

A photograph of a modern, single-story office building with a large glass facade. The building has a flat roof and is surrounded by landscaping including palm trees and manicured bushes. A sign on the building reads "Centura INSTITUTE". A silver SUV is parked in the foreground on the right side.

Centura
INSTITUTE

OFFICE/CAMPUS BUILDINGS

Two Vacant Buildings

38,420± SF

*Ideal for Vocational/
Technical Schools,
Traditional Office Users,
Churches, and More*

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**6359 Edgewater Drive,
Orlando, FL 32810**

This property offers future owner-users the opportunity to acquire two office/campus buildings near the heart of Orlando. It is an ideal spot for outside entities seeking to enter the rapidly expanding Orlando market.

Previously operating as a school, the property is ideally configured for traditional office users, educational entities and more with ample parking. The buildings' interiors feature office areas and open classroom-style units.

More than 25,000 vehicles pass the site daily with excellent exposure to Edgewater Drive via a pre-installed pole sign.

RSF	38,420± square feet
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Parcel Size	3.44 acres
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Year Built	1989/1992
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Market	Northwest Orlando
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Building Condition	Plug-and-Play
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ASKING PRICE

\$3,200,000 (\$83.29/SF)



Investment Highlights

- › The property is ready to be occupied with minimal improvements necessary.
- › The property offers excellent exposure to 25,270+ vehicles from Edgewater Drive via existing signage.
- › The property offers ample parking at 190 spaces (4.95/1,000 SF).
- › The property is within minutes of access to two of Orlando's major arterial roads, U.S. Route 441 and Interstate 4, and several other amenities.
- › Owner-occupied buildings allow owners to (1) build equity on a hard asset, (2) save on rental tax, and (3) additional write off of depreciation on asset.

The Benefits of Business-Owned Real Estate





Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION & GROWTH			
Total Population	14,167	77,972	168,960
HOUSEHOLDS			
Total Households	6,536	29,743	66,380
Average Household Income	\$52,527	\$65,234	\$71,363
OCCUPATION			
White Collar (%)	55.7%	61.0%	63.0%
Blue Collar (%)	20.6%	17.8%	16.2%
Service (%)	23.7%	21.2%	20.9%
ETHNICITY/RACE			
White Alone	44.3%	47.0%	55.1%
Black Alone	40.5%	39.9%	32.0%
Hispanic Alone	24.5%	18.6%	20.0%
Diversity Index	77.2	73.4	72.3
POP. AGE 25+/EDUCATION			
No College	43.3%	40.8%	38.9%
Some College, No Degree	22.9%	21.1%	19.9%
Associate Degree	11.9%	10.5%	9.0%
College Graduate - Bachelor Degree or More	21.9%	27.6%	32.2%



Site Plan



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