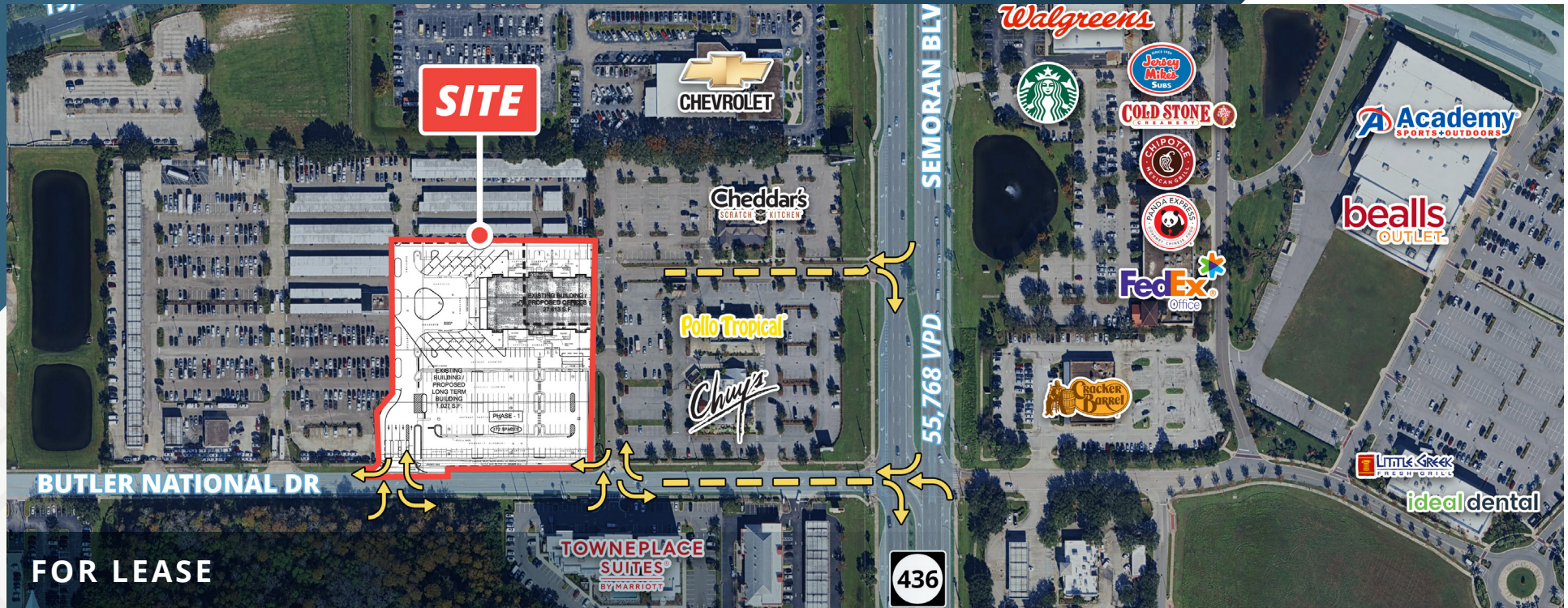


# Rare Freestanding Building Opportunity

5601 Butler National Dr | Orlando, FL 32812



±29,068 SF  
Available

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- ±29,068 SF freestanding building positioned in a high-demand Orlando airport submarket
- Located minutes from Orlando International Airport with access to SR-528, SR-417, and major regional corridors
- Efficient ingress/egress with 175 parking spaces
- High visibility along Butler National Blvd in a well-established commercial and industrial corridor
- Flexible building configuration suitable for a wide range of industrial, office, or service-oriented uses
- Built in 1995
- Zoned: City of Orlando: AC-3/AN/SP

## NEARBY RETAILERS



## TRAFFIC COUNTS

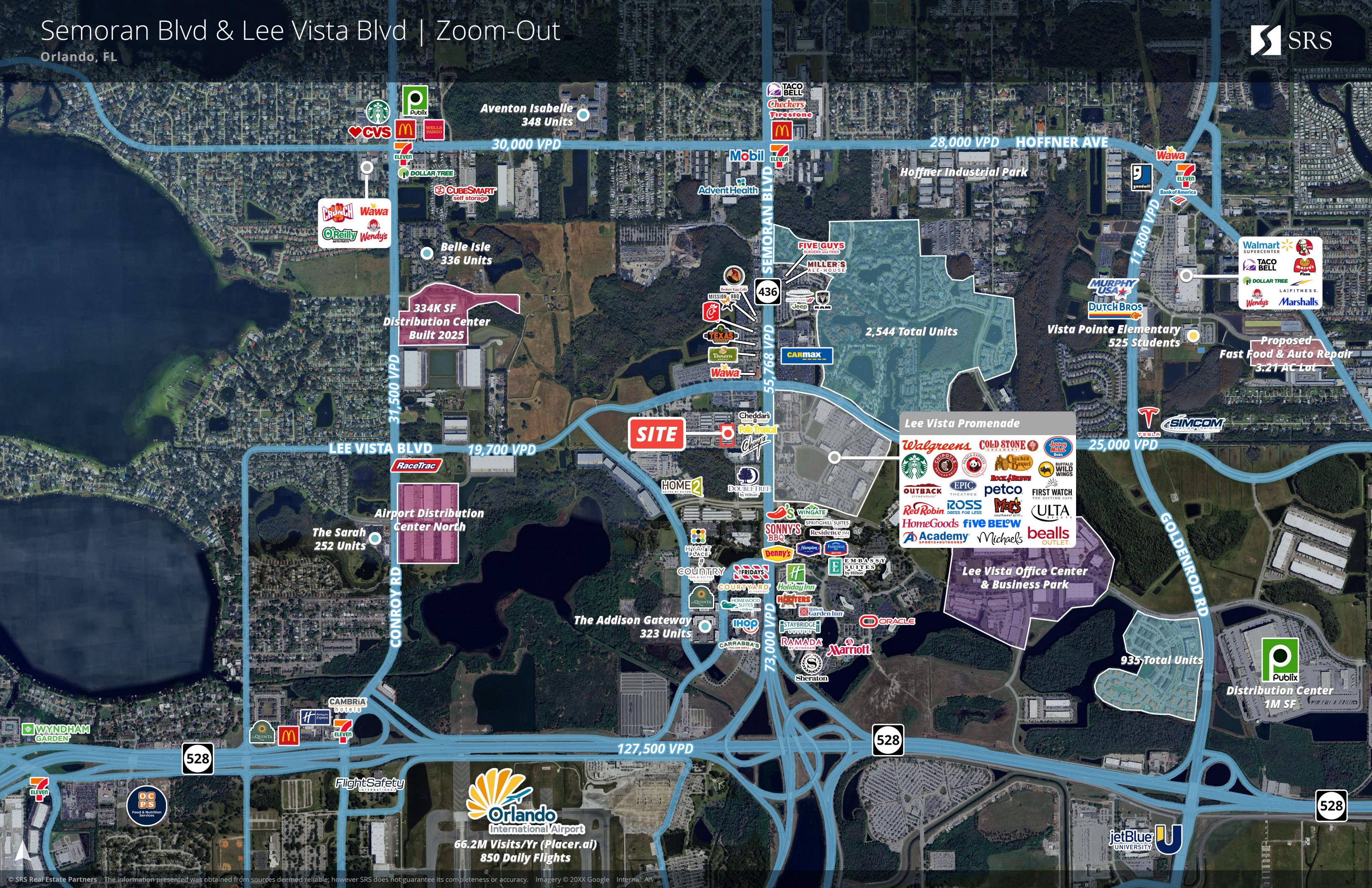
Semoran Blvd  
Lee Vista Blvd

Year: 2024 | Source: FDOT

55,768 VPD  
25,000 VPD

# Semoran Blvd & Lee Vista Blvd | Zoom-Out

Orlando, FL





**SITE**

436

**CARMAX**

**HCA Florida  
Emergency**

**Wawa**

**LEE VISTA BLVD**



25,000 VPD

19,700 VPD

**SEMORAN BLVD**

**CHEVROLET**

**Walgreens**



**Jersey Mike's  
Subs**

**COLD STONE  
CREAMERY**

**CHIPOTLE  
MEXICAN GRILL**

**PANDA EXPRESS  
COURTESY CHINESE FOOD**

**FedEx  
Office**

**Academy  
SPORTS+OUTDOORS**

**bealls  
OUTLET**

**Cheddar's  
SCRATCH KITCHEN**

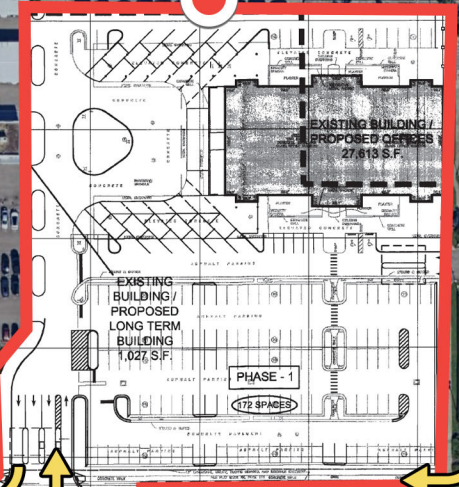
**Pollo Tropical**

**Chuy's**

55,768 VPD

**Cracker  
Barrel**

**BUTLER NATIONAL DR**



**TOWNEPLACE  
SUITES  
BY MARRIOTT**

**LITTLE CREEK  
FRESH GRILL**

**ideal dental**

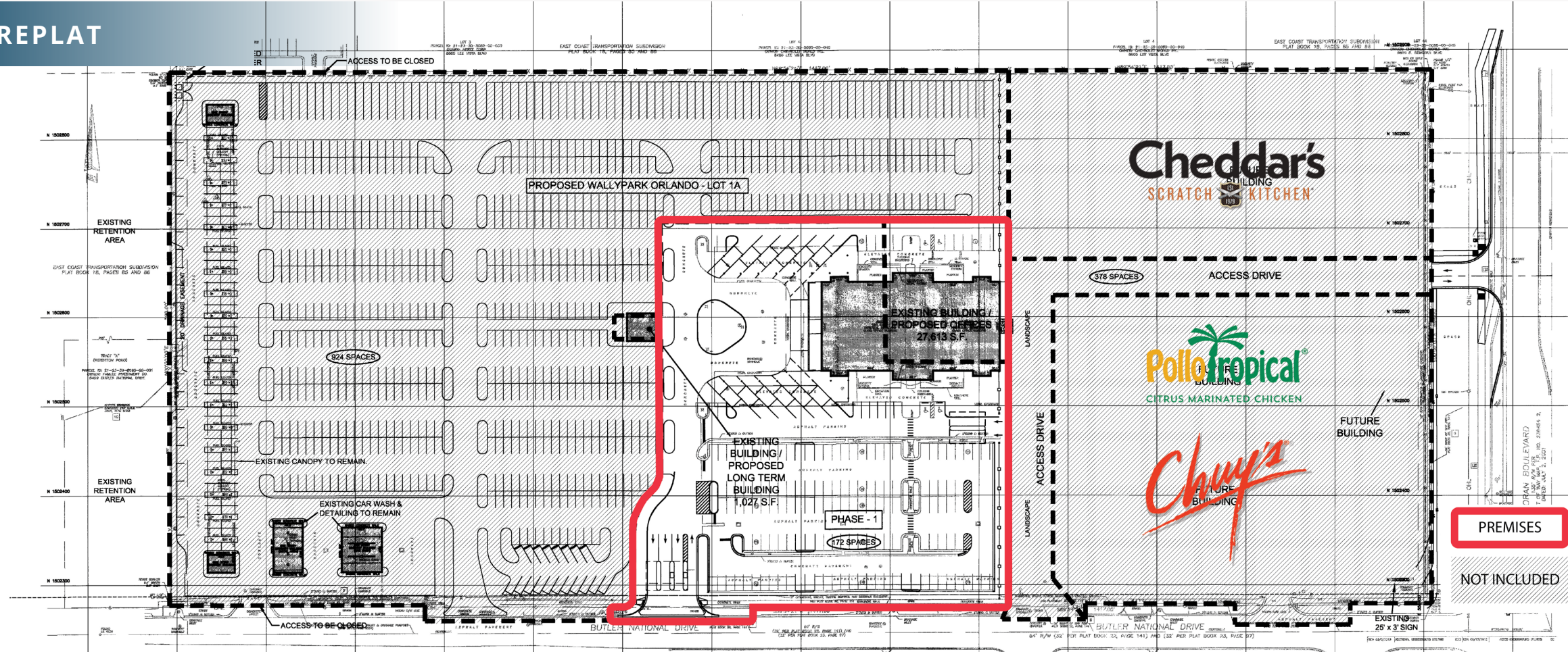
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# Rare Freestanding Building Opportunity

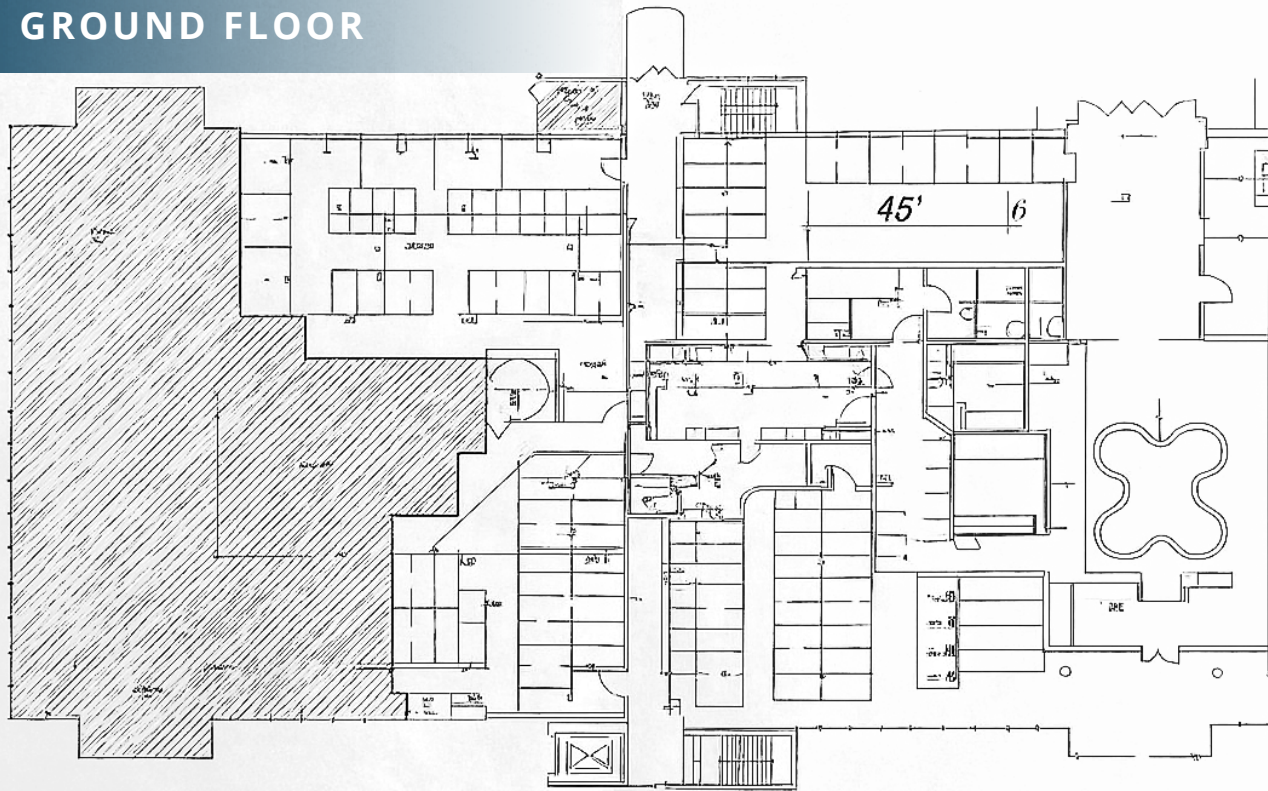
5601 Butler National Dr | Orlando, FL 32812



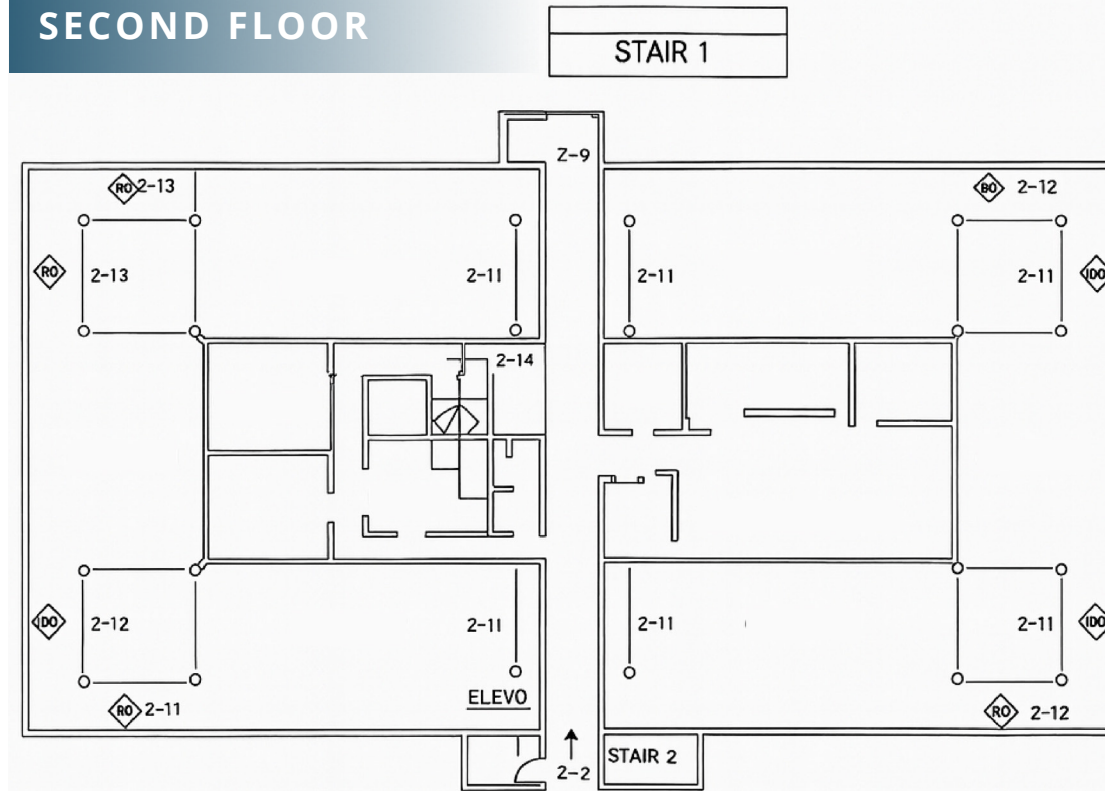
## REPLAT



## GROUND FLOOR



## SECOND FLOOR



# Rare Freestanding Building Opportunity

5601 Butler National Dr | Orlando, FL 32812



# Rare Freestanding Building Opportunity

5601 Butler National Dr | Orlando, FL 32812



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

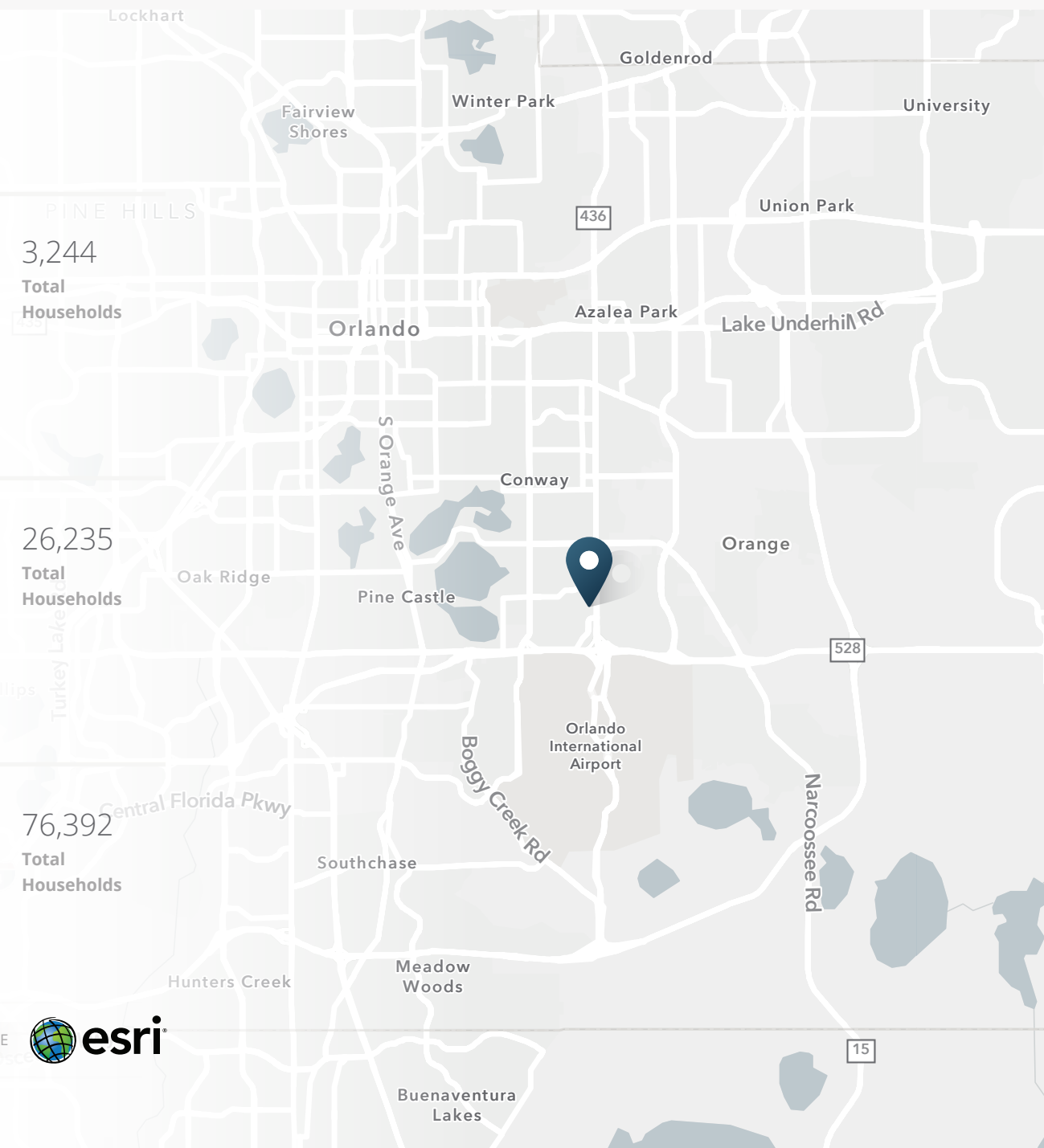
8,115 Population	12,578 Total Daytime Population	\$75,690 Average Household Income	3,244 Total Households
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### 3 MILES

68,121 Population	67,776 Total Daytime Population	\$104,041 Average Household Income	26,235 Total Households
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### 5 MILES

198,324 Population	177,975 Total Daytime Population	\$105,051 Average Household Income	76,392 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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