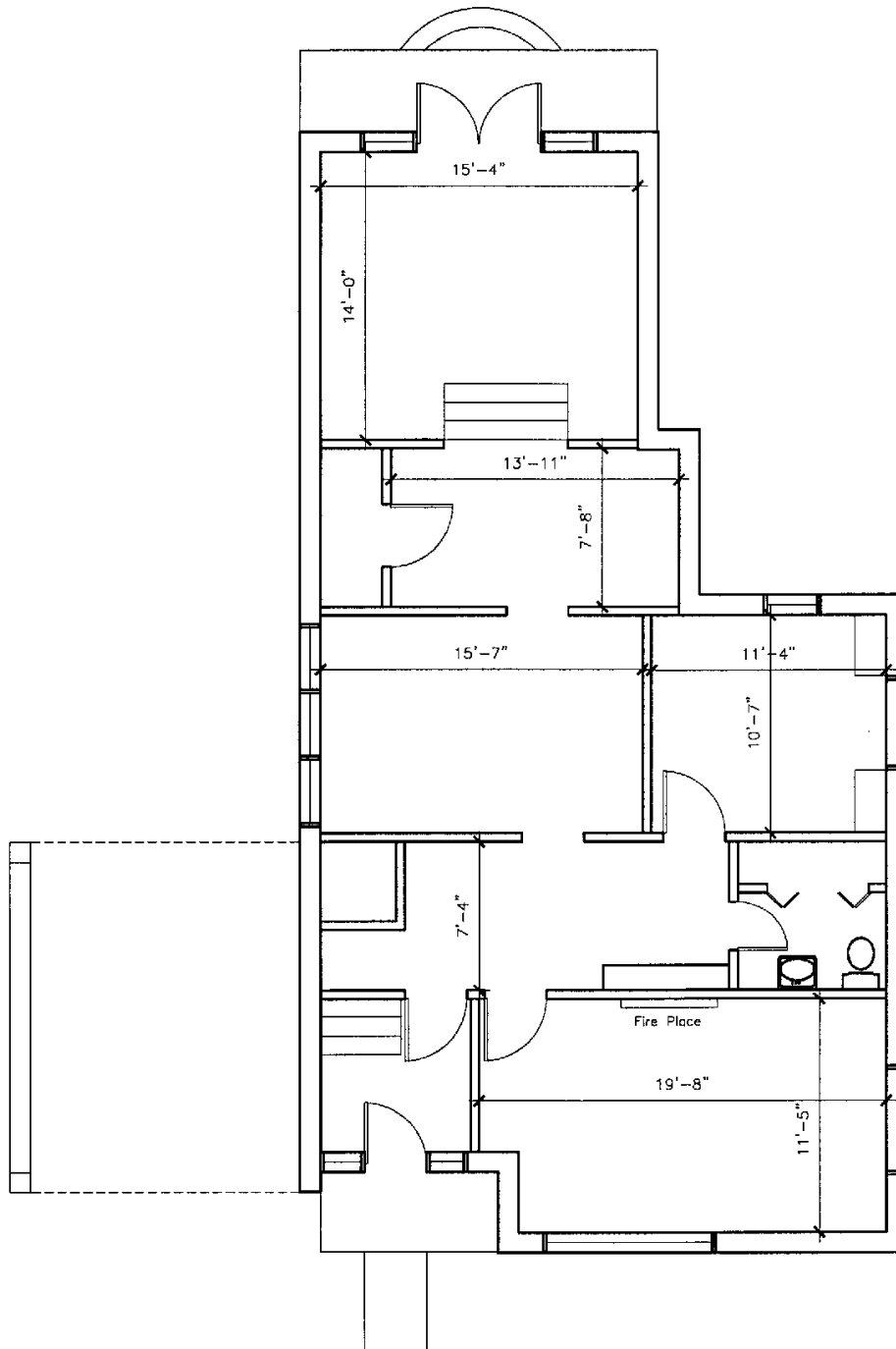
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FLOOR PLAN

1st FLOOR - 1,300 SF



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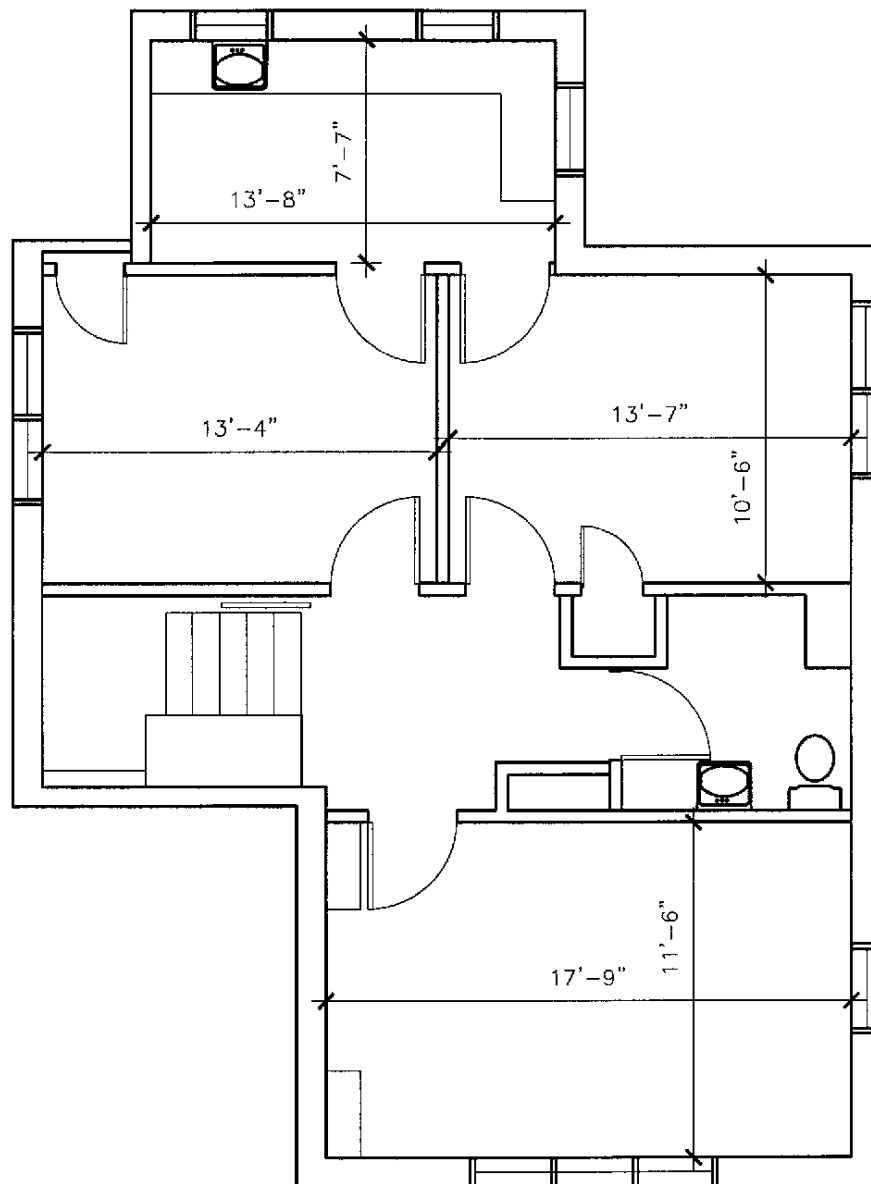
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FLOOR PLAN

2nd FLOOR - 940 SF



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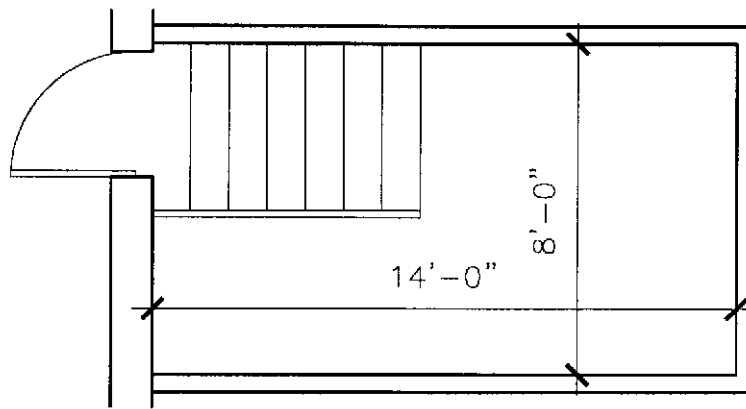
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FLOOR PLAN

BASEMENT - 125 SF



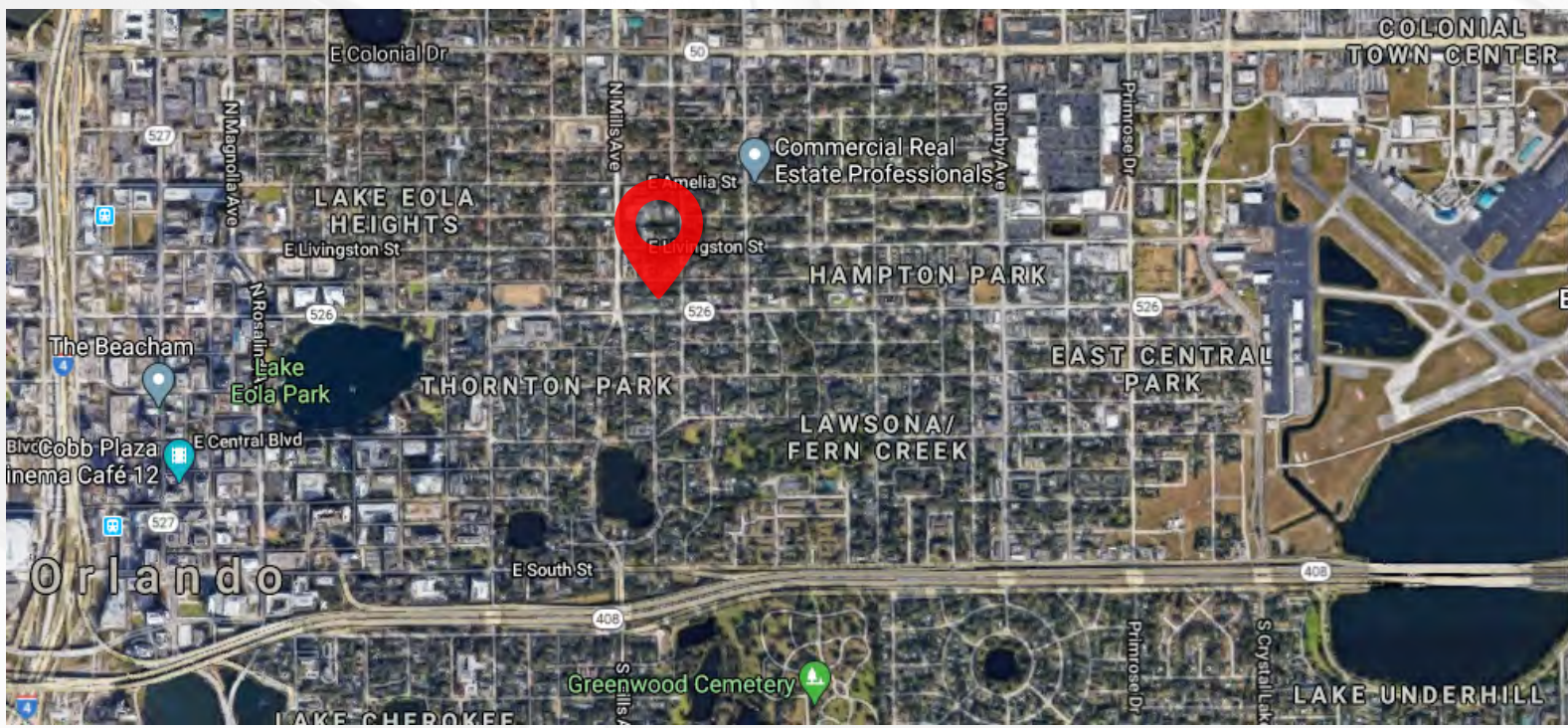
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OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida
real estate since 1987

Licensed Florida Real Estate Broker
Licensed Community Association Manager
Licensed General Contractor



Professional Memberships

CFCAR Central Florida Commercial Association of REALTORS®
BBF Business Brokers of Florida
ORRA Orlando Regional REALTORS® Association
FAR Florida Association of REALTORS®
NAR National Association of REALTORS®

Designations

CCIM Certified Commercial Investment Member
CIPS Certified International Property Specialist
e-PRO Internet & Real Estate e-Commerce
RESS Real Estate Short Sale Specialist

Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®

Our Team

We strive to provide the best service to each of our clients. Every member of our team brings to the table a specific skillset that makes Commercial Real Estate Professionals, INC. the best in their market.

GEORGE BORBELY

Licensed Sales Associate
& Director of Mktg

AMANDA ADAMS

Operations Manager &
Transaction Coordinator

LISA REYNOLDS

Customer Relations
& Research Specialist

JENNY ATHEY

Manager
of Marketing



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