

# I-4 Commerce Center

FULLY AIR CONDITIONED  
WAREHOUSE AND OFFICE

1806 33rd St  
Orlando, FL 32839

Oren Stephen  
Principal  
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# THE SPACE

Location	1806 33rd St, Orlando, FL, 32839
COUNTY	Orange
APN	29-2310-3871-00-050
Cross Street	Rio Grande Ave
Square Feet	7752
Annual Rent PSF	\$14.00
Lease Type	NNN

**Notes** OPEX IS \$5.10/SF

## HIGHLIGHTS

- PLEASE NOTE: THIS IS A SUBLEASE. LEASE EXPIRES March of 2027
- Fully air conditioned warehouse and office
- One 9'x9' drive in door for loading
- 1 full breakroom
- 1,100± SF of warehouse with 18' clear height
- Parking ratio: 3.8/1,000
- Includes showroom, office, open workspace, kitchen and full breakroom, mailroom, and a conference room



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,717	130,813	304,683



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,607	\$73,859	\$85,188



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,195	50,554	123,275

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## PROPERTY FEATURES

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GLA (SF)	<b>7,752</b>
LAND ACRES	<b>1.64</b>
YEAR BUILT	<b>2002</b>
ZONING TYPE	<b>4870 - Ind Flex Space liPD</b>
BUILDING CLASS	<b>A</b>
NUMBER OF STORIES	<b>1</b>
NUMBER OF BUILDINGS	<b>1</b>

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## NEIGHBORING PROPERTIES

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NORTH	<b>Orkin</b>
EAST	<b>Florida Dialysis Center of Orlando</b>
WEST	<b>Lamborghini Orlando</b>

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## MECHANICAL

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HVAC	<b>Central</b>
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## CONSTRUCTION

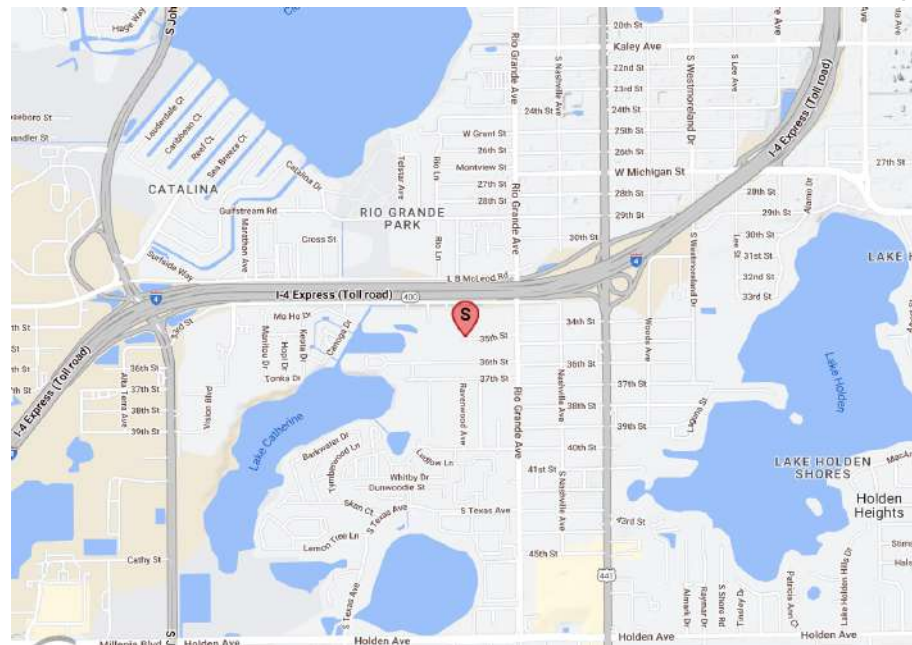
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FOUNDATION	<b>Concrete</b>
FRAMING	<b>Steel</b>
EXTERIOR	<b>Cinder Block</b>
PARKING SURFACE	<b>Asphalt</b>
ROOF	<b>Flat</b>
LANDSCAPING	<b>Asphalt</b>

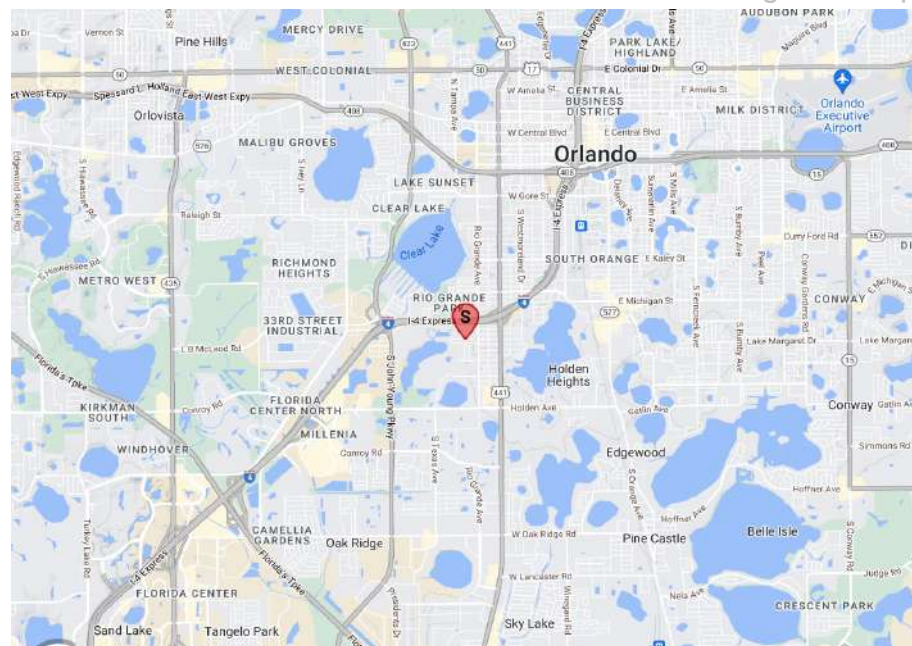
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- ISL Commercial is leasing 7752 sf of office flex space at 1806 33rd Street. This property is located a few steps away from I-4. It is in between downtown and the Mall of Millenia. This Orlando Central Park submarket is surrounded by Class A Flex Industrial buildings medical offices and surgery centers. Lamborghini of Orlando is right down the street, and Audi, Toyota, Bentley and the new Advent Health Campus are all within close proximity.

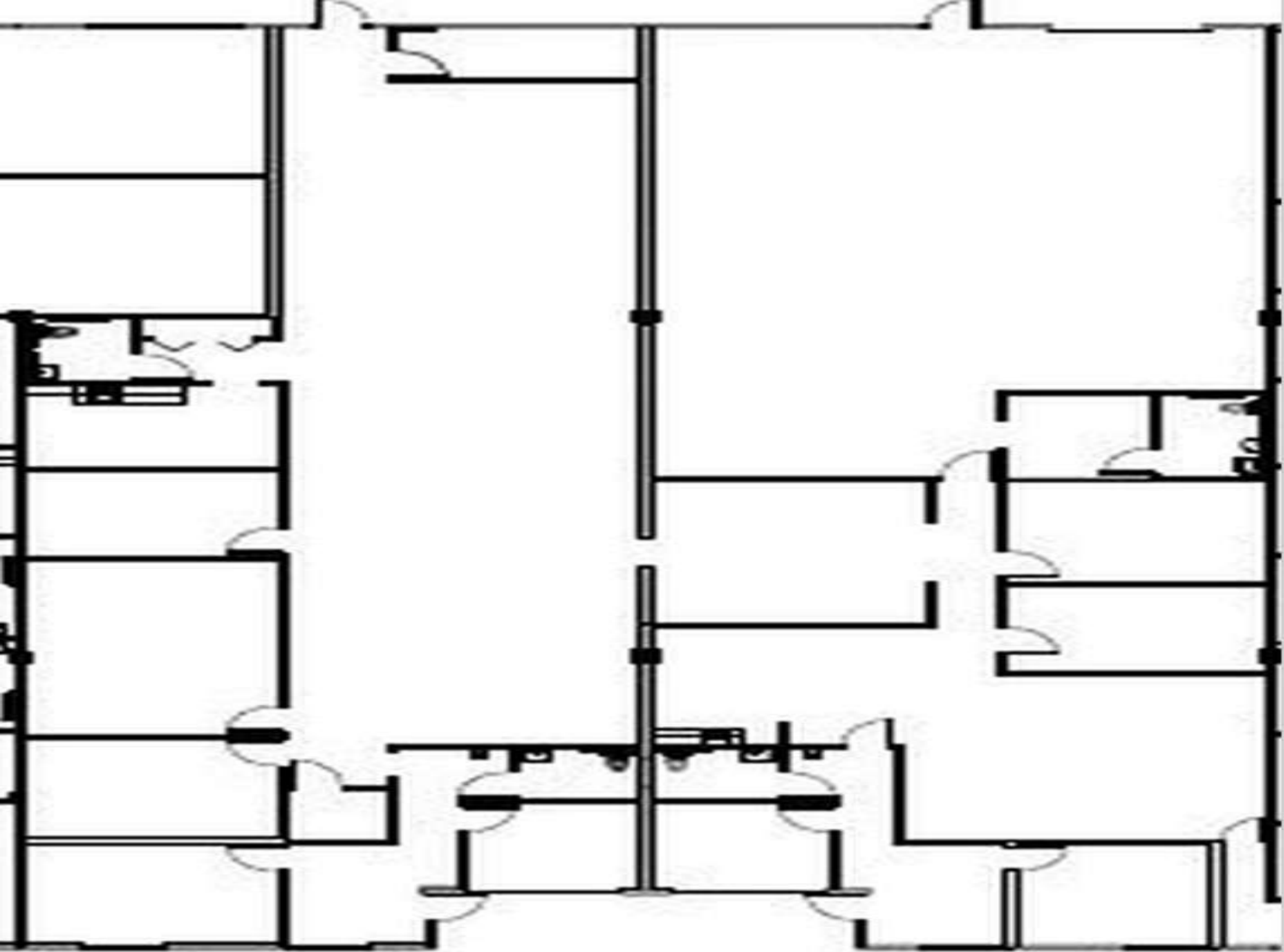
Locator Map



Regional Map



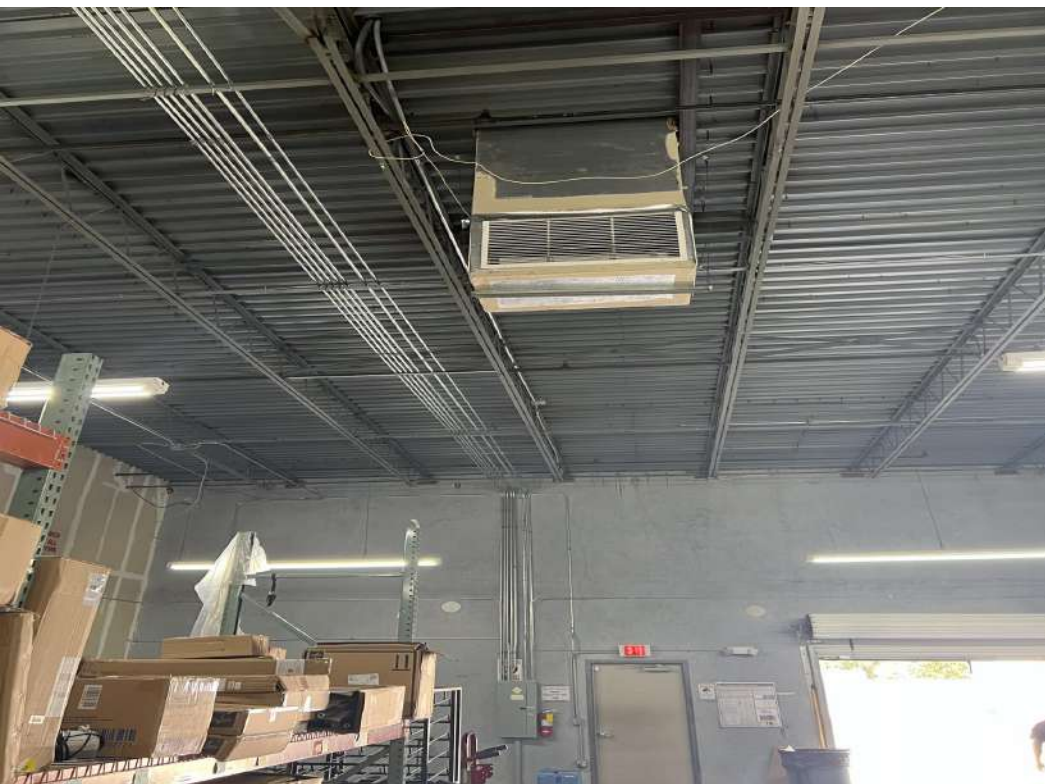












POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,856	106,686	238,102
2010 Population	15,550	112,613	258,058
2022 Population	15,717	130,813	304,683
2027 Population	15,519	131,205	313,192
2022 African American	8,606	54,524	92,914
2022 American Indian	73	739	1,523
2022 Asian	194	3,618	10,602
2022 Hispanic	3,791	39,058	90,342
2022 Other Race	1,355	15,901	37,002
2022 White	4,005	36,909	113,163
2022 Multiracial	1,469	18,995	49,162
2022-2027: Population: Growth Rate	-1.25 %	0.30 %	2.75 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,081	8,079	16,703
\$15,000-\$24,999	807	6,019	12,457
\$25,000-\$34,999	836	6,066	13,032
\$35,000-\$49,999	636	6,190	14,419
\$50,000-\$74,999	777	8,811	21,527
\$75,000-\$99,999	327	5,240	14,204
\$100,000-\$149,999	425	5,303	14,878
\$150,000-\$199,999	109	2,224	7,177
\$200,000 or greater	195	2,618	8,874
Median HH Income	\$33,025	\$46,698	\$54,244
Average HH Income	\$58,607	\$73,859	\$85,188

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,391	42,834	102,652
2010 Total Households	4,747	42,819	104,322
2022 Total Households	5,195	50,554	123,275
2027 Total Households	5,151	51,362	128,248
2022 Average Household Size	2.48	2.49	2.42
2000 Owner Occupied Housing	1,744	15,568	43,292
2000 Renter Occupied Housing	3,107	23,929	51,781
2022 Owner Occupied Housing	1,583	15,726	45,304
2022 Renter Occupied Housing	3,612	34,828	77,971
2022 Vacant Housing	384	4,592	11,445
2022 Total Housing	5,579	55,146	134,720
2027 Owner Occupied Housing	1,663	16,291	46,712
2027 Renter Occupied Housing	3,488	35,071	81,536
2027 Vacant Housing	445	4,971	12,184
2027 Total Housing	5,596	56,333	140,432
2022-2027: Households: Growth Rate	-0.85 %	1.60 %	3.95 %



Source: esri

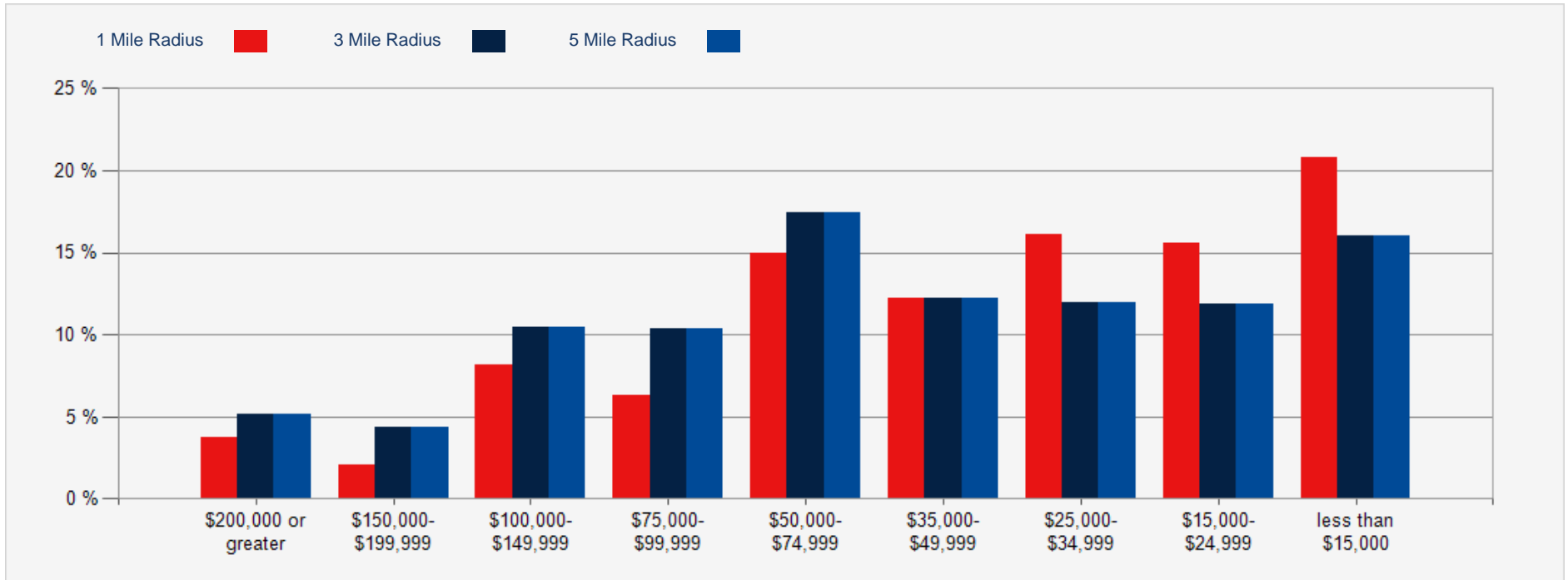
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,325	11,214	26,800
2022 Population Age 35-39	1,213	9,601	23,617
2022 Population Age 40-44	1,081	8,300	20,489
2022 Population Age 45-49	984	7,522	17,893
2022 Population Age 50-54	937	7,291	17,653
2022 Population Age 55-59	911	6,922	16,751
2022 Population Age 60-64	816	6,627	16,137
2022 Population Age 65-69	765	5,979	13,900
2022 Population Age 70-74	538	4,703	10,966
2022 Population Age 75-79	411	3,369	7,574
2022 Population Age 80-84	238	2,285	5,107
2022 Population Age 85+	284	2,408	5,048
2022 Population Age 18+	12,375	102,781	242,986
2022 Median Age	36	35	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$34,874	\$53,163	\$56,179
Average Household Income 25-34	\$56,057	\$71,587	\$78,554
Median Household Income 35-44	\$38,362	\$55,645	\$66,535
Average Household Income 35-44	\$62,916	\$86,303	\$100,321
Median Household Income 45-54	\$42,587	\$55,519	\$65,510
Average Household Income 45-54	\$75,635	\$89,781	\$102,841
Median Household Income 55-64	\$34,415	\$46,602	\$57,258
Average Household Income 55-64	\$61,073	\$79,661	\$95,198
Median Household Income 65-74	\$28,486	\$35,604	\$42,665
Average Household Income 65-74	\$51,653	\$63,330	\$75,609
Average Household Income 75+	\$45,891	\$53,183	\$59,354

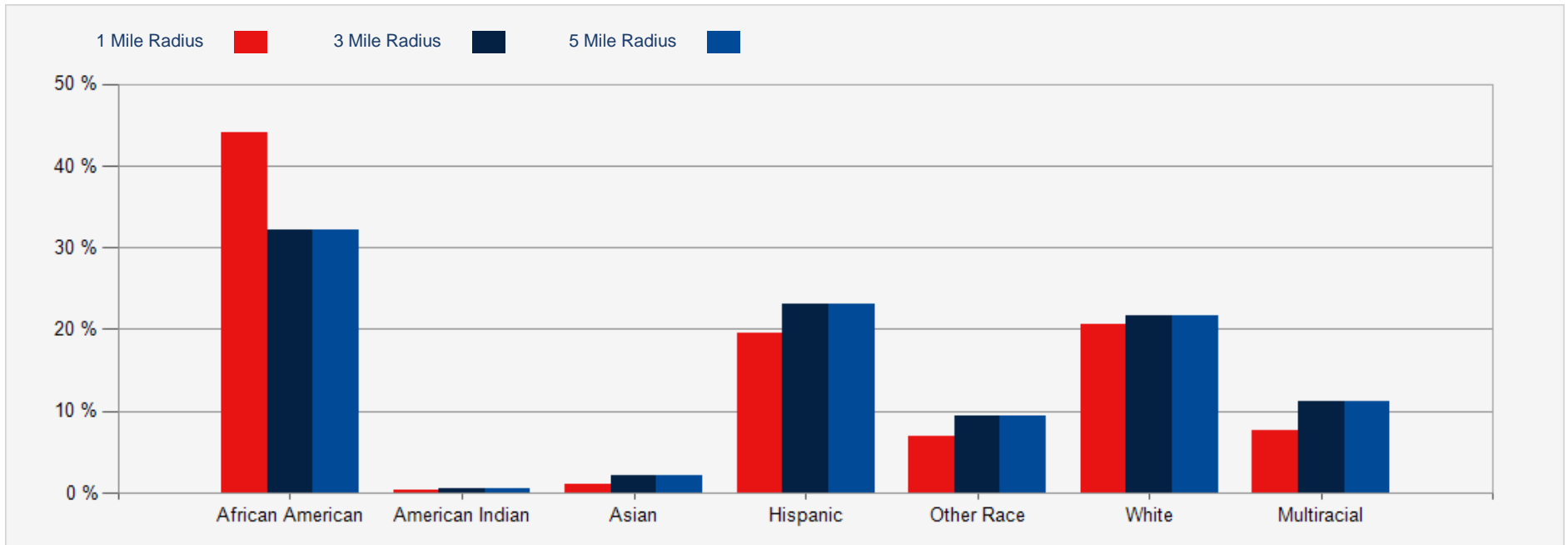
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,186	10,263	25,147
2027 Population Age 35-39	1,181	9,620	23,673
2027 Population Age 40-44	1,133	8,548	21,281
2027 Population Age 45-49	1,035	7,838	19,498
2027 Population Age 50-54	878	7,047	17,065
2027 Population Age 55-59	827	6,764	16,757
2027 Population Age 60-64	811	6,336	15,706
2027 Population Age 65-69	686	5,925	14,762
2027 Population Age 70-74	625	5,091	12,374
2027 Population Age 75-79	433	3,843	9,260
2027 Population Age 80-84	318	2,700	6,212
2027 Population Age 85+	305	2,618	5,778
2027 Population Age 18+	12,205	103,337	250,741
2027 Median Age	37	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,062	\$61,920	\$64,900
Average Household Income 25-34	\$65,485	\$84,847	\$91,741
Median Household Income 35-44	\$45,839	\$62,461	\$76,977
Average Household Income 35-44	\$76,936	\$97,523	\$114,489
Median Household Income 45-54	\$50,602	\$62,881	\$76,760
Average Household Income 45-54	\$88,272	\$102,347	\$117,210
Median Household Income 55-64	\$41,628	\$55,387	\$68,532
Average Household Income 55-64	\$74,783	\$93,343	\$110,071
Median Household Income 65-74	\$31,845	\$42,352	\$53,363
Average Household Income 65-74	\$61,832	\$76,673	\$91,272
Average Household Income 75+	\$58,153	\$64,644	\$71,510

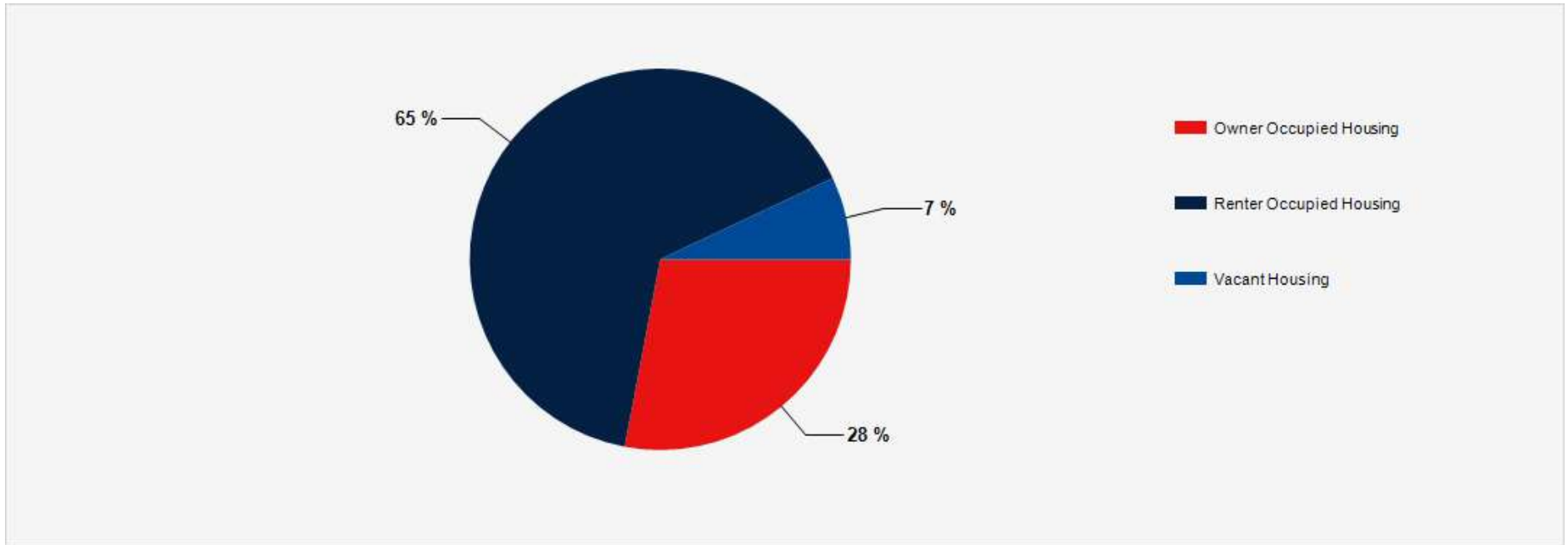
## 2022 Household Income



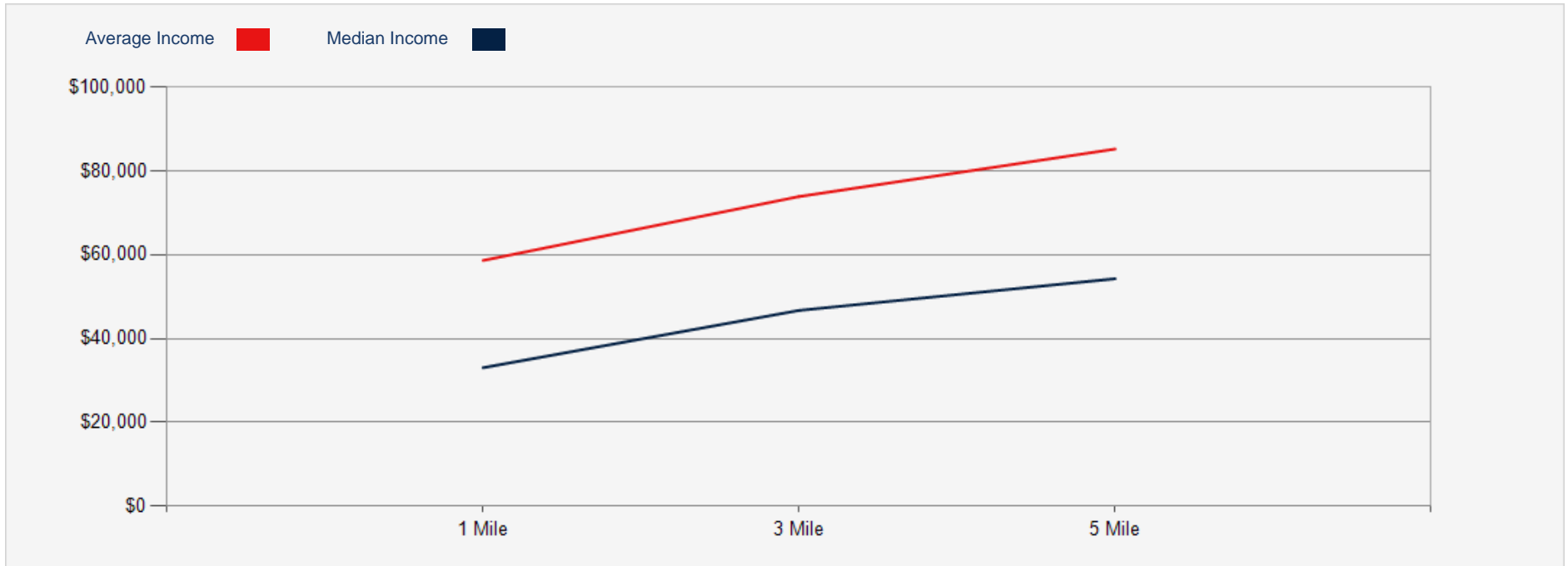
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





## Oren Stephen

Principal

Oren Stephen of ISL Commercial Real Estate offers his knowledge and experience to every transaction. His strengths as a brokerage professional include securing and servicing new and repeat business through a passion for effective client business needs assessment, understanding the mindset of an investor, tenant or landlord, and creating successful client outcomes. Oren has a successful track record of selling and leasing Single Tenant Net Leased Retail Properties, Retail Strip Centers, Office Buildings, and Warehouses.

Oren Stephen is a graduate of Duquesne University with a Bachelor's Degree in Business Management. He is committed to the highest quality of service for his clients, making their real estate investment, sales, purchasing, and leasing goals his highest priority. Oren started in his commercial real estate career after college as an intern in the Washington DC office of Marcus and Millichap Real Estate Investment Services and then transitioned to Sales Associate specializing in Office, Industrial and Retail Investment properties in Maryland, DC, and Virginia.

While attending college, he played Division 1 singles and doubles in tennis on Duquesne's team. In his free time, he enjoys playing tennis, swimming, and paddle boarding

## AGENT

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed property and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. He is committed to the highest quality of service for his clients, with a successful track record of selling, leasing and adding value to the properties he purchased or sold.

Emmanuel started as a retail business owner in Massachusetts with 6 employees and operated for 5 years. He purchased his first property in 2016. He fell in love with real estate investing and property acquisition. Emmanuel plans to start a portfolio of commercial buildings and continue to help clients pursue their investment goals.

## MICHAEL VOSS

Michael Voss has extensive knowledge of the local central Florida area. He is currently going to school for economics at UCF. He has his real estate license and is working with the ISL team on leasing and investing. He enjoys networking with emerging property developers and new business owners to help find functional office spaces for businesses. In Michael's spare time, he likes to skydive, hunt, and has a passion for outdoor activities.

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*Exclusively Marketed by:*

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