FOR LEASE - 4,075 SF

345 W. Michigan Street, Orlando, FL 32806

South downtown Orlando between I-4/Michigan exit and Orange Ave.



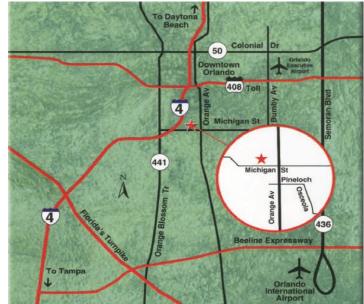


PROPERTY HIGHLIGHTS

- Convenient to I-4 and Orange Ave.
- South downtown Orlando location
- Office / Medical Office
- Western End Cap
- High visibility with signage
- 40,923 daily trips
- Direct parking lot access
- Parking ratio 5.2/1000

ECONOMICS

- Lease Rate: \$23 NNN
- Term: Negotiable
- TI Allowance: Negotiable



leasing@pineloch.com Phone: (407) 859-3550

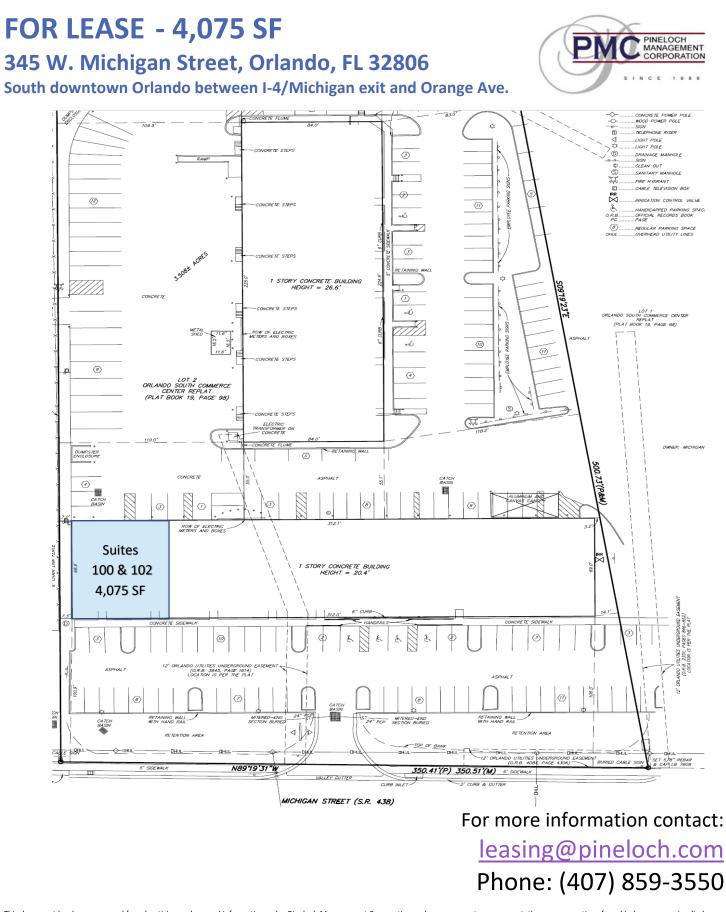
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FOR LEASE - 4,075 SF PINELOCH MANAGEMENT 345 W. Michigan Street, Orlando, FL 32806 South downtown Orlando between I-4/Michigan exit and Orange Ave. Goldenroa (417) Hiawassee Winter Park (441) 4 (551 420 (438) Union Park Ocoee (50) nter Garden Pine Hills (429) (408) (408) Azalea Park Orlando Orlovista Gotha (552) 435) Conway (551) Windermere (417 MILLENN **VISTA EAST** Oak Ridge Pine Castle (15) Lake Butler Sky Lake Orlando **Doctor Phillips** International Airport 2 SOUTHEAST Google Williamsburg ORLANDO Map data ©2018 Google 1 MILE 5 MILES POPULATION 3 MILES

TOTAL POPULATION	7,906	102,811	264,925	
MEDIAN AGE	42.3	36.1	34.9	
MEDIAN AGE (MALE)	38.2	34.6	33.4	
MEDIAN AGE (FEMALE)	45.4	38.0	36.4	
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES	
TOTAL HOUSEHOLDS	2,957	41,949	105,596	
# OF PERSONS PER HH	2.7	2.5	2.5	
AVERAGE HH INCOME	\$66,305	\$57,634	\$59,369	
AVERAGE HOUSE VALUE	\$459,203	\$275,201	\$289,835	

For more information contact: <u>leasing@pineloch.com</u> Phone: (407) 859-3550

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