



Real Estate Company

For Sale: \$1,450,000
Professional Office/Daycare/ School
±7,361 SF



10012 & 10018 Portale Avenue, Orlando, FL 32825
±7,361 SF

Property Highlights:

- Divisible to 5 Suites — flexible for owner/user, multi-tenant lease-up, or single-user occupancy
- 9+ Restrooms — rare infrastructure density, ready for daycare, medical, office, or education reuse
- All-Masonry Construction — durable, storm-resilient, low long-term maintenance
- 19 Striped Parking Spaces — with room to expand
- 0.80-Acre Site — generous land-to-building ratio for a Dean Rd location
- Built 1984, Paved 2014 — proven asset with recent site improvements already in place

Highway Access:

- **SR-417 (Central Florida GreeneWay)** — interchange at Dean Rd is less than a mile away, essentially immediate access to Orlando's eastern beltway
- **SR-408 (East-West Expressway)** — ~5 miles / ~10 min, connects west to I-4 and downtown
- **Dean Rd frontage (215ft)** — 26,547 vehicles/day

Demographics	1 Mile	3 Miles
Population	10,800	118,012
Households	3,706	40,920
Med. HH Income	\$74,040	\$67,728
Daytime Employees	2,346	35,144

For More Information Contact
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Zach@ElkPenn.com

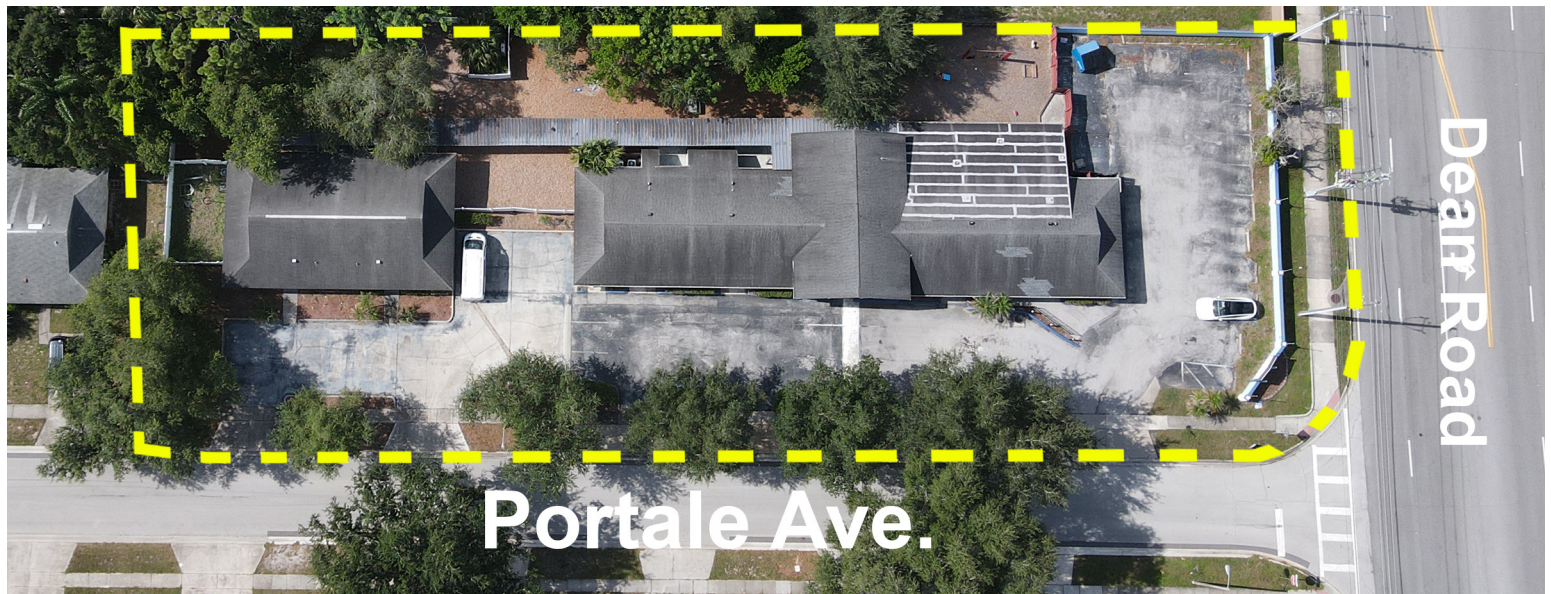


321-866-8121
www.ElkPenn.com
861 W Morse Blvd., Suite 250
Winter Park, Florida 32790



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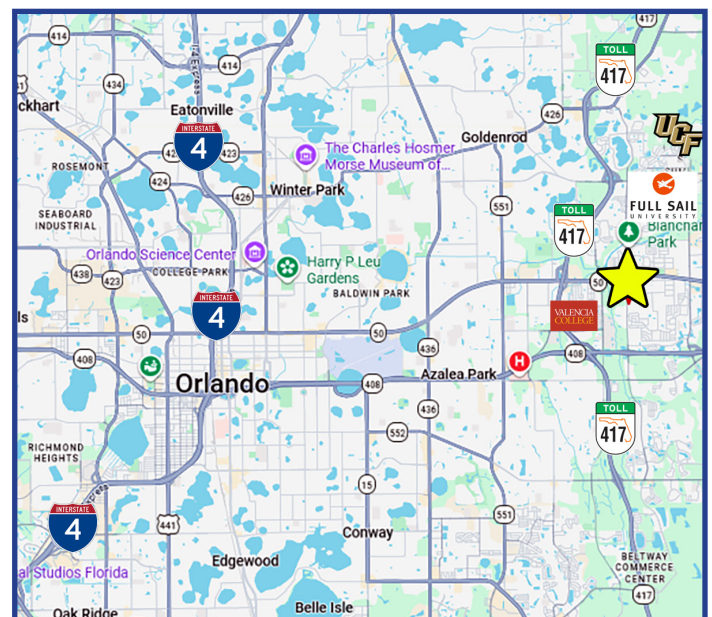


Education Anchors

- **UCF Main Campus** — ~4–5 miles / ~10–12 min. UCF is the largest university in the U.S. by enrollment (~70,000 students), a strong draw if you're marketing toward student housing conversion, tutoring, medical, or service-tenant demand.
- **Valencia College, East Campus** — ~2–3 miles / ~7–8 min, one of the closest higher-ed campuses to the site
- **Full Sail University** — also in the UCF corridor, worth a mention if targeting education-adjacent tenants

Demand Drivers Nearby

- **Waterford Lakes Town Center** — major retail/restaurant hub minutes away, drives daytime population and rooftops
- Sits within the Waterford Lakes / UCF submarket, one of Orange County's denser residential corridors — relevant if you're positioning this for day care, medical, or service-retail reuse post-subdivision



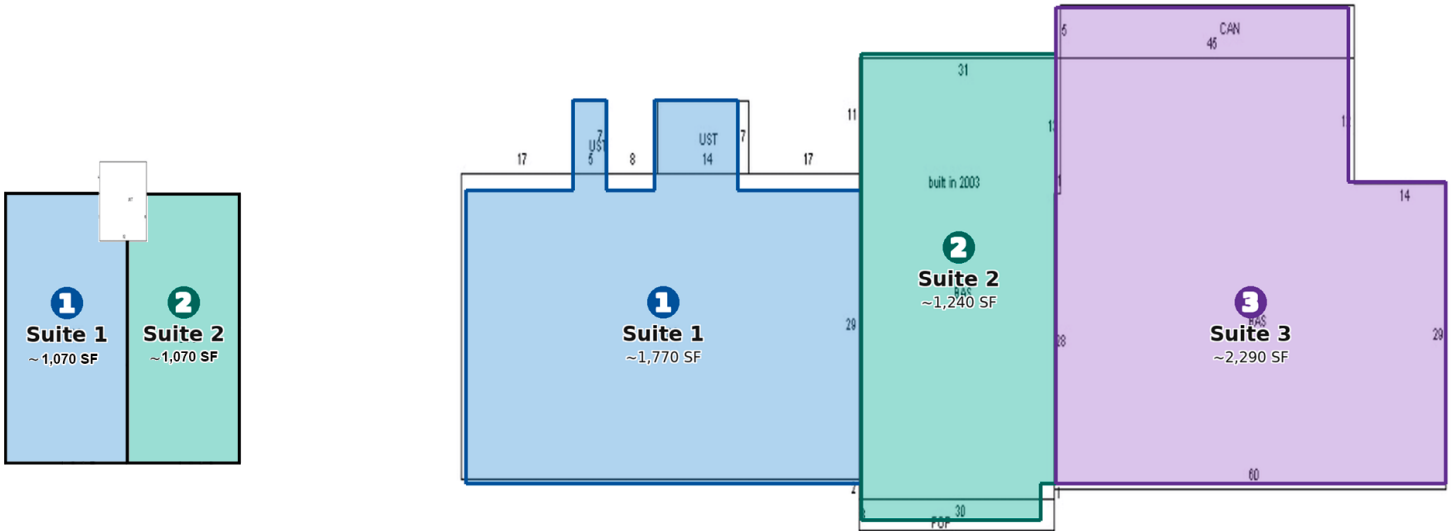
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Building Highlights:

10018 Portage Avenue

Square Footage:	2,140 SF
Suite 1:	1,070 SF
Suite 2:	1,070 SF
HVAC:	2
Restrooms:	2
External Elec. Panels:	3

Building Highlights:

10012 Portage Avenue

Square Footage:	5,300 SF
Suite 1:	1,770 SF
Suite 2:	1,240 SF
Suite 3:	2,290 SF
HVAC:	4
Restrooms:	7
External Elec. Panels:	3

THIS IS A MARKETING COMMUNICATION

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