

## EXECUTIVE SUMMARY

1137 DOSS AVE, ORLANDO, FL 32809

# House of Spices



### OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	2.04 Acres
Year Built:	1971
Building Size:	26,748 SF
Zoning:	C-2
Market:	Pine Castle

### PROPERTY OVERVIEW

This is a modified gross lease which includes base rent, Common Area Maintenance and basic utilities. Building has public restrooms in place to maximize your retail square footage.

### PROPERTY HIGHLIGHTS

- Customizable space
- On Orange Blossom Trail - high traffic area
- Well-suited for an international focused retail tenant
- Reduce advertising costs with existing customer base
- Covered loading dock in the rear with 7 loading bays

PRESENTED BY  
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RETAIL PROPERTY

# For Lease

## AVAILABLE SPACES

1137 DOSS AVE, ORLANDO, FL 32809

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**LEASE TYPE** | -

**TOTAL SPACE** | Fully Leased

**LEASE TERM** | Negotiable

**LEASE RATE** | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
House of Spice Unit 3	-	730 SF	Modified Gross	\$1,500 per month	-

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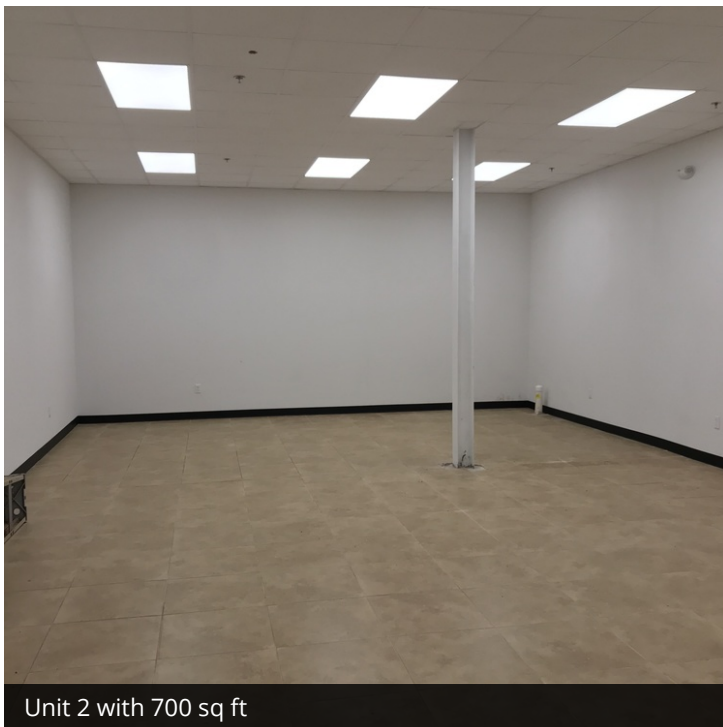
## ADDITIONAL PHOTOS

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View of Unit 2 and Unit 3 respectively from hallway



Unit 2 with 700 sq ft



Unit 3 with 730 sq ft

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ADDITIONAL PHOTOS

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Loading bay

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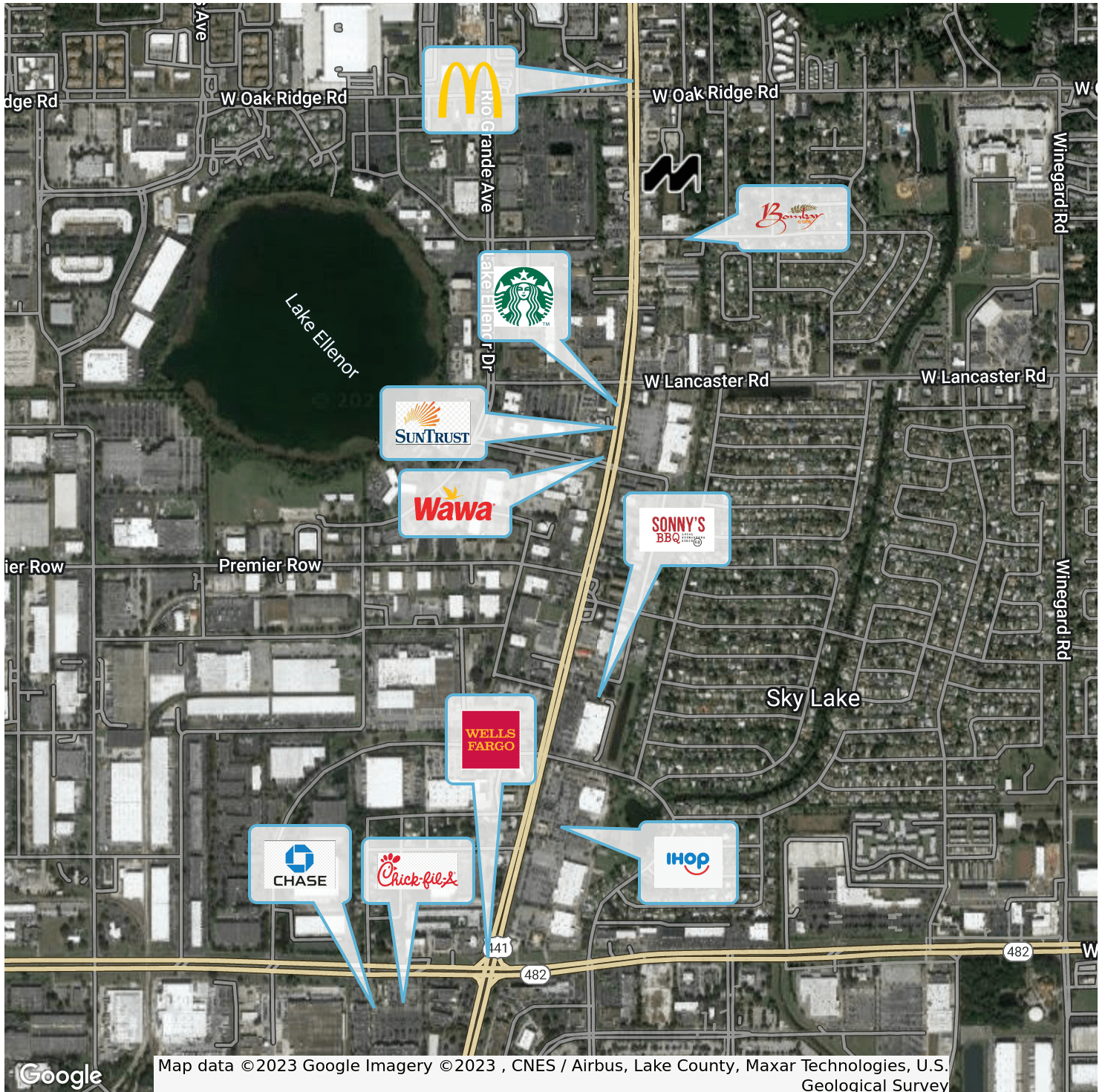
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## LOCATION MAPS

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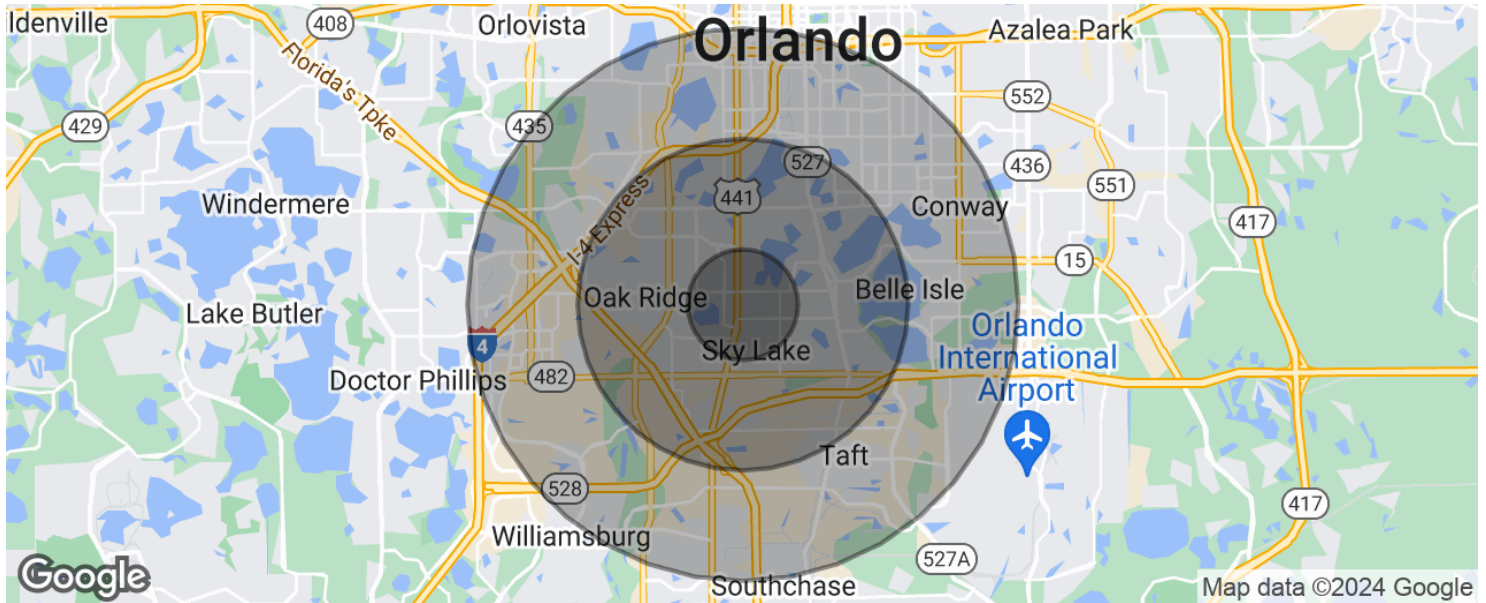
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## For Lease

## DEMOGRAPHICS MAP & REPORT

1137 DOSS AVE, ORLANDO, FL 32809

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### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total population	11,218	80,416	190,315
Median age	32.1	34.3	34.2
Median age (Male)	31.0	32.6	33.1
Median age (Female)	32.9	36.5	35.6

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total households	4,056	28,015	70,943
# of persons per HH	2.8	2.9	2.7
Average HH income	\$41,383	\$50,674	\$54,311
Average house value	\$179,927	\$214,617	\$260,895

\* Demographic data derived from 2020 ACS - US Census

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