


FOR LEASE

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# Byblos Corner

7450 Dr. Phillips Boulevard

*Positioned in the heart of Dr. Phillips, one of Orlando's most affluent neighborhoods*

A Class A professional and medical office building located less than 0.5 mile from Restaurant Row.



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## Just steps away from Marketplace at Dr. Phillips

Located on Dr. Phillips Boulevard and Della Drive just north of Sand Lake Road. Excellent walkability to abundant surrounding dining & shopping options. Including Marketplace at Dr. Phillips, home to Publix, Keke's, TooJay's, Bartaco Morton's Steakhouse, and many more.

### AREA DEMOGRAPHICS



Population  
(2017)  
28,610



Projected Average  
Household Income  
(2020)  
\$111,584



Projected Population  
(2022)  
31,327



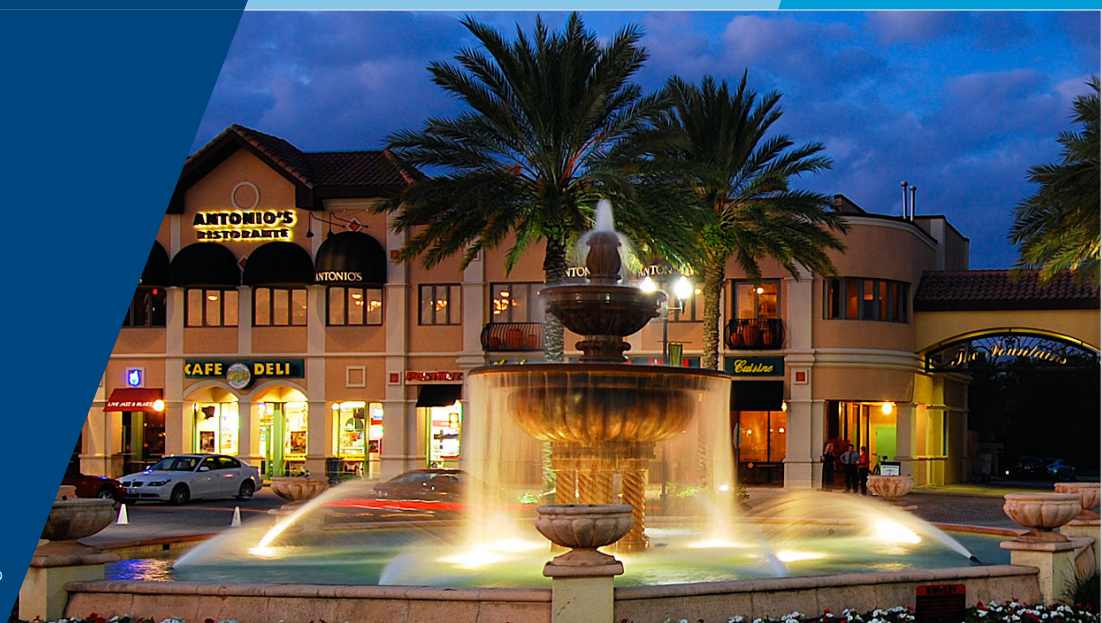
Unemployment Rate  
(2017)  
2.6%



Average Household  
Income  
(2017)  
\$101,372



Educational Attainment  
Highschool Diploma : 94.9%  
College Diploma : 58.3%  
Post-Secondary Degree : 20.4%





## PROPERTY HIGHLIGHTS

- Excellent visibility along Dr. Phillips Boulevard (20,000+ ADT)
- 4.0 per 1,000 SF parking with covered parking available
- Excellent walkability to abundant surrounding dining, shopping, and entertainment options
- Superior ease-of-access – just a 5-minute drive to Interstate 4

## AVAILABILITY

Suite	Available Space (SF)	Date Available
205	1,100	Now
300	1,000	Now
301	440	Now
300-301	1,440	Now
303	860	Now
307	500	Now
308	775	Now
307-308	1,275	Now
309-312	1,725	Now
307-312	1,275-3,000	Now



440 to 3,000 SF Available / Rental Rate Negotiable





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