

OFFERING MEMORANDUM

5101 ANDRUS AVENUE

Orlando, Florida



840 SF

Building Size

Owner/User

Ideal Use

PRICE IMPROVEMENT

~~\$369,000~~ **\$349,000**

Asking Price

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EXECUTIVE SUMMARY

5101 Andrus Avenue presents a rare opportunity to acquire a compact, move-in ready office property in Orlando's established Lee Road / Edgewater corridor. At 840 square feet, the building has been efficiently built out and is available for immediate owner-occupancy — purpose-suited for a professional-service firm, medical or therapy practice, financial advisor, insurance agency, or similar user seeking to convert a recurring lease expense into long-term equity.

PRICE IMPROVEMENT \$369,000 \$349,000 Asking Price	\$415/SF Price Per SF	Owner/User Ideal Use
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Property Snapshot

Address: 5101 Andrus Avenue, Orlando, FL 32810

Lot Size: .17 Acres

Year Built: 1959 Renovated 2003

Construction: Good Condition — Move-In Ready

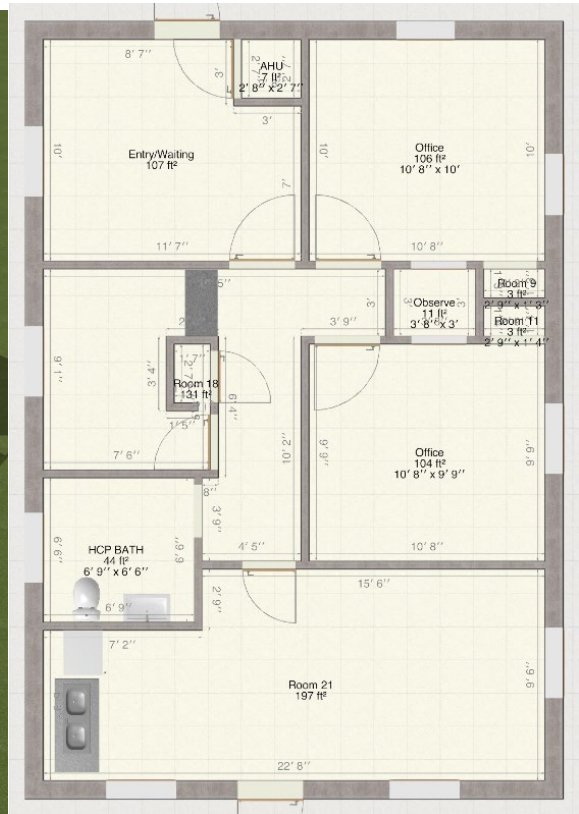
Zoning: Professional Office – Limited Access

Parking: 5 Regular + 1 ADA/HCP (6 Total)

Investment Highlights

- Move-in ready condition — good structural condition with efficient interior build-out; immediate occupancy available at closing.
- Exceptional parking ratio of 7.1 spaces/1,000 SF — far exceeding the 4/1,000 SF office standard for this corridor.
- Access secured by a recorded perpetual easement across 5020 Goddard Avenue — title-insurable and fully financeable.
- Recently reduced to \$415/SF — competitively positioned within the \$233–\$439/SF range of 2024–2026 comparable sales in the immediate submarket.
- Price Improvement to \$349,000 broadens the buyer pool further, putting ownership within reach for local professionals and small-business owner/users.
- Immediate owner-occupancy at closing — no renovation budget required; professional Lee Road corridor address.

Floor Plan and Photos



Goddard Avenue Frontage



Andrus Avenue Frontage



Entrance/Reception Window



Waiting Area



Office 1



Office 2



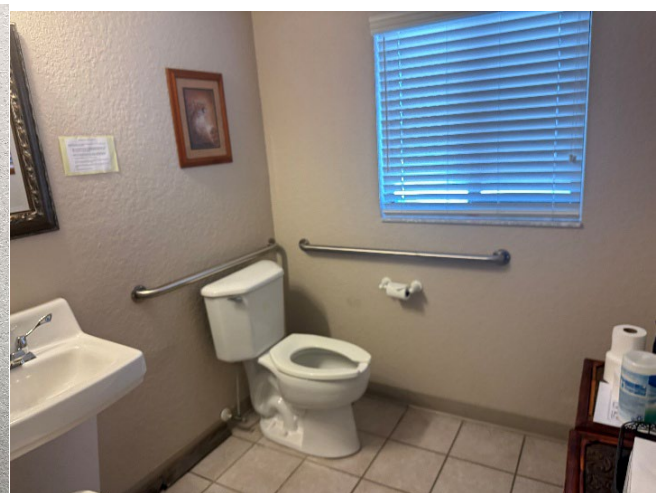
Rear Conference Room



Kitchen Area in Conference



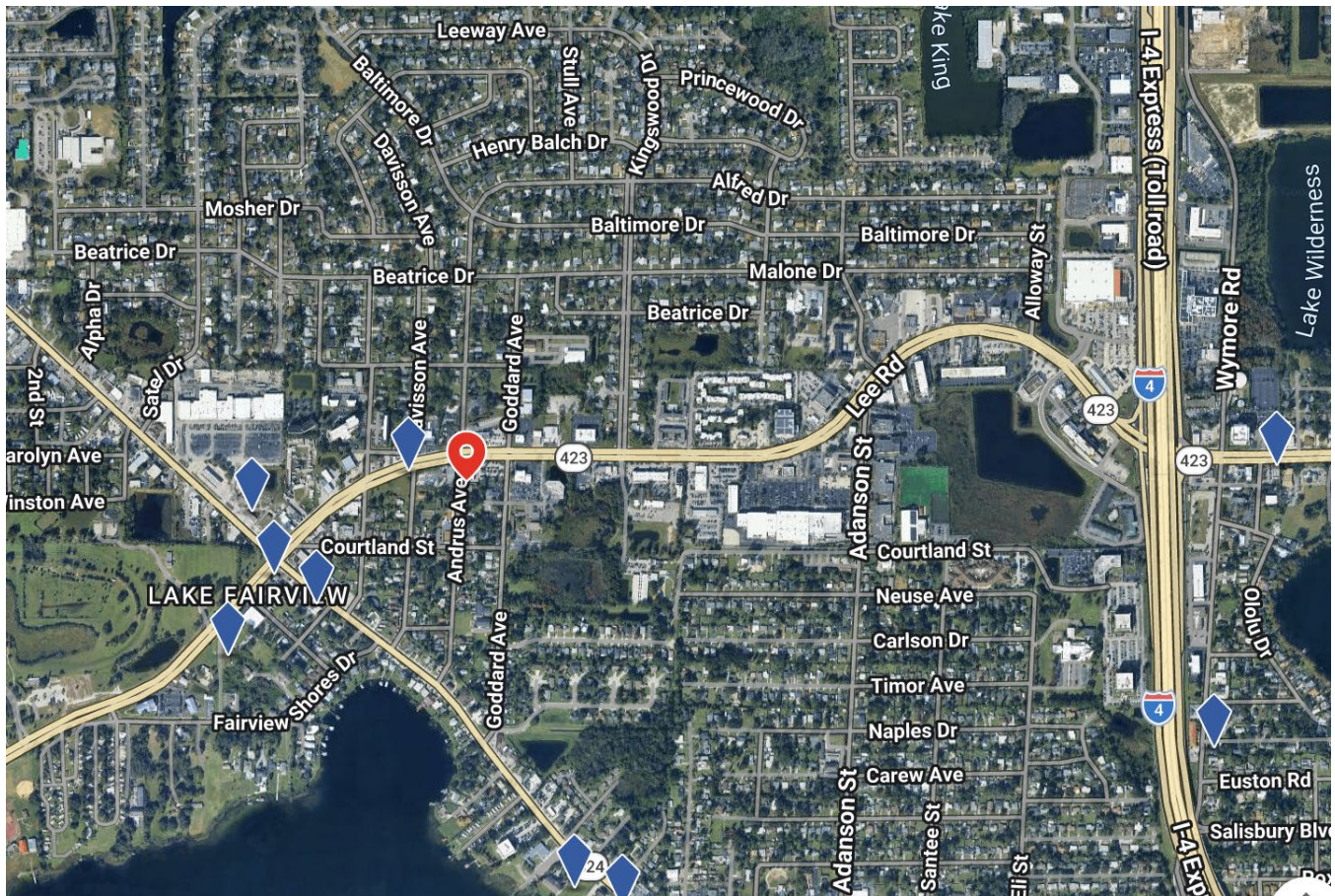
Receptionist Area



HCP Restroom

LOCATION OVERVIEW

The property sits within one of Lee Road / Edgewater Drive small-office corridor — one of Orlando's most established owner-user markets, with direct access to Interstate 4 and proximity to Downtown Orlando, Winter Park, and Maitland.



Access & Connectivity

- Direct access to I-4 via Lee Road interchange
- Edgewater Drive commercial corridor — walkable retail and services
- Minutes to Downtown Orlando, Winter Park, and Maitland
- Easy access to Orlando's major employment centers

Area Demand Drivers

- Dense concentration of professional-service businesses in the immediate trade area
- Strong residential base supporting legal, medical, and financial practices
- Proximity to Winter Park — one of Central Florida's most affluent submarkets
- Active retail, dining, and hospitality uses in surrounding blocks

PROPERTY DETAILS & COMPARABLE SALES

Property Snapshot

Address:	5101 Andrus Avenue, Orlando, FL 32810
Asking Price:	\$349,000 (\$415/SF)
Building Size:	840 Square Feet
Property Type:	Office — Owner/User
Condition:	Good — Move-In Ready
Build-Out:	Efficient interior; immediate occupancy
Parking:	5 Regular + 1 ADA/HCP Space (6 Total)
Parking Ratio:	7.1 Spaces per 1,000 SF
Access:	Recorded Perpetual Easement via 5020 Goddard Avenue
Year Built:	1959 with renovation in 2003
Lot Size:	.17 Acres
Zoning:	Professional Office
Parcel ID:	03-22-29-2628-15-200

Comparable Sales — Lee Road / Winter Park / West Colonial Corridors

Source: CoStar. Sales April 2024 – March 2026. Properties within 3.6-mile radius. Existing office product; 2024 new-construction sales excluded.

Address	Yr Blt	Size SF	Sale Date	Sale Price	\$/SF	Submarket	Dist.	
4215 Edgewater Dr	1983	2,520	Nov 2025	\$865,000	\$343	Lee Road	0.9 mi	
4025 Edgewater Dr	1992	2,054	Apr 2024	\$800,000	\$389	Lee Road	1.2 mi	
1009 Webster Ave	1983	2,035	Jan 2025	\$795,000	\$391	W. Colonial	1.3 mi	
1980 W Fairbanks	1960	4,100	Aug 2025	\$1,800,000	\$439	Winter Park	1.8 mi	
2627 Edgewater Dr	1955	2,188	Jul 2025	\$926,000	\$423	W. Colonial	2.2 mi	
882 Jackson Ave	1963	4,246	Apr 2025	\$1,660,000	\$391	Winter Park	2.2 mi	
1515 Smith St	1955	3,000	Jan 2026	\$1,150,000	\$383	W. Colonial	2.3 mi	
865 Balch Ave	1952	2,040	Jun 2025	\$830,000	\$407	Winter Park	2.5 mi	
166 Lookout Pl	1991	4,269	Mar 2026	\$1,100,000	\$258	Maitland	3.3 mi	
751 W Colonial Dr	1982	3,000	May 2025	\$699,000	\$233	W. Colonial	3.6 mi	
Comp Average	—	2,745	—	\$1,012,500	\$366			
SUBJECT: 5101 Andrus Ave	—	840	—	\$349,000	\$415	Lee Road	—	*

* Subject property is smaller than all comps. Small-format buildings consistently trade at a premium per SF. Following a Price Improvement, the property is now offered at \$415/SF, well within the comp set's range.

POSITIONING: OWNER-USER OPPORTUNITY

5101 Andrus Avenue is purpose-suited for a professional or small-business owner who wants to control their real estate, eliminate lease uncertainty, and build equity in their own facility.

Owner/User Strengths

- Convert a recurring lease expense into equity-building ownership.
- Immediate occupancy at closing — move-in ready, no renovation required.
- 6 parking spaces eliminate the #1 friction point for small-office users in this corridor.
- Recorded perpetual access easement — title-insurable, lender-approved.
- Fixed occupancy cost provides long-term budget certainty vs. escalating rents.

Ideal Occupancy Uses

- Law / Accounting / Financial Planning
- Medical or Therapy Practice
- Insurance Agency / Real Estate / Title Company
- Staffing, Consulting, or Non-Profit Office
- Government, Municipal, or Trade Association Use

BROKER CONTACT & DISCLAIMER

Contact Information

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