

**AVAILABLE FOR
SUB-LEASE**

1401 S. Hiawasse Rd
Orlando, FL 32835

PROPERTY HIGHLIGHTS

- 26,330 SF
- 70' frontage | 22' clear height in front; 18' clear height in back
- Access to signalized intersection (30,000 AADT)
- Delivery Immediately
- Adjacent to Vallucion College West Campus - 20,000 Students

Join

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	21,929	122,702	298,922
Median HH Income	\$56,821	\$62,930	\$63,471
Median Age	33.4	35.8	36.2

AREA TENANTS



ZOOM AERIAL



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FLOOR PLAN

Hiawassee Rd

28,500 VPD ('24)








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DRIVETIME MAP

2025 DEMOGRAPHICS

	3 MINUTE DRIVE TIME	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME
 POPULATION	5,783	24,751	106,950
 HOUSEHOLDS	2,341	9,336	38,461
 DAYTIME POPULATION	4,459	20,645	88,944
 AVERAGE HH INCOME	\$71,759	\$75,612	\$87,076
 MEDIAN AGE	33.3	33.5	35.9

