

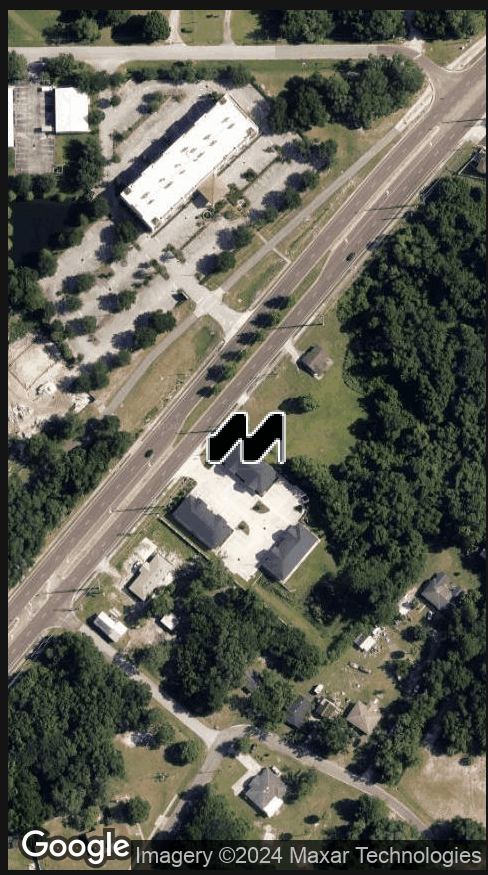


Mallory Park Square

2637 W STATE ROAD 426 , OVIEDO, FL 32765

Property Highlights

- Brand New Office Space
- 2nd generation move in ready
- 31,500 vehicles per day
- Minutes from State Road 417



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

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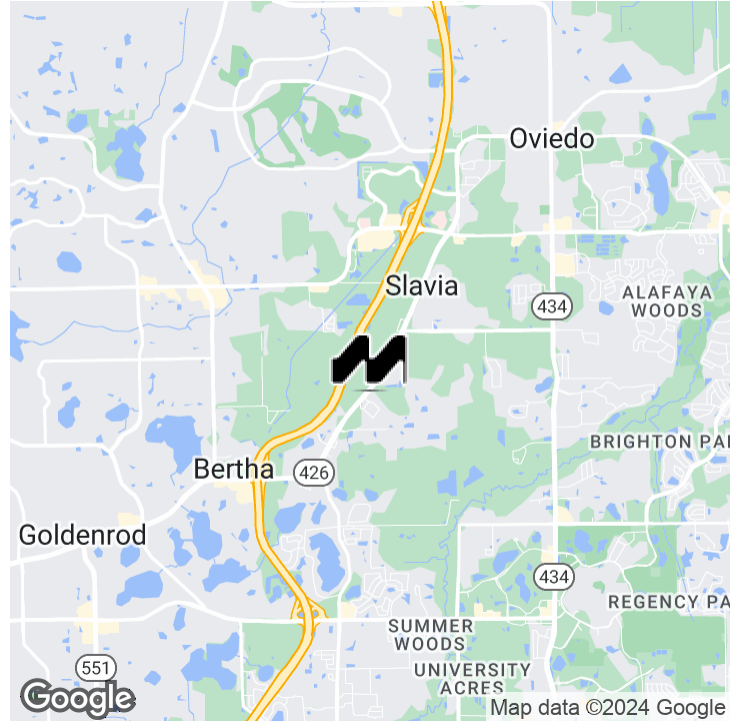
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EXECUTIVE SUMMARY

2637 W STATE ROAD 426 , OVIEDO, FL 32765

Mallory Park Square



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,600 SF
Available SF:	1,800 SF
Lot Size:	1.85 Acres
Number of Units:	1
Year Built:	2020
Zoning:	Planned Development
Market:	Orlando
Submarket:	Oviedo
Traffic Count:	31,500

PROPERTY OVERVIEW

This Class A suite features a strategic layout, encompassing five secluded offices, a meeting room, a relaxation area, and an open space design, tailored to fit your business requirements. Co-tenants include: psychiatric practice, dentist office, tile company, and podiatrist.

LOCATION OVERVIEW

This immaculate office space, situated on SR 426 in the bustling core of Oviedo, is visited by 31,500 vehicles daily, ensuring convenient accessibility for your clientele. Its close proximity to the SR 417 gives easy access to the Orlando MSA while still enjoying all the city has to offer.

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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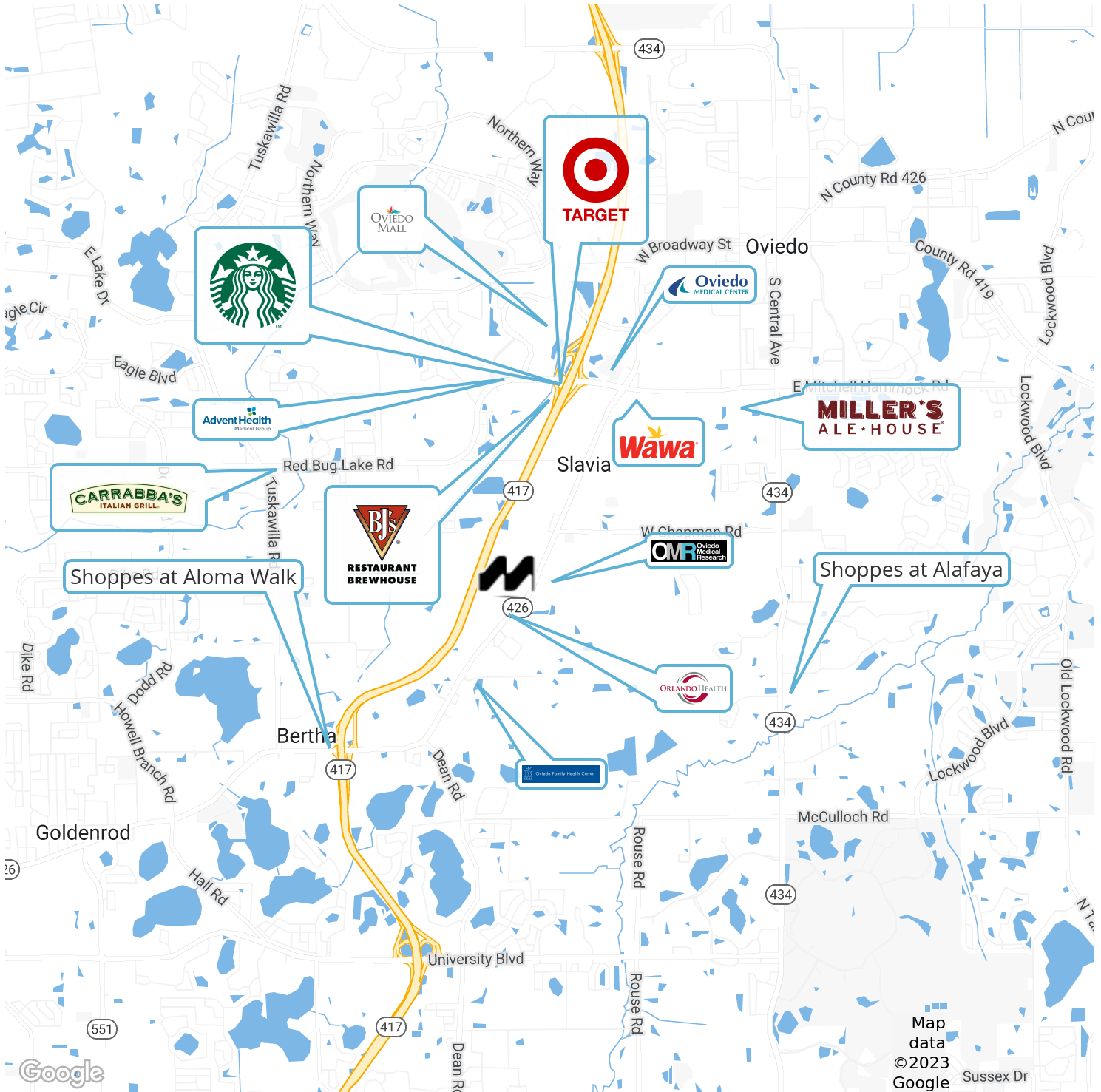
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LOCATION MAP

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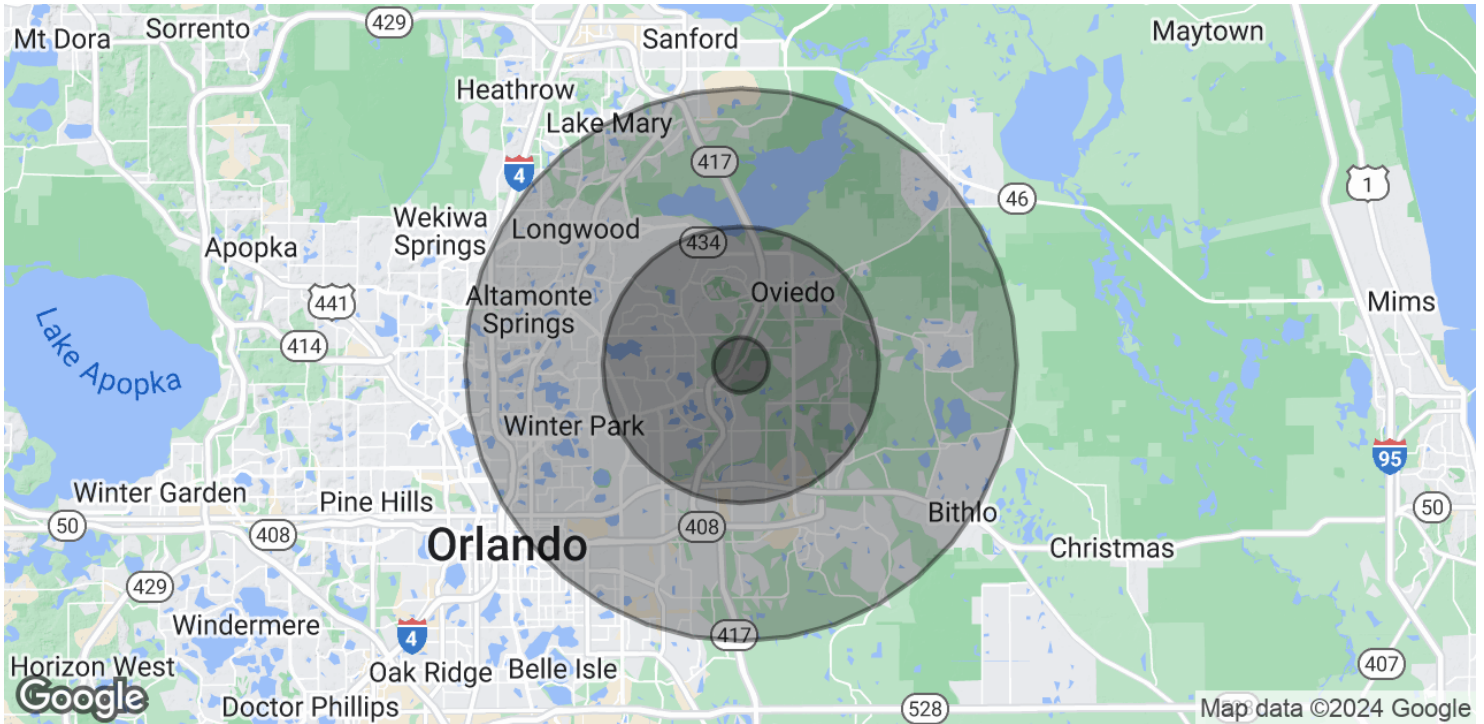
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DEMOGRAPHICS MAP & REPORT

2637 W STATE ROAD 426 , OVIEDO, FL 32765

Mallory Park Square



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	5,737	219,262	708,740
Average Age	34.8	35.1	37.5
Average Age (Male)	35.4	34.1	35.9
Average Age (Female)	34.8	37.1	39.5

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	2,100	80,883	285,363
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$97,408	\$78,830	\$78,662
Average House Value	\$299,348	\$246,298	\$254,206

2020 American Community Survey (ACS)

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