# FINAL LEASING SPACE 1180 CHAMPIONS DRIVE



### **OFFERING SUMMARY**

LEASE RATE:	\$35.00 SF/yr
BUILDING SIZE:	N/A
AVAILABLE SF:	1,865 - SF
YEAR BUILT:	2021
ZONING:	Master Planned
MARKET:	Orlando
SUBMARKET:	Davenport

### **PROPERTY OVERVIEW**

Final Inline Space Available! 1180 Champions Drive is the Last remaining inline unit with 1865 SF.

Rent \$35 PSF + CAM + Sales Tax Minimum 7 years Lease.

\*Please note NO Barbershops Allowed! \*No Restaurant since too close to Publix. Many other uses yes!

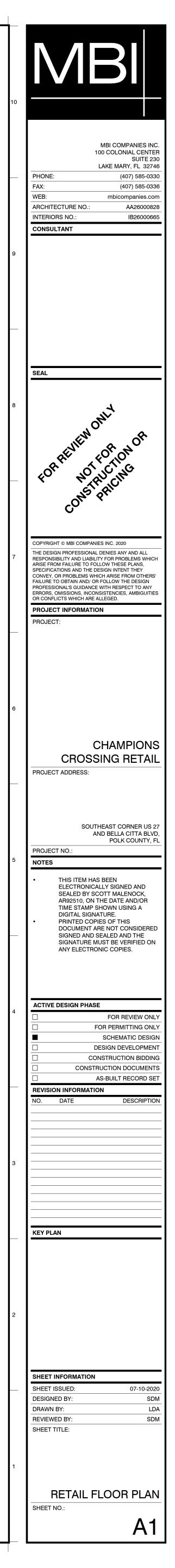
Call for additional information.

### ALI MUSHTAQ

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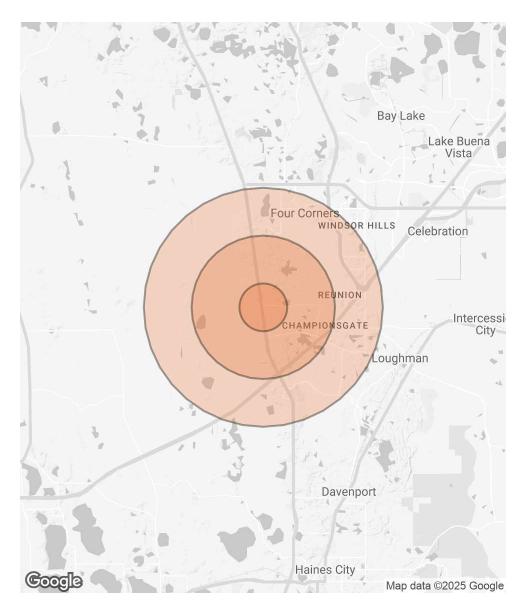
# **DEMOGRAPHICS MAP & REPORT**

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,340	28,517	72,190
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	39	40	41

### **HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES**

TOTAL HOUSEHOLDS	2,638	10,232	26,289
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$108,993	\$101,016	\$92,696
AVERAGE HOUSE VALUE	\$407,147	\$369,015	\$350,720

Demographics data derived from AlphaMap



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