

NEW TO THE MARKET!



WAREHOUSE & OFFICE SPACE FOR LEASE

2976 Forsyth Rd, Winter Park, FL 32792

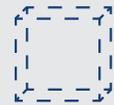
Combined warehouse and office building available

PROPERTY HIGHLIGHTS

- Warehouse and office space available / 100% HVAC
- Great frontage on Forsyth Rd
- Exceptional signage and well maintained
- Secure outside storage
- Fenced yard and buildings
- Rare opportunity



ASKING RATE:
Negotiable



SQUARE FOOTAGE:
Warehouse: 15,960± sf
Office Building: 6,992± sf
Total Land Area: 3.83 AC



ZONING:
IND-1/IND-5



PARKING:
19 finished parking spaces
+ extra land



YEAR BUILT:
1982



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For More Information: HarbertRealty.com
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AERIAL



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EXTERIOR PHOTOS



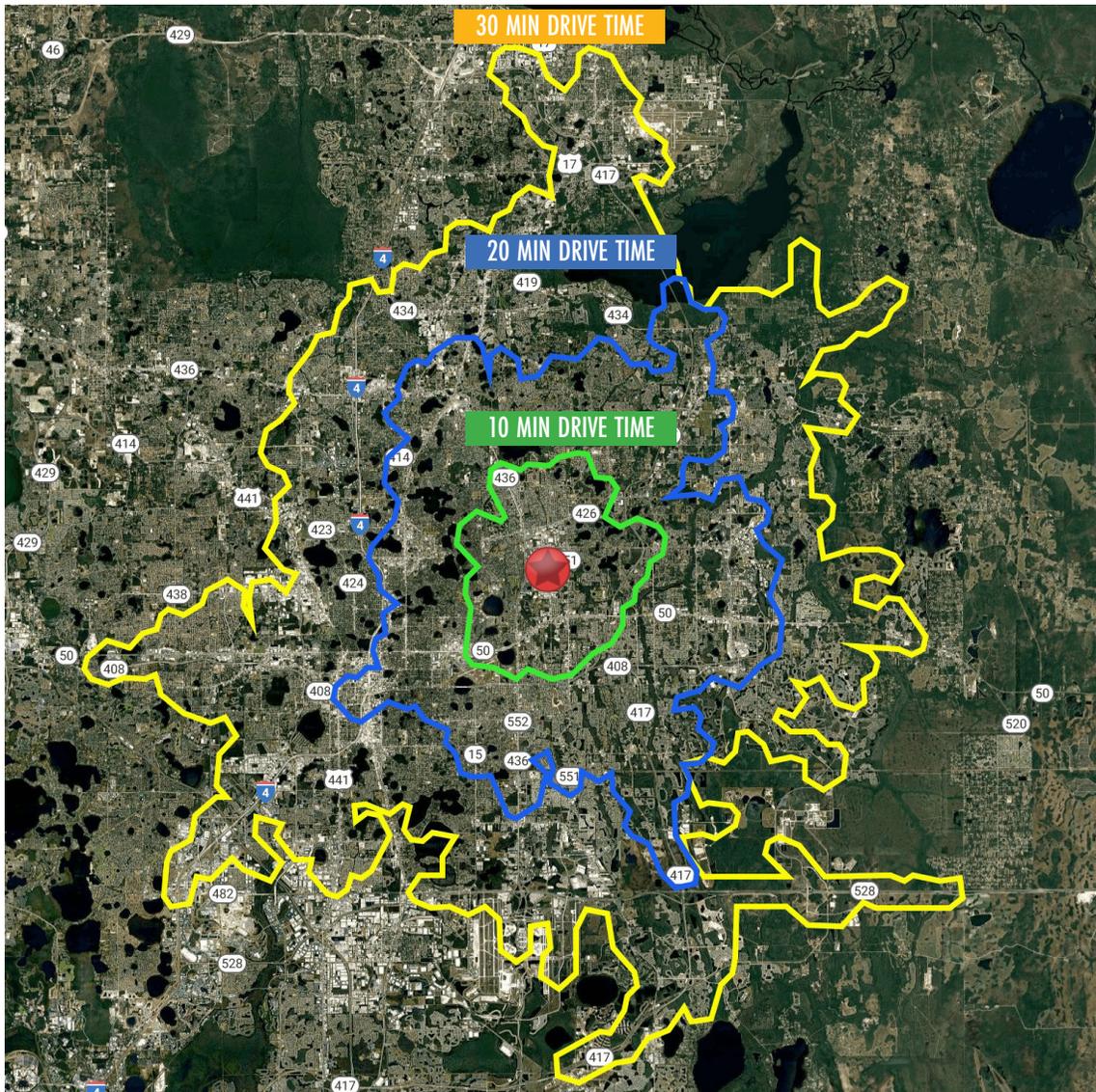
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DEMOGRAPHICS



DRIVE TIMES

3 minutes
to University Blvd

5 minutes
to Semoran Blvd (436)

8 minutes
to SR 417

20 minutes
to Downtown Orlando

25 minutes
to Orlando International Airport (MCO)

DEMOGRAPHICS

POPULATION

1 miles **13,262**
3 miles **116,404**
5 miles **300,318**

TRAFFIC COUNTS

Forsyth Rd:
+/-**19,700** vehicles/day
On University Blvd
+/-**41,000** vehicles/day

BUSINESS POPULATION

1 miles **7,704**
3 miles **46,570**
5 miles **140,136**

AVERAGE HH INCOME

1 miles **\$76,768**
3 miles **\$114,099**
5 miles **\$120,373**



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