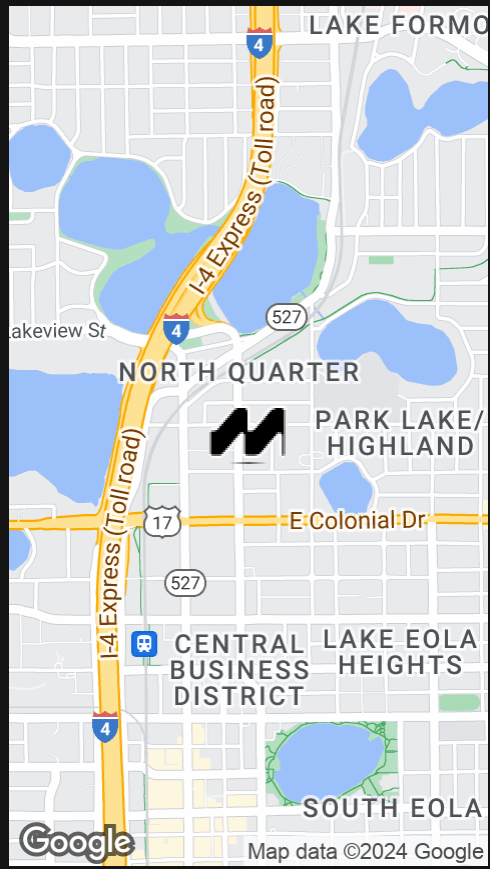




801 Magnolia

801 N. MAGNOLIA AVE, ORLANDO, FL 32803



Location Overview

4 Story stucco construction, landscaped, interior elevator, and on-site property management. Ample parking.

On the NEC of N. Magnolia Ave and Park Lake Circle.
Directly across the street from the Wells Fargo building and just North of SR 50. Less than 1 mile to I4 & 408.

Minutes away from the Central Business District, Orange County Courthouse, I4, 408 and Highland Preparatory School.

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

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EXECUTIVE SUMMARY

801 N. MAGNOLIA AVE, ORLANDO, FL 32803

801 Magnolia



PROPERTY OVERVIEW

Utilities, janitorial, and parking included in monthly rent. Phone & Internet are separate. Ample parking - 138 spaces. Can be flexible with term & rates if space is taken "as is" with no Landlord work. Preferred 36 month term minimum

PROPERTY HIGHLIGHTS

- 24/7 Coded Access
- No After Hours Charges
- Reserved Covered Parking Available for \$40/mo per Space
- On-Site Storage Units Available for \$45/mo per Locker

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OFFICE BUILDING

For Lease

RETAILER MAP

801 N. MAGNOLIA AVE, ORLANDO, FL 32803

801 Magnolia



Google

Map data ©2024 Google Imagery ©2024 Airbus, Lake County, Maxar Technologies, U.S. Geological Survey

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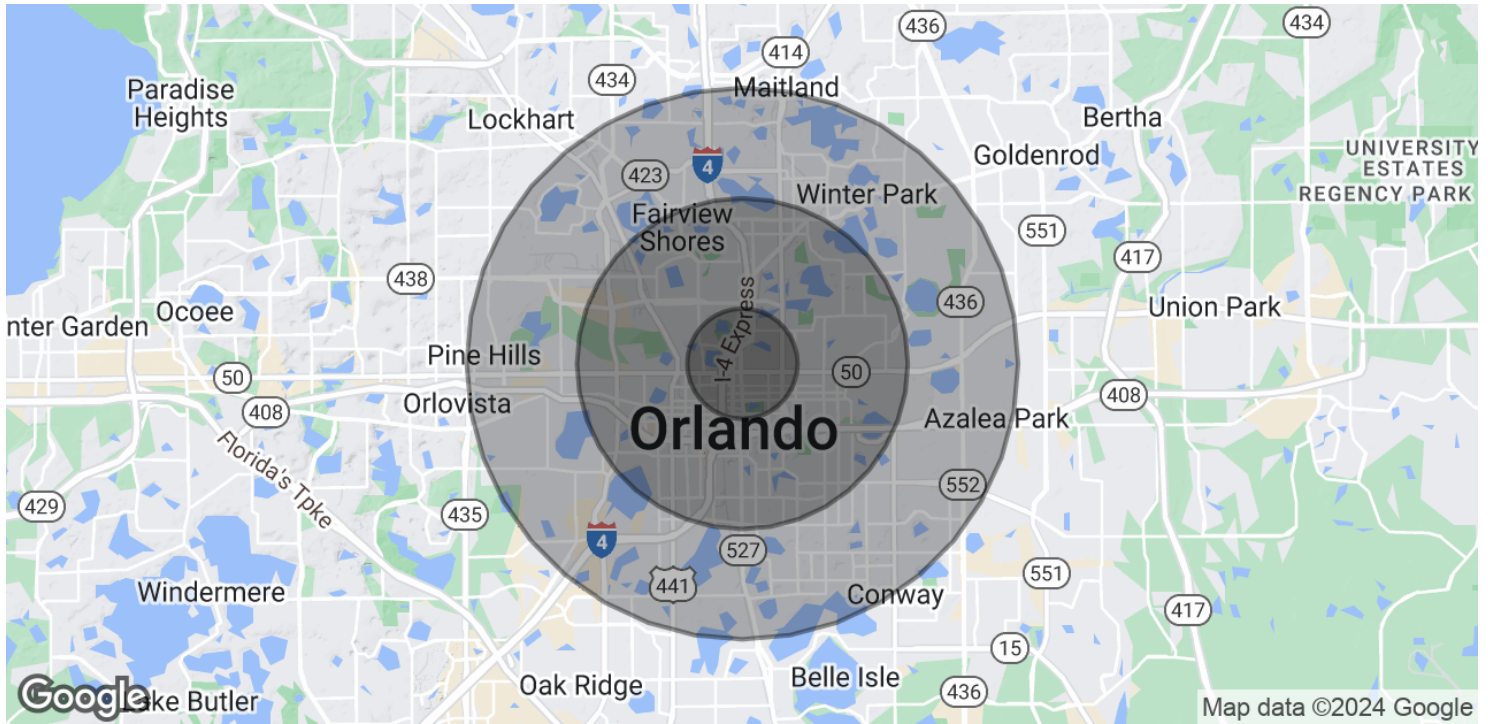
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DEMOGRAPHICS MAP & REPORT

801 N. MAGNOLIA AVE, ORLANDO, FL 32803

801 Magnolia



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,934	83,961	248,684
Average age	36.6	37.4	36.5
Average age (Male)	36.9	36.5	34.8
Average age (Female)	35.7	38.2	38.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	5,897	38,547	102,182
# of persons per HH	2.0	2.2	2.4
Average HH income	\$70,023	\$72,840	\$68,097
Average house value	\$331,809	\$364,268	\$331,006

* Demographic data derived from 2020 ACS - US Census

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