



Lake Ivanhoe Plaza

1700 N ORANGE AVE, ORLANDO, FL 32804

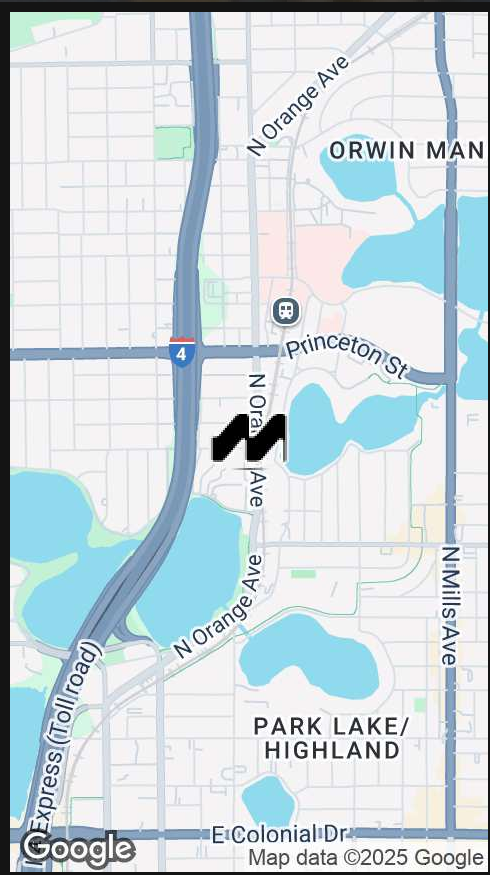
Property Overview

This office space is conveniently located in the Plaza at Lake Ivanhoe.

The property is located on North Orange Ave which offers 9,800 AADT.

In addition, it offers easy access to US Highway 17-92, and I-4.

The location is also minutes away from US Hwy 441, State Road 50, and the East-West Expressway (SR 408)



FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)



PRESENTED BY
JOSIAH MOORE

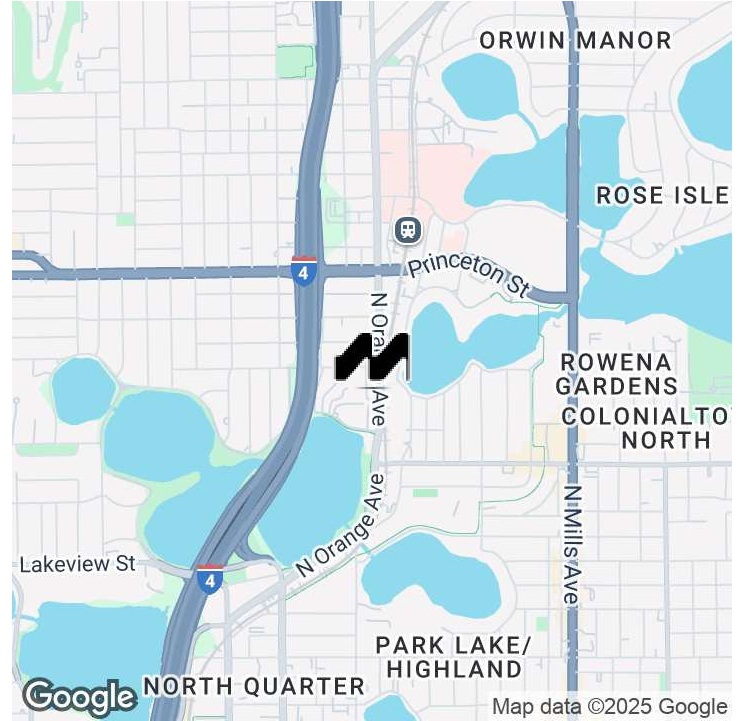
407.304.8485

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	12,128 SF
Available SF:	711 SF

LOCATION OVERVIEW

- Excellent location between Downtown Orlando and the City of Winter Park.
- In addition, it is within close proximity to two major multifamily developments, The Yard and The Lakehouse. 840+ Units within walking distance of the property.
- Area amenities include the Orlando Science Center, Orlando Museum of Art, Advent Health Orlando, Mead Botanical Garden, and Harry P Leu Gardens.

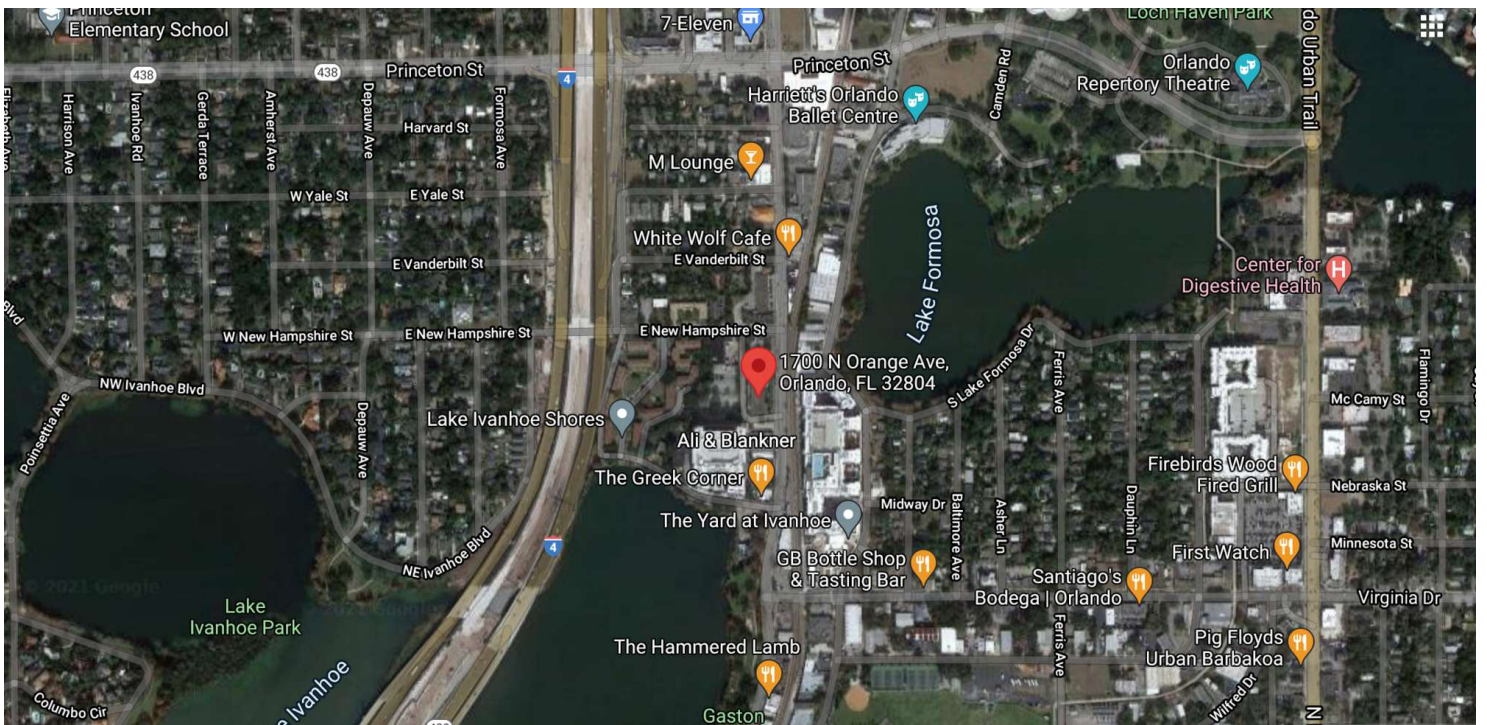
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OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

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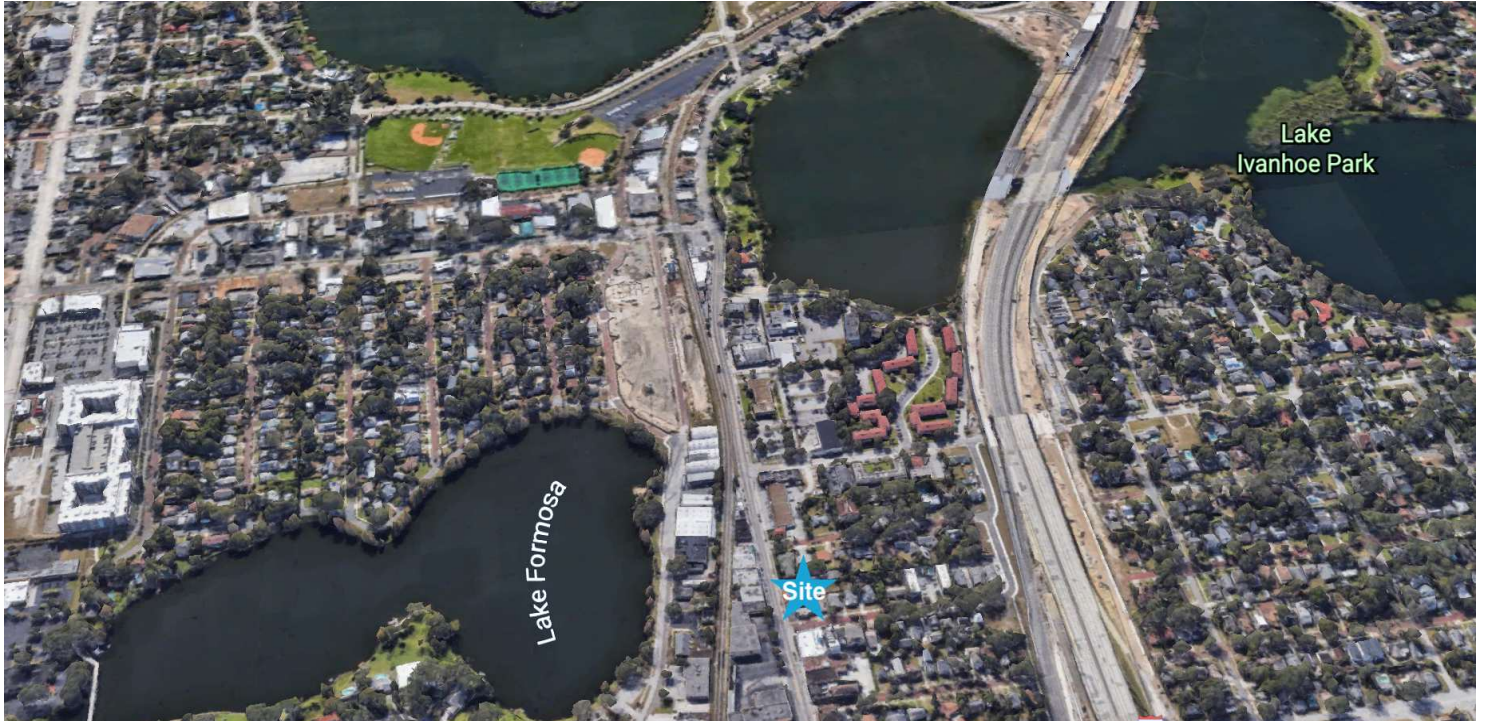
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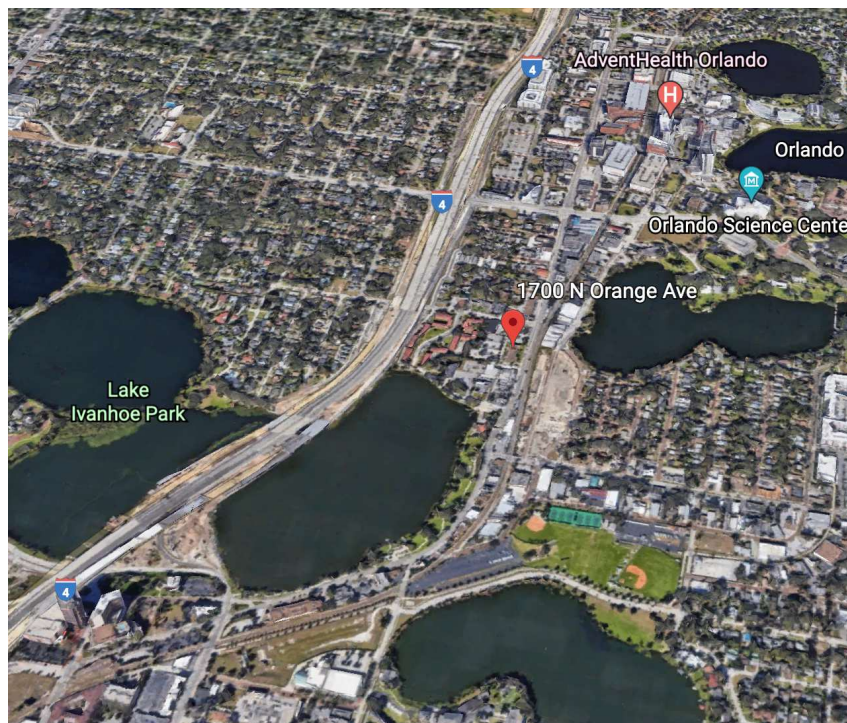
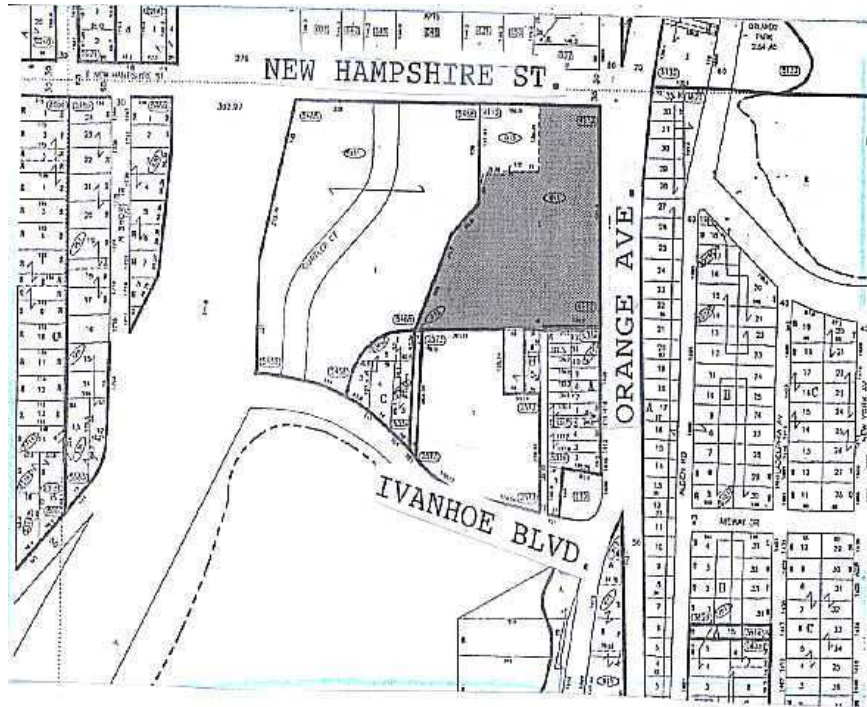
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LOCATION MAP

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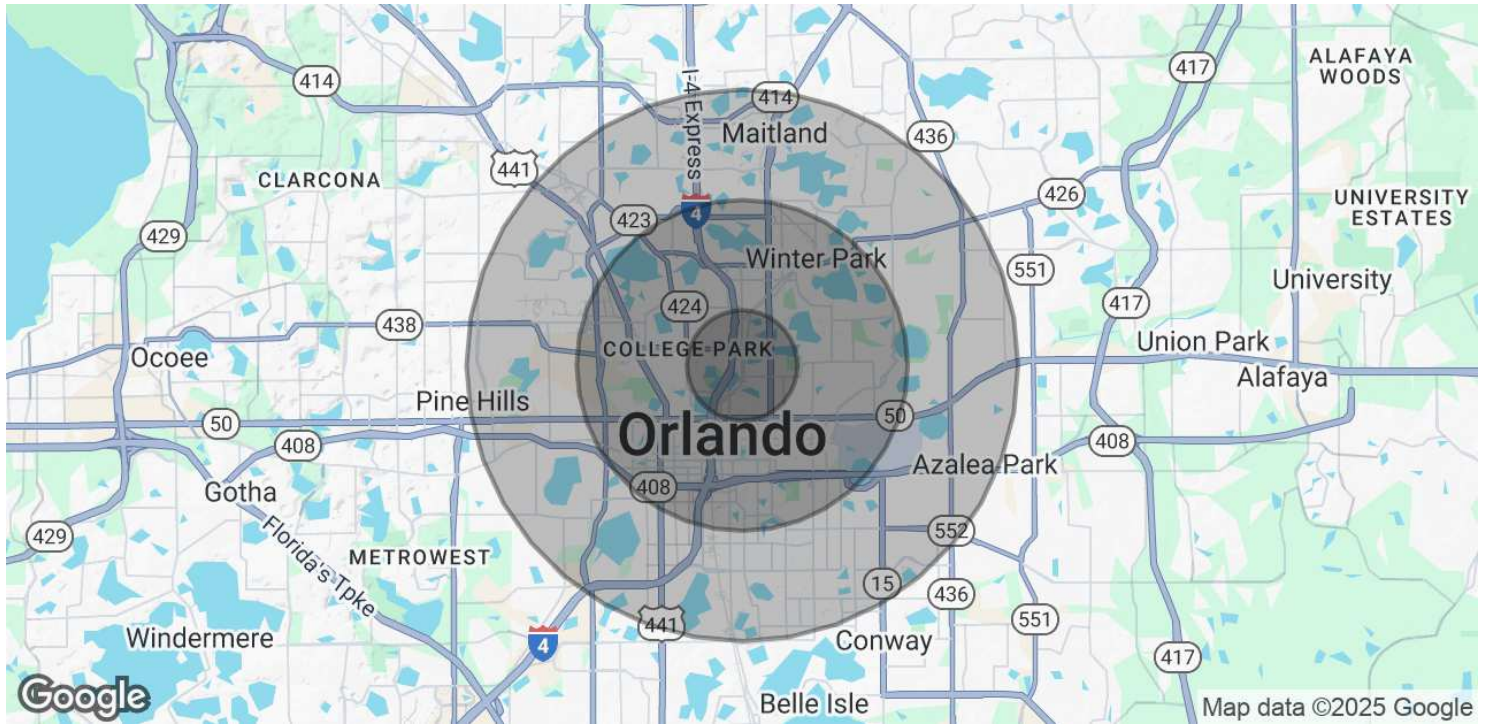
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,055	82,462	238,434
Average age	34.3	37.7	37.0
Average age (Male)	34.3	36.7	35.3
Average age (Female)	34.5	38.9	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,837	38,004	99,924
# of persons per HH	2.1	2.2	2.4
Average HH income	\$82,618	\$76,357	\$71,770
Average house value	\$358,241	\$377,687	\$343,208

* Demographic data derived from 2020 ACS - US Census

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