

# 1200 HILLCREST ST STE #300

1200 Hillcrest St | Orlando, FL  
FOR LEASE



Oren Stephen  
ISL Commercial  
Principal  
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INVESTMENT • SALES • LEASING

# THE SPACE

Location	1200 Hillcrest St Orlando, FL 32803
County	Orange
Cross Street	N Mills Ave
Traffic Count	51,315
Size	1,140 SF
Space	1200 Hillcrest Ste 300
Lease Rate	\$20.00 PSF (Yearly)
Lease Type	NNN

**Notes** CAM = \$9.134/SF

## HIGHLIGHTS

- Bright interior from natural light
- High Traffic Count
- Corner office
- Plenty of parking
- Walking distance to award winning restaurants and Boba Tea Shops

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,742	111,383	294,875

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$149,578	\$135,829	\$116,703

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,046	53,462	126,794

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	94.00%
BUILDING SF	18,867
GLA (SF)	1,140
LAND SF	37,026
LAND ACRES	0.85
YEAR BUILT	1974
ZONING TYPE	AC-1/T
BUILDING CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	71
CORNER LOCATION	yes

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## NEIGHBORING PROPERTIES

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NORTH	1211 Hillcrest St, Orlando, FL 32803
SOUTH	611 N Mills Ave, Orlando, FL 32803
EAST	1230 Hillcrest St # 100, Orlando, FL 32803
WEST	618 N Mills Ave, Orlando, FL 32803

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## MECHANICAL

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HVAC	Central
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## CONSTRUCTION

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FOUNDATION	Concrete
PARKING SURFACE	Asphalt

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## TENANT INFORMATION

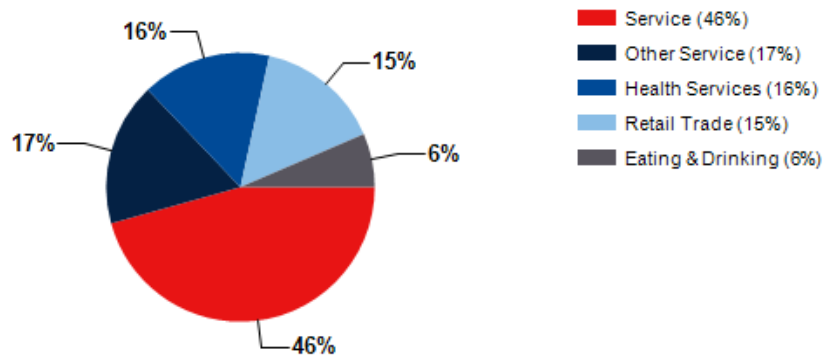
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MAJOR TENANT/S	Harris Civil Engineers, LLC
LEASE TYPE	NNN

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- Exceptional Connectivity and Amenities: The property offers easy access to major transportation arteries, including Interstate 4 (I-4) and the East-West Expressway (SR 408). It's situated near a wealth of amenities, including popular restaurants, retail centers, and professional services, enhancing its appeal to tenants.

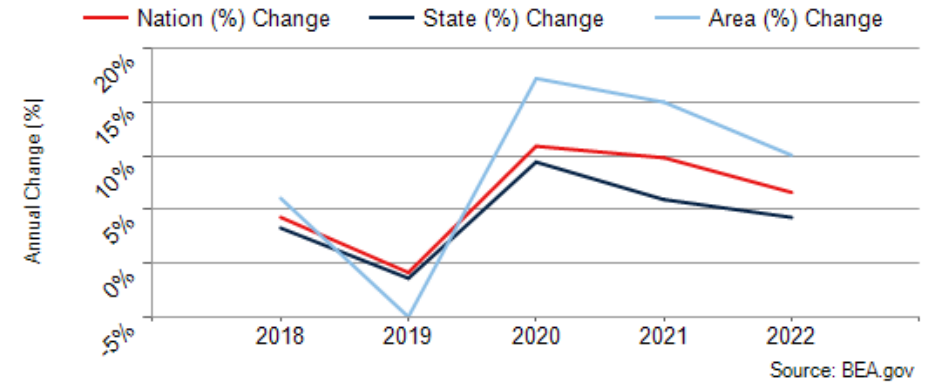
### Major Industries by Employee Count

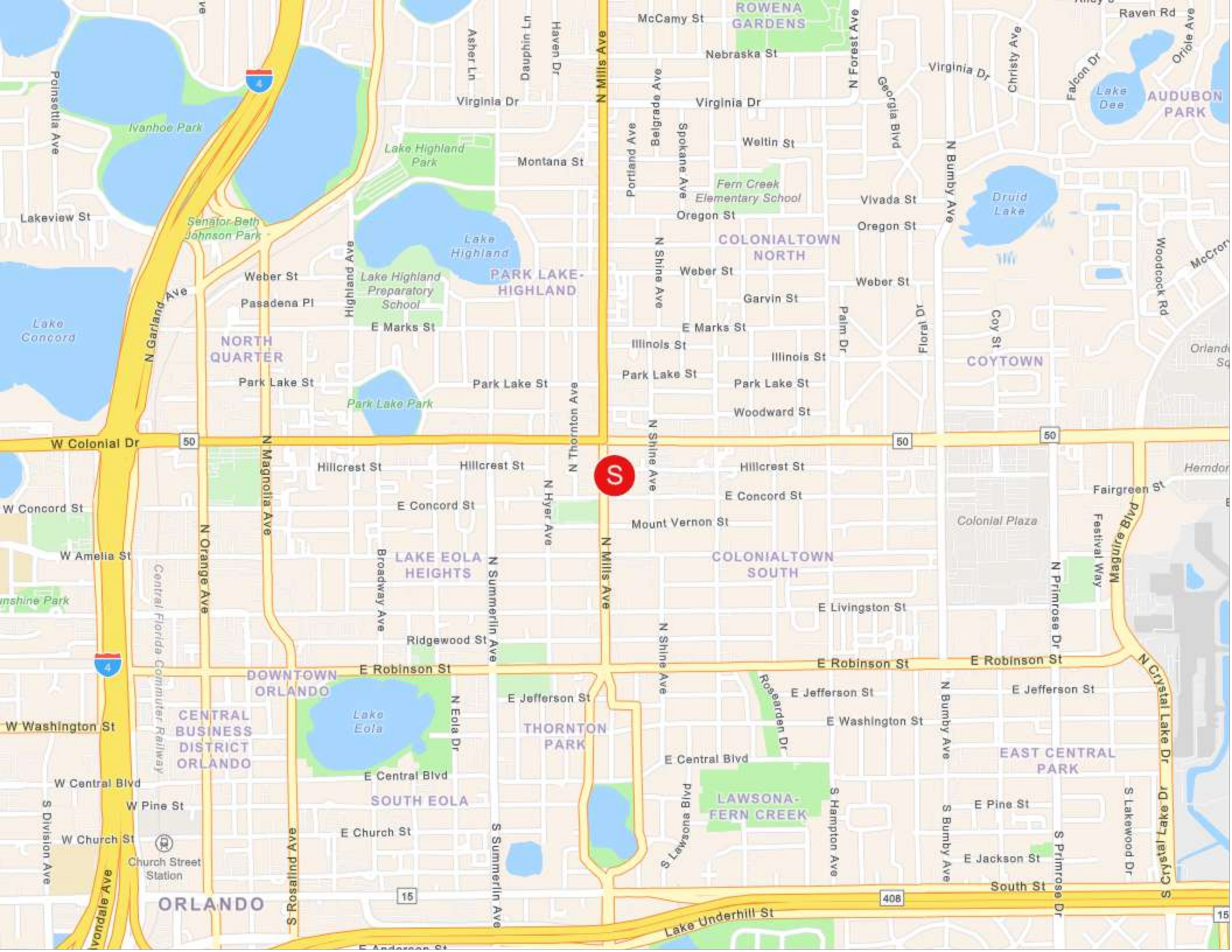


### Largest Employers

Harris Civil Engineers, LLC	31
Cadence Design Systems Inc	5
Fleming Enterprises, Inc.	5
Innovations Design Group Inc	3
Idg Landscape Architecture	3
Armorcon Inc	3
Evans Financial Partners	2
Landmark Reporting Inc	1

### Orange County GDP Trend





S

ORLANDO

PARK LAKE-HIGHLAND

COLONIALTOWN NORTH

COYTOWN

LAKE EOLA HEIGHTS

COLONIALTOWN SOUTH

DOWNTOWN ORLANDO

THORNTON PARK

LAWSONA-FERN CREEK

CENTRAL BUSINESS DISTRICT ORLANDO

SOUTH EOLA

EAST CENTRAL PARK

ROWENA GARDENS

AUDUBON PARK

Ivanhoe Park

Lake Highland Park

Lake Highland

Druid Lake

Lake Concord

Park Lake Park

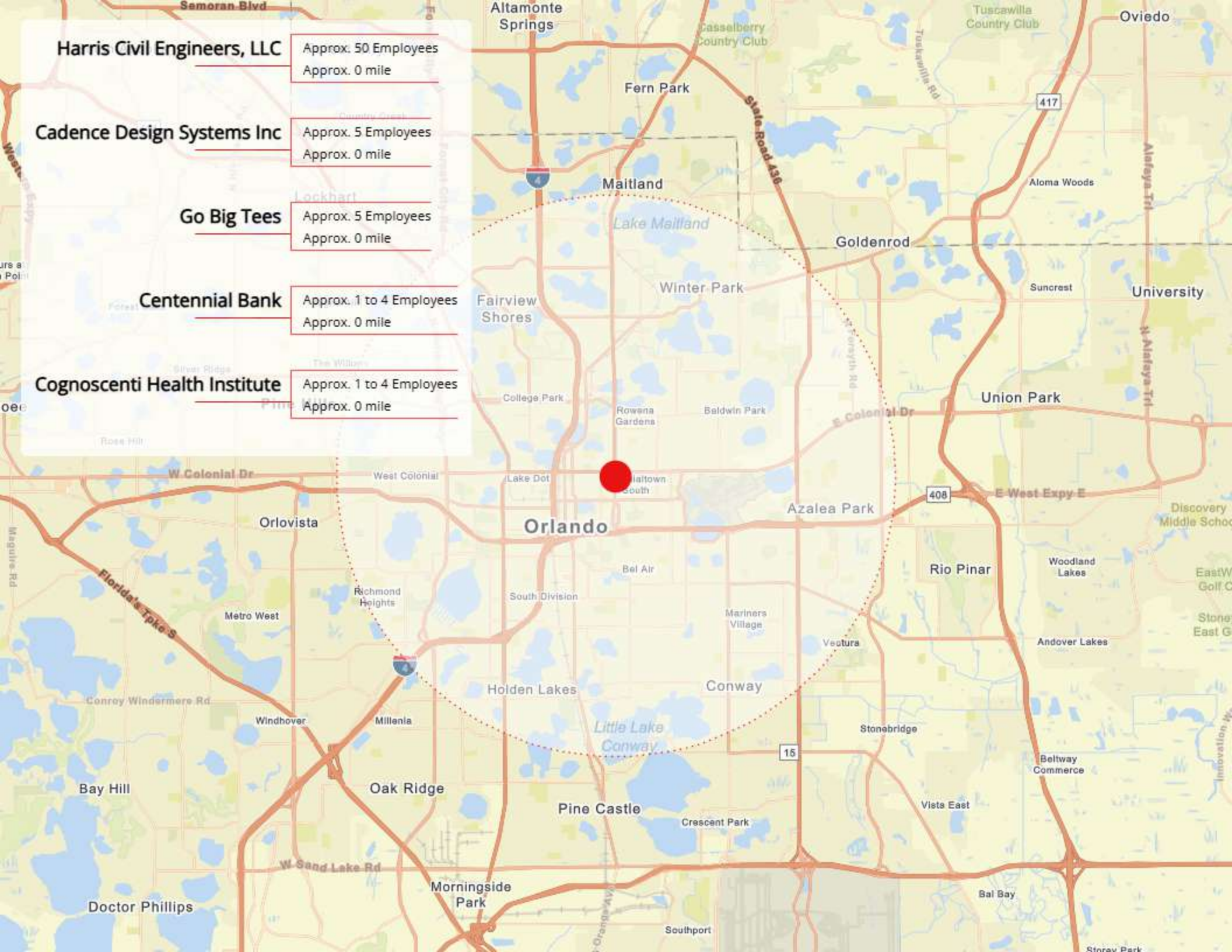
Festival Way

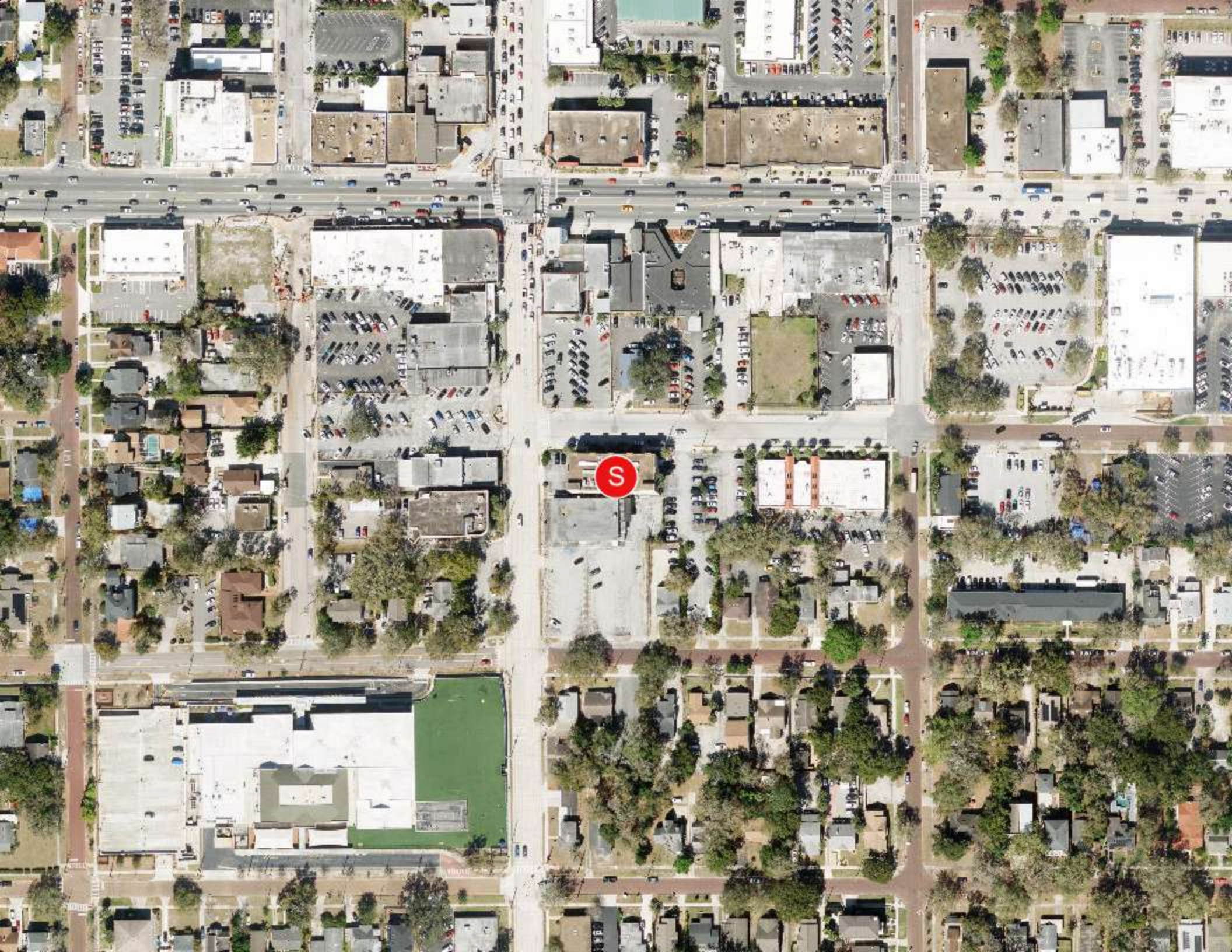
Central Florida Commuter Railway

Church Street Station

Lake Underhill St

<b>Harris Civil Engineers, LLC</b>	Approx. 50 Employees Approx. 0 mile
<b>Cadence Design Systems Inc</b>	Approx. 5 Employees Approx. 0 mile
<b>Go Big Tees</b>	Approx. 5 Employees Approx. 0 mile
<b>Centennial Bank</b>	Approx. 1 to 4 Employees Approx. 0 mile
<b>Cognoscenti Health Institute</b>	Approx. 1 to 4 Employees Approx. 0 mile





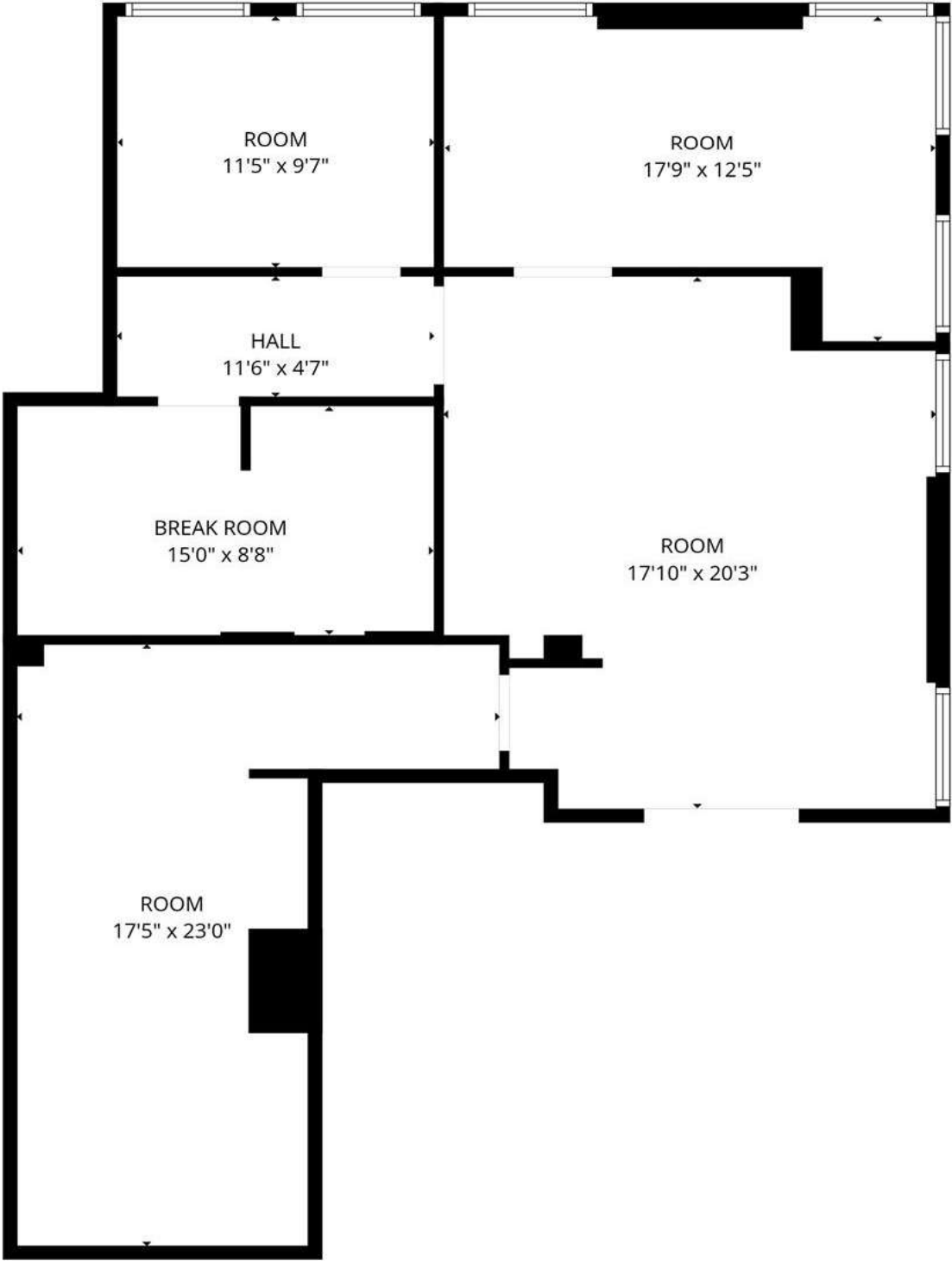
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**ISL**  
COMMERCIAL

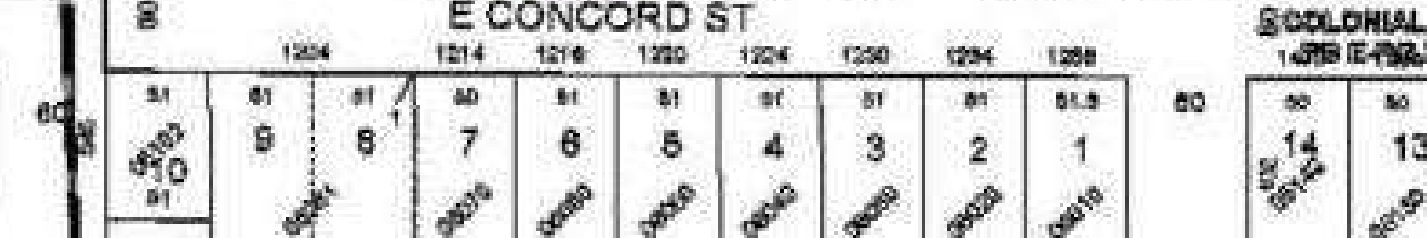
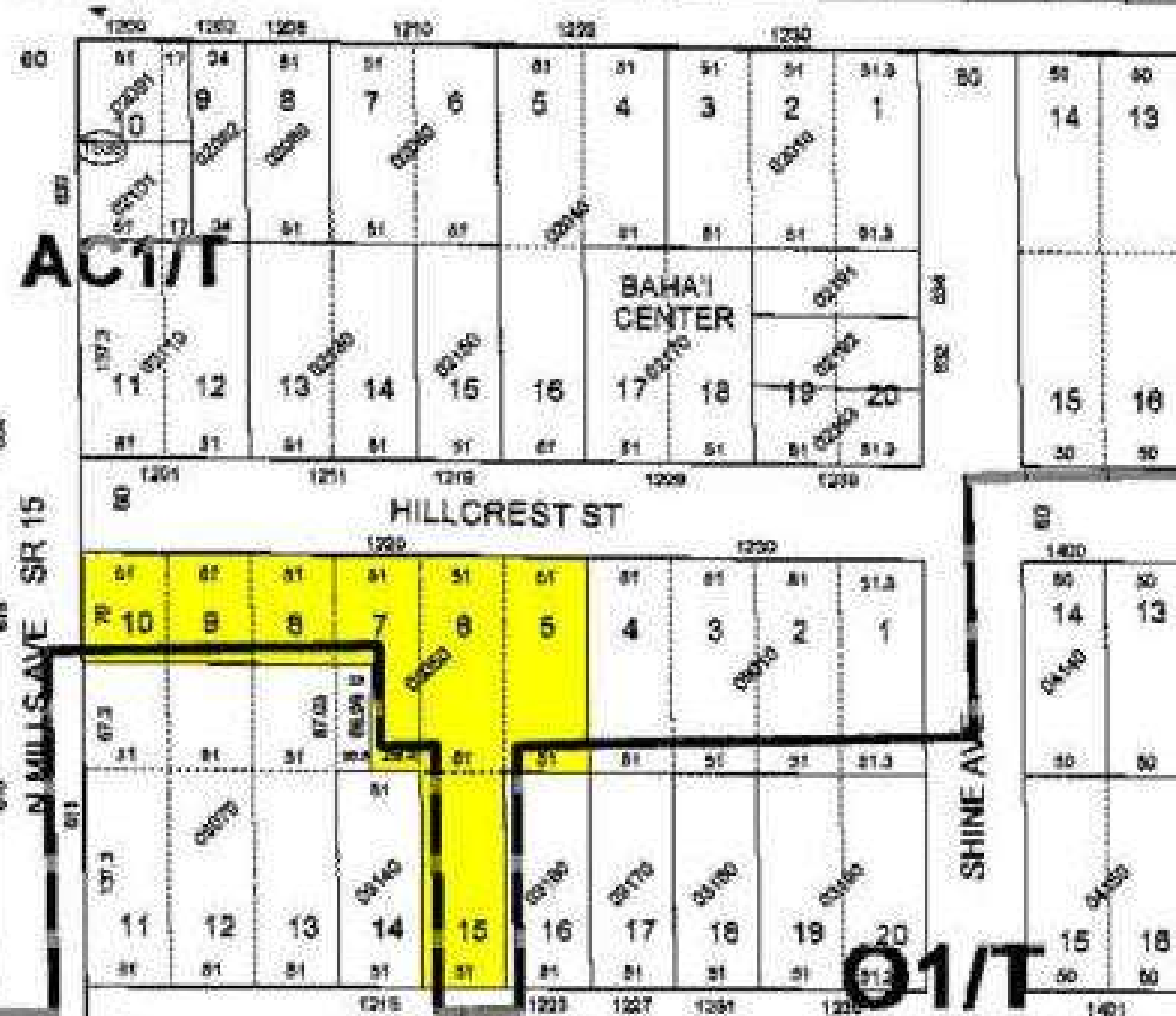
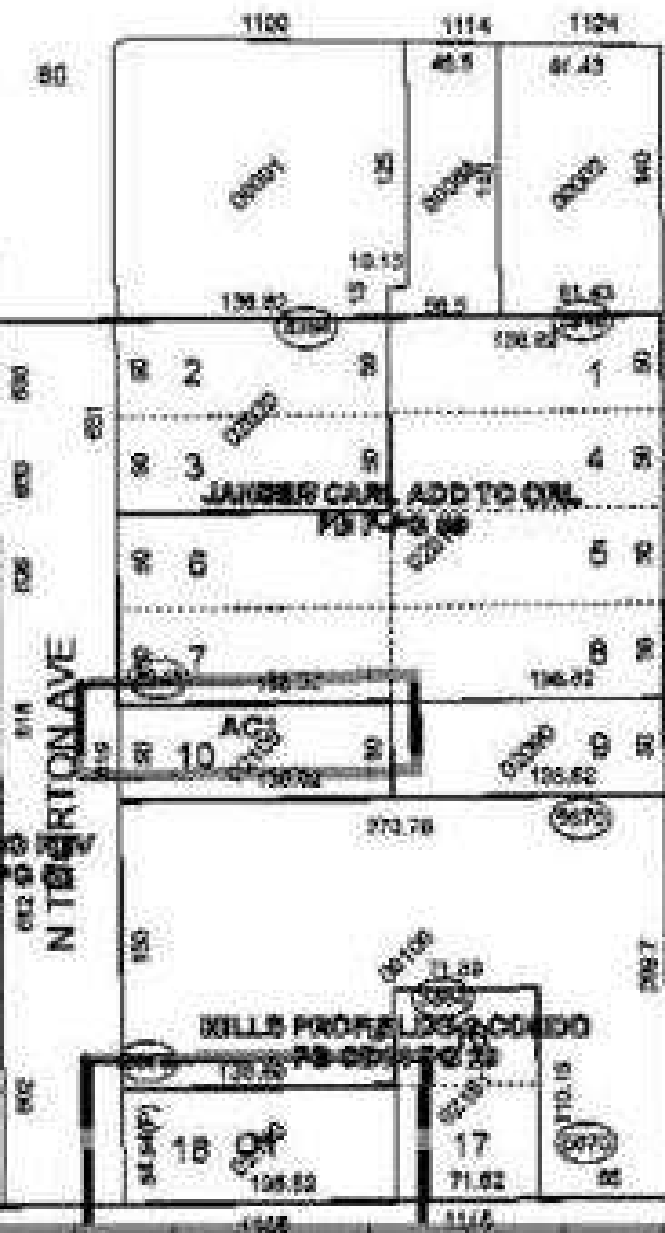
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64.8 1100 1114 1124  
1100 1114 1118 1118

AC1/T  
1200 1202 1208 1210 1220 1230 1401

E Colonial Dr



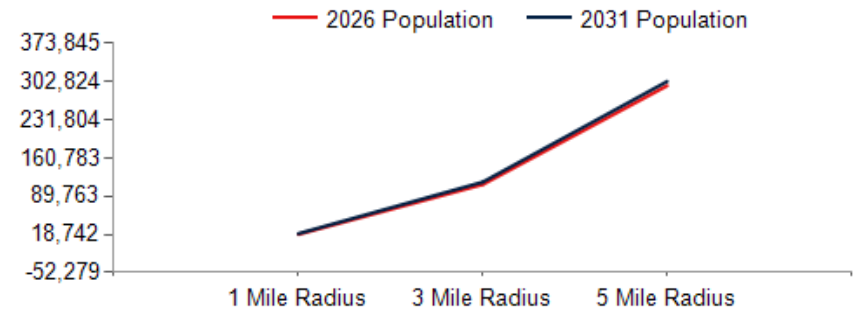
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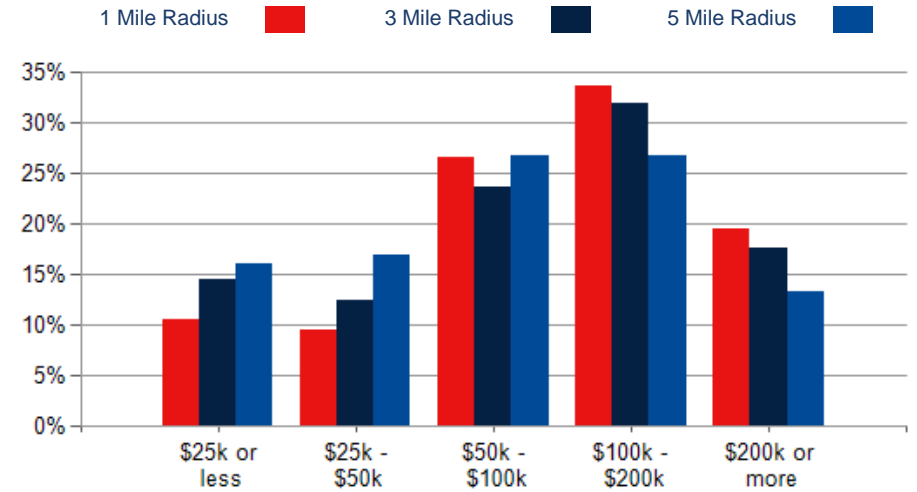


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,176	85,831	250,423
2010 Population	13,914	89,521	252,209
2026 Population	18,742	111,383	294,875
2031 Population	20,069	115,900	302,824
2026 African American	1,089	14,837	63,160
2026 American Indian	58	411	1,478
2026 Asian	1,065	4,794	10,538
2026 Hispanic	3,612	21,821	82,236
2026 Other Race	950	6,317	28,190
2026 White	13,009	70,338	147,080
2026 Multiracial	2,556	14,604	44,182
2026-2031: Population: Growth Rate	6.90%	4.00%	2.65%

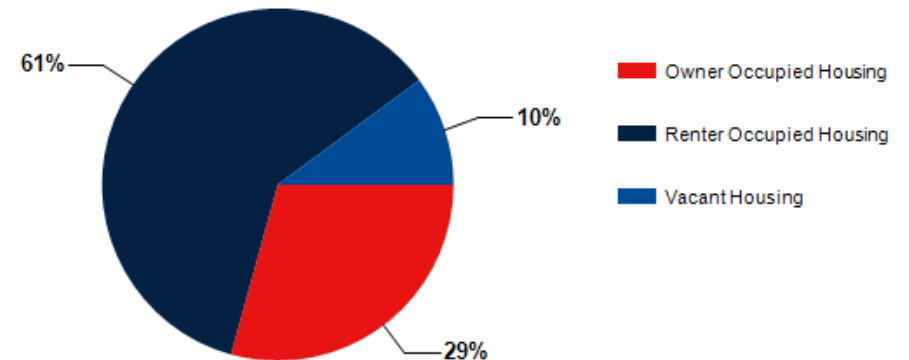
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	798	5,091	12,262
\$15,000-\$24,999	368	2,649	8,073
\$25,000-\$34,999	395	2,653	9,198
\$35,000-\$49,999	660	3,984	12,404
\$50,000-\$74,999	1,727	6,992	19,537
\$75,000-\$99,999	1,217	5,642	14,353
\$100,000-\$149,999	2,310	11,344	23,258
\$150,000-\$199,999	1,411	5,701	10,708
\$200,000 or greater	2,159	9,406	16,999
Median HH Income	\$105,092	\$98,443	\$77,642
Average HH Income	\$149,578	\$135,829	\$116,703



2026 Household Income



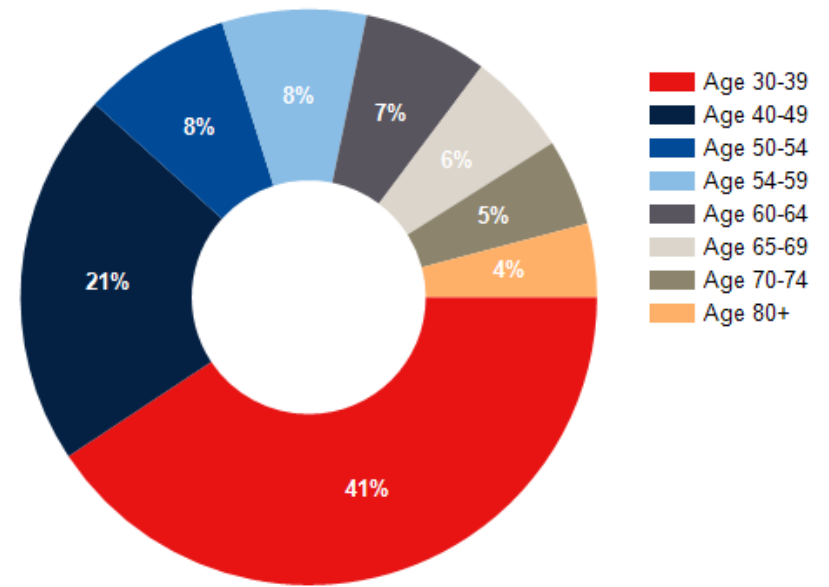
2026 Own vs. Rent - 1 Mile Radius



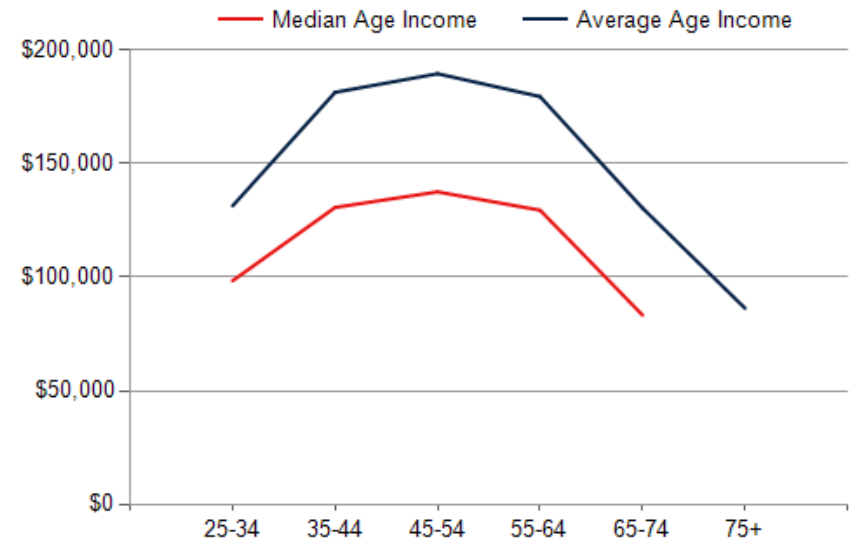
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,987	11,686	26,962
2026 Population Age 35-39	2,067	9,759	23,715
2026 Population Age 40-44	1,501	8,103	20,537
2026 Population Age 45-49	1,110	6,831	17,819
2026 Population Age 50-54	1,047	6,623	17,342
2026 Population Age 55-59	1,006	6,340	16,726
2026 Population Age 60-64	869	6,087	16,884
2026 Population Age 65-69	718	5,519	15,396
2026 Population Age 70-74	605	4,700	12,753
2026 Population Age 75-79	512	3,604	9,562
2026 Population Age 80-84	287	2,412	6,259
2026 Population Age 85+	348	2,582	6,402
2026 Population Age 18+	17,278	94,917	242,788
2026 Median Age	37	39	38
2031 Median Age	38	40	40

Population By Age

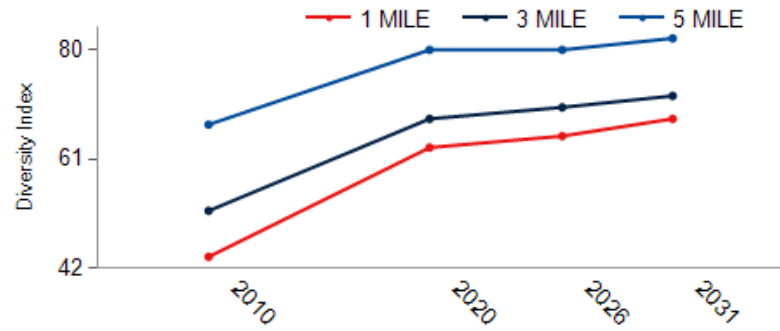


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,387	\$95,465	\$80,452
Average Household Income 25-34	\$131,403	\$122,014	\$106,830
Median Household Income 35-44	\$130,723	\$119,403	\$99,354
Average Household Income 35-44	\$181,431	\$162,953	\$137,419
Median Household Income 45-54	\$137,566	\$125,259	\$101,945
Average Household Income 45-54	\$189,614	\$173,383	\$145,248
Median Household Income 55-64	\$129,498	\$110,993	\$88,151
Average Household Income 55-64	\$179,550	\$156,150	\$134,025
Median Household Income 65-74	\$83,269	\$72,559	\$60,630
Average Household Income 65-74	\$130,428	\$115,253	\$101,269
Average Household Income 75+	\$86,324	\$84,094	\$76,704



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	72	82
Diversity Index (current year)	65	70	80
Diversity Index (2020)	63	68	80
Diversity Index (2010)	44	52	67

POPULATION DIVERSITY



POPULATION BY RACE

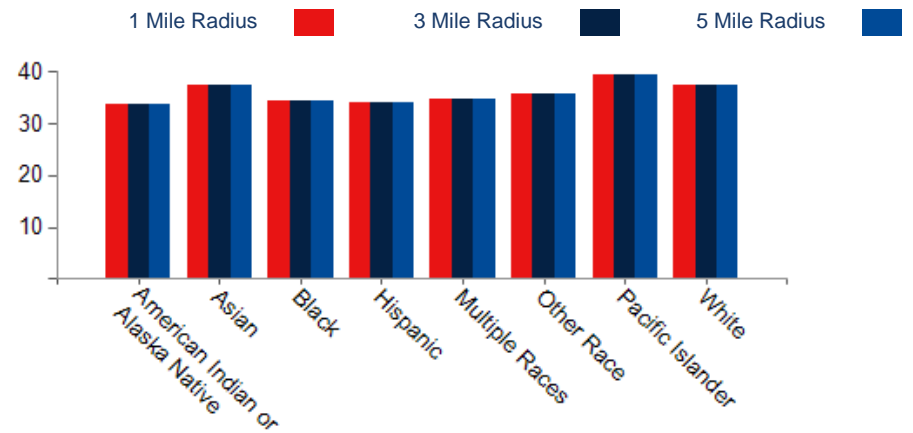


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	35	35
Median Asian Age	37	38	39
Median Black Age	34	36	35
Median Hispanic Age	34	34	34
Median Multiple Races Age	35	34	34
Median Other Race Age	36	36	35
Median Pacific Islander Age	39	38	36
Median White Age	37	41	42

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	11%	17%
American Indian	0%	0%	0%
Asian	5%	4%	3%
Hispanic	16%	16%	22%
Multiracial	11%	11%	12%
Other Race	4%	5%	7%
White	58%	53%	39%

2026 MEDIAN AGE BY RACE





Oren Stephen  
Principal

Agent

Oren Stephen  
Principal

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties 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. Emmanuel is dedicated to helping clients pursue their investment goals.

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*Exclusively Marketed by:*

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