

# PRIME INDUSTRIAL FLEX

3113 Willie Mays PKWY | Orlando, FL  
OFFERING MEMORANDUM



**Berlinte Hires, CCIM, SIOR**

**B7 Realty**

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Brokerage License No.: BK3157606

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***Exclusively Marketed by:***

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**01 Executive Summary**  
**Investment Summary**

## OFFERING SUMMARY

ADDRESS	3113 Willie Mays PKWY Orlando FL 32811
COUNTY	Orange (City of Orlando)
BUILDING SF	5,700 SF
LAND SF	5,700 SF
YEAR BUILT	2003
OWNERSHIP TYPE	Fee Simple

Property Video

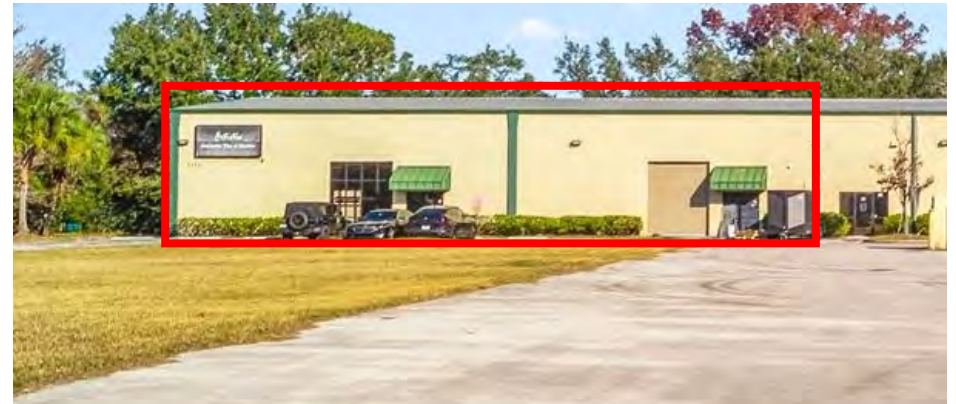
## FINANCIAL SUMMARY

PRICE	\$1,450,000
PRICE PSF	\$254.39

DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
2025 Population	65,134	151,247	306,697
2025 Median HH Income	\$55,436	\$54,886	\$60,940
2025 Average HH Income	\$70,651	\$70,384	\$92,331

### Industrial Flex Condo in a Prime location in Orlando

- ❖ Discover a prime investment opportunity at 3113 Willie Mays Pkwy, where immediate value meets long-term potential. Nestled in Orlando's prestigious industrial park, this property boasts seamless access to the Turnpike, Interstate 4, and key thoroughfares, ensuring maximum connectivity for your business endeavors. Explore the enticing prospect of a leaseback option, making this a truly irresistible investment package.



- ❖ Boasting a generous expanse of 5,700 square feet, this versatile space caters to a myriad of commercial, industrial, storage, or light manufacturing endeavors, all while commanding exceptional visibility along the vibrant LB McLeod Rd.
- ❖ Positioned just off the I-4 corridor, this property offers exceptional accessibility to major highways, Turnpike, downtown Orlando, and surrounding areas, making it perfect for distribution, logistics, or service-oriented businesses.
- ❖ 4 units feature 5700 Sq. Ft. of open floor plan with high ceilings, allowing for maximum use of space. The interior is professionally finished with three offices, a reception area and a 28 + clear height ceiling warehouse. flexible space, which can accommodate various configurations to suit your business needs.
- ❖ Parking: Ample parking spaces available for employees and visitors, enhancing convenience for daily operations. One drive-in bays for easy freight and delivery handling.
- ❖ Zoning: Light industrial use, offering opportunities for business operations and production.



## 02 Location

- Location Summary
- Drive Times
- Drive Times (Heat Map)

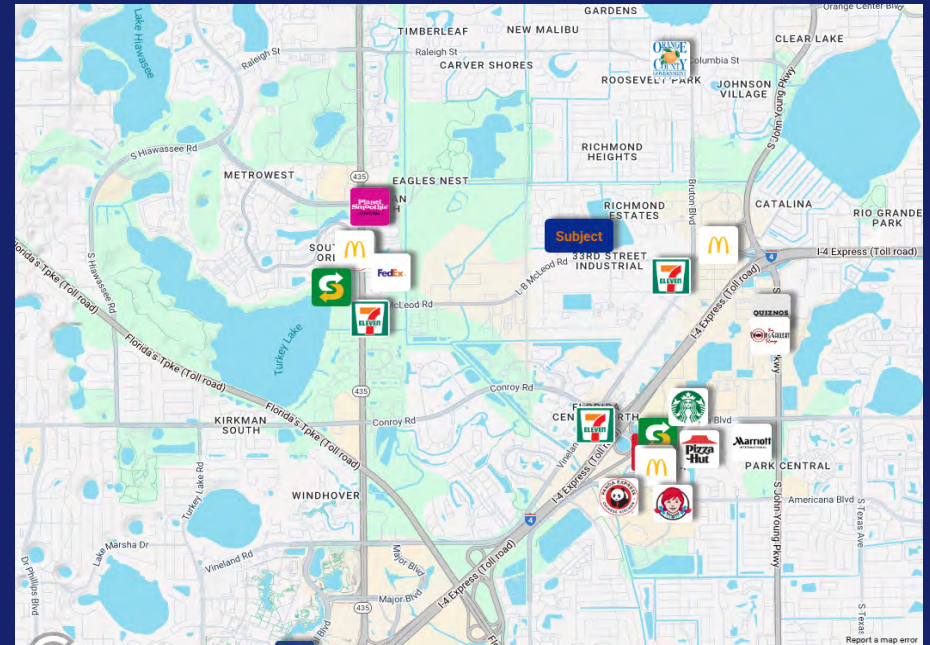
## Prime Location in Orlando, FL

- ❖ 3113 Willie Mays Pkwy is located in one of Orlando's premier industrial parks.
- ❖ Easy access to the Turnpike, Interstate 4, and major thoroughfares.
- ❖ Connectivity to key transportation routes, business hubs, and a skilled workforce in the area.
- ❖ Short drive to downtown Orlando.

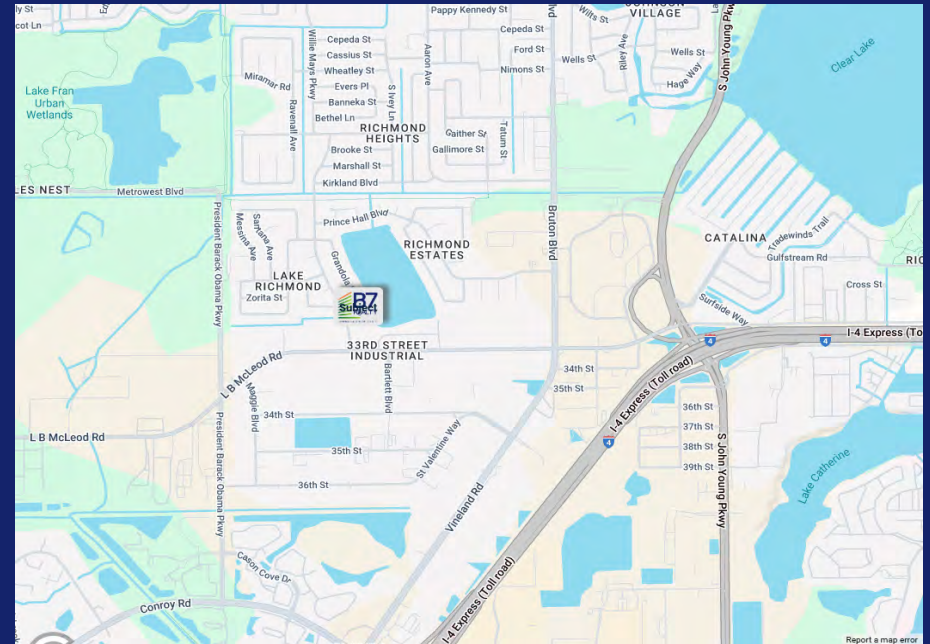
## Industrial Flex Condo in a Prime location in Orlando

- ❖ The property is located in the city of Orlando, Florida, known for its vibrant tourism industry, including popular attractions like Walt Disney World, Universal Studios, and SeaWorld.
- ❖ Orlando is also a major business hub, with a diverse economy that includes industries such as technology, aerospace, and healthcare. Notable companies with a presence in Orlando include Lockheed Martin, Siemens, and AdventHealth.
- ❖ The property's location on Willie Mays Parkway provides convenient access to major transportation routes, including Interstate 4 and the Florida Turnpike, facilitating the movement of goods and services.
- ❖ The surrounding area features a mix of commercial and industrial properties, creating a dynamic business environment with opportunities for networking and collaboration among various companies and industries.

### Regional Map



### Local Map

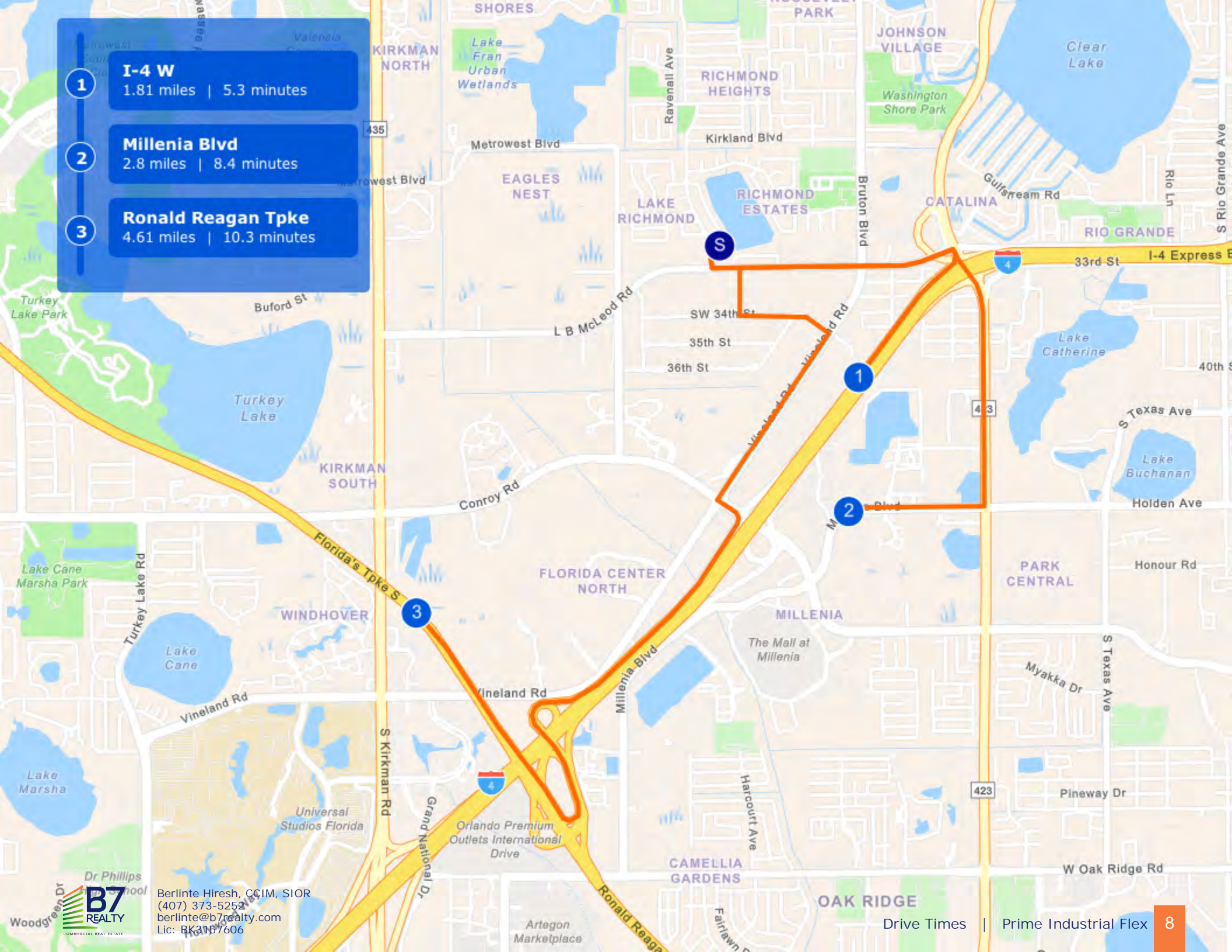


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- ❖ Orlando's growing population and strong job market contribute to the demand for commercial real estate in the area, making it an attractive investment opportunity with potential for long-term growth and profitability.



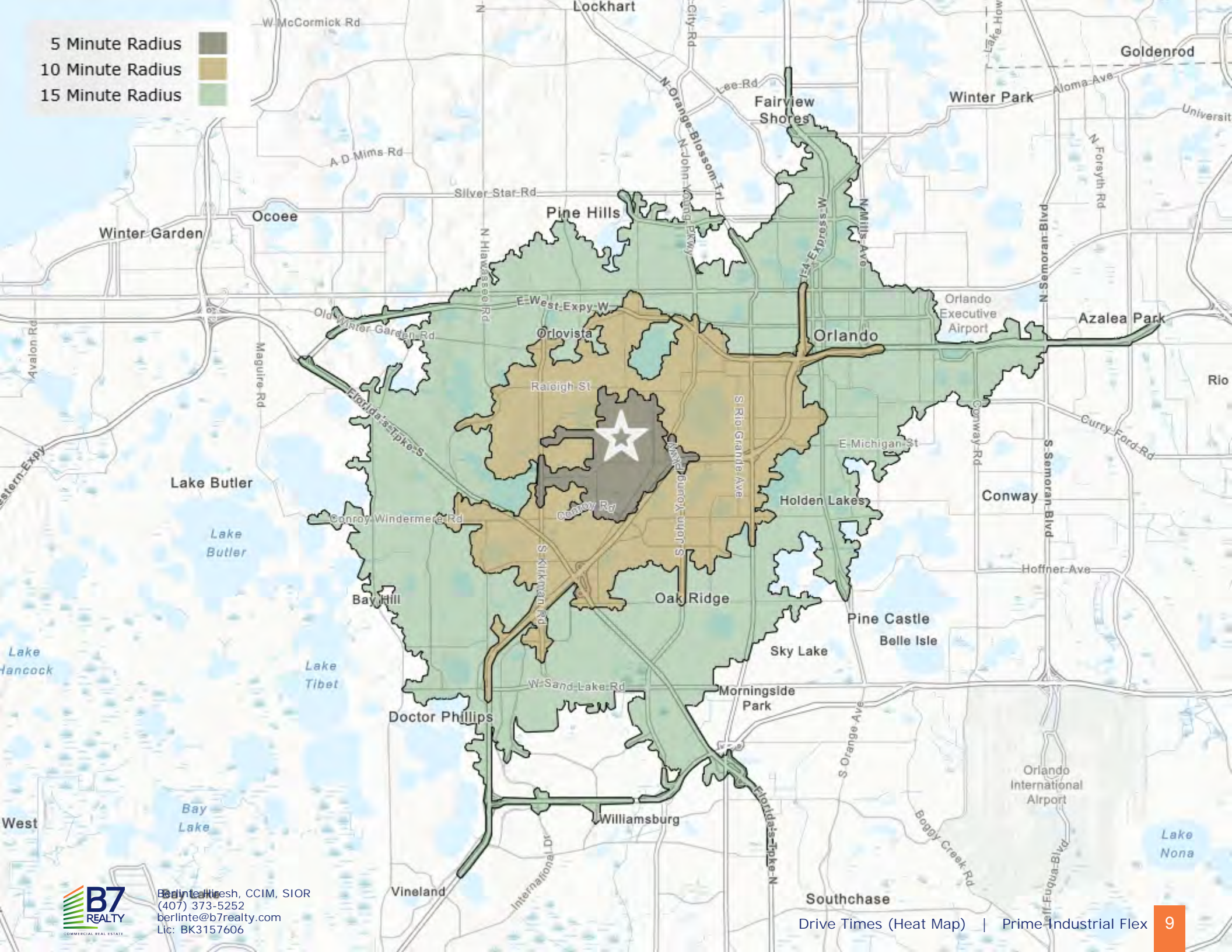
- 1** I-4 W  
1.81 miles | 5.3 minutes
- 2** Millenia Blvd  
2.8 miles | 8.4 minutes
- 3** Ronald Reagan Tpk  
4.61 miles | 10.3 minutes




 Dr Phillips  
 Woodgreen Dr  
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5 Minute Radius  
 10 Minute Radius  
 15 Minute Radius



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### 03 Property Description

- Property Features
- Aerial Map

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## PROPERTY FEATURES

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NUMBER OF UNITS	4
BUILDING SF	5,700
LAND SF	5,700
YEAR BUILT	2003
# OF PARCELS	4
ZONING TYPE	Industrial
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	10
CEILING HEIGHT	28
GRADE LEVEL DOORS	1
FENCED YARD	Yes
OFFICE TO WAREHOUSE RATIO	10 %

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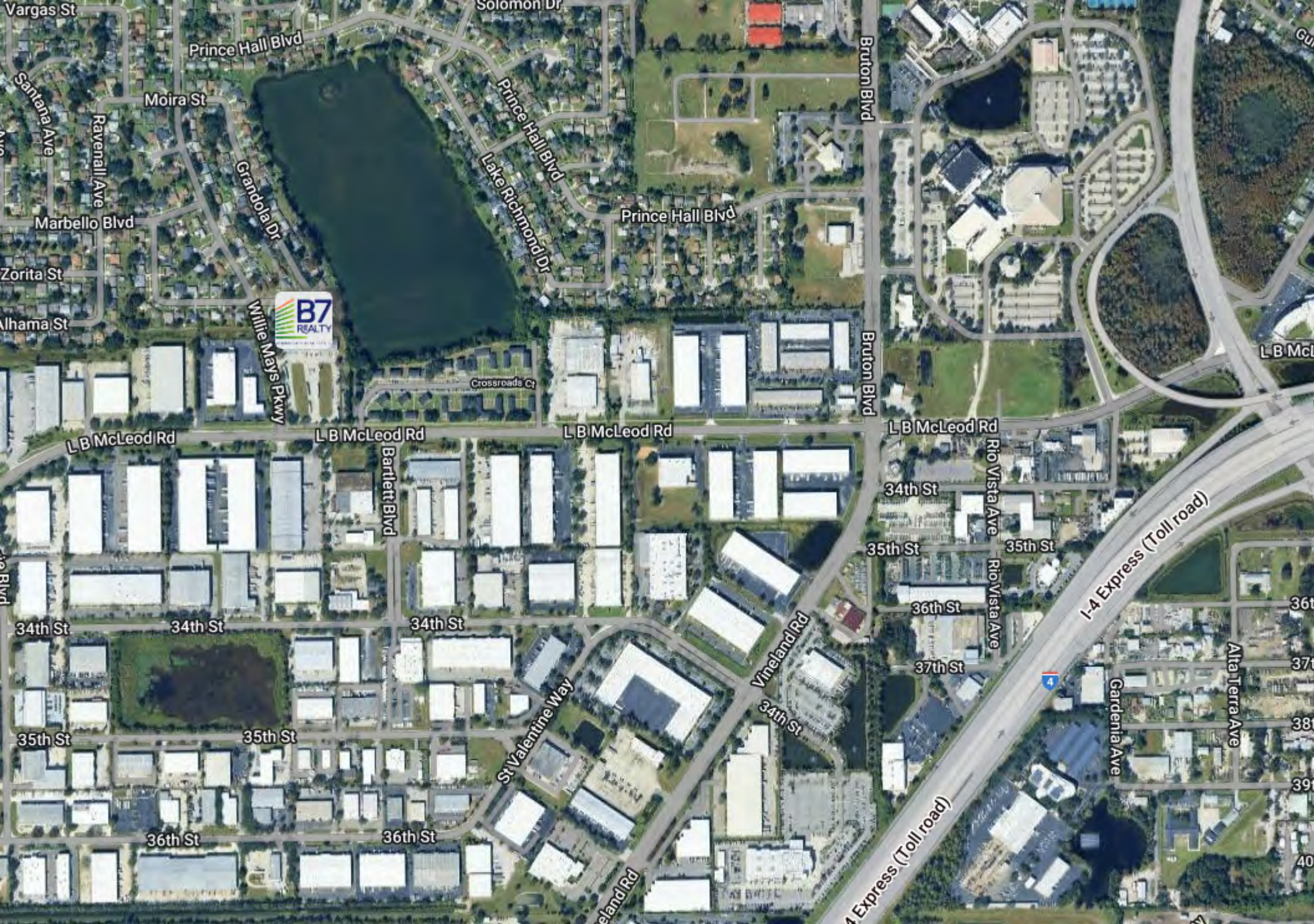
## MECHANICAL

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FIRE SPRINKLERS	Y
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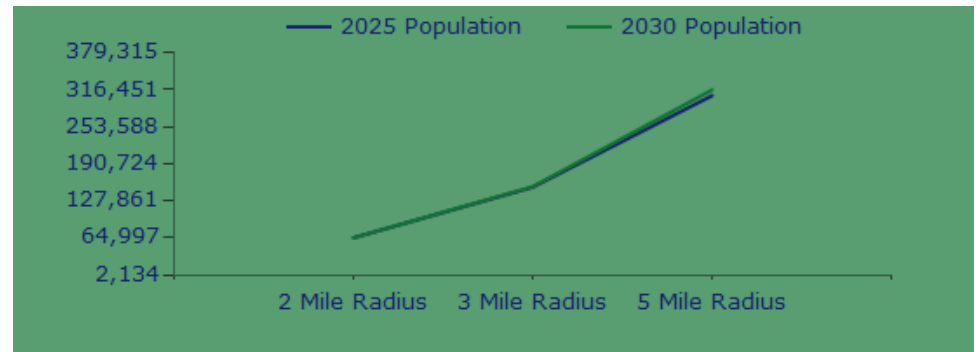
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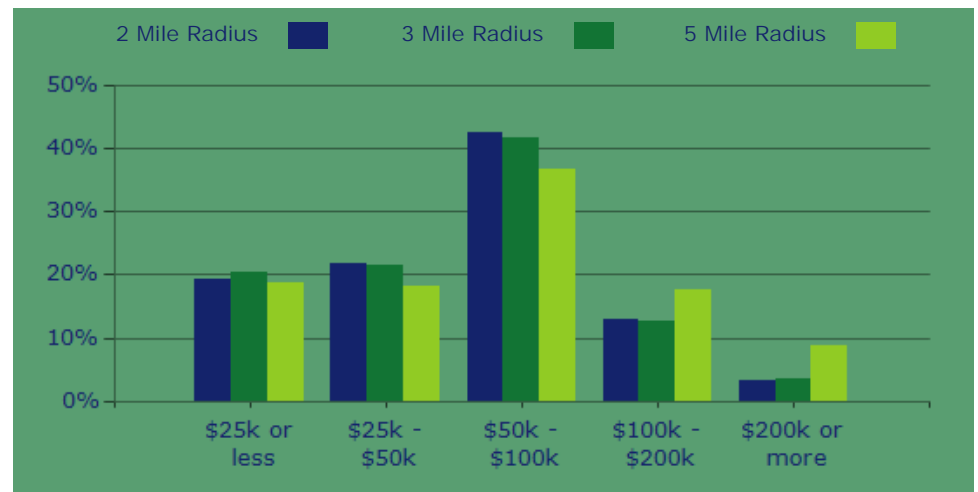
POPULATION	2 MILE	3 MILE	5 MILE
2000 Population	47,591	107,441	231,660
2010 Population	55,196	125,296	255,855
2025 Population	65,134	151,247	306,697
2030 Population	64,997	152,201	316,451
2025-2030: Population: Growth Rate	-0.20%	0.65%	3.15%

2025 HOUSEHOLD INCOME	2 MILE	3 MILE	5 MILE
less than \$15,000	2,824	6,743	13,824
\$15,000-\$24,999	1,845	4,646	8,126
\$25,000-\$34,999	2,129	4,608	7,848
\$35,000-\$49,999	3,153	7,285	13,349
\$50,000-\$74,999	6,640	15,475	27,900
\$75,000-\$99,999	3,573	7,722	14,906
\$100,000-\$149,999	2,178	5,015	13,472
\$150,000-\$199,999	953	2,068	7,157
\$200,000 or greater	820	2,000	10,250
Median HH Income	\$55,436	\$54,886	\$60,940
Average HH Income	\$70,651	\$70,384	\$92,331

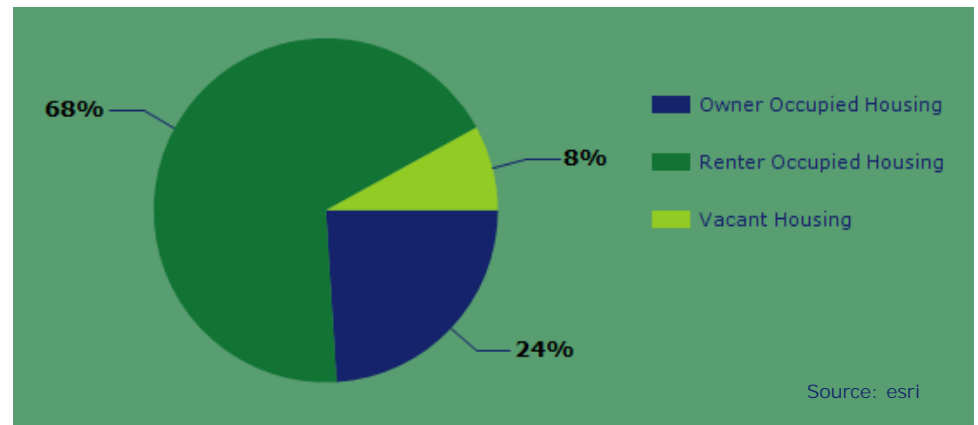
HOUSEHOLDS	2 MILE	3 MILE	5 MILE
2000 Total Housing	19,245	44,056	94,124
2010 Total Households	20,972	47,271	97,935
2025 Total Households	24,119	55,565	116,835
2030 Total Households	23,955	55,743	120,990
2025 Average Household Size	2.59	2.65	2.56
2025-2030: Households: Growth Rate	-0.70%	0.30%	3.50%



2025 Household Income



2025 Own vs. Rent - 2 Mile Radius



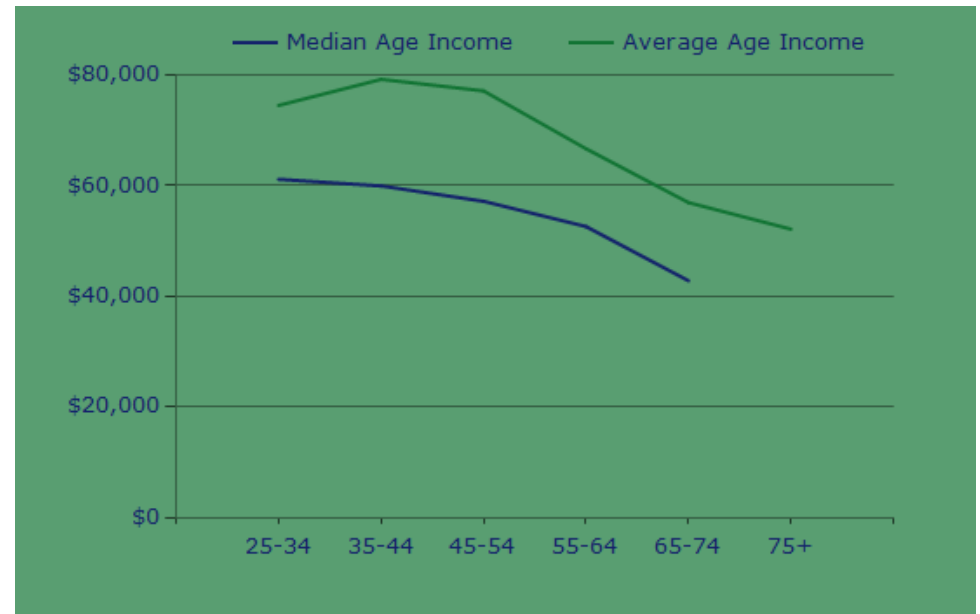
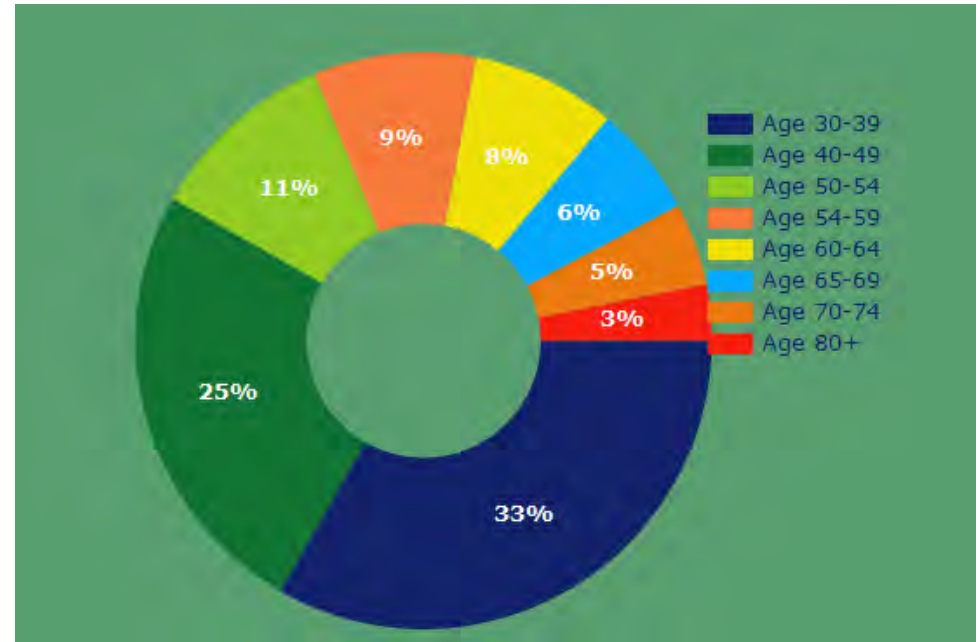
Source: esri



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2025 POPULATION BY AGE	2 MILE	3 MILE	5 MILE
2025 Population Age 30-34	6,670	14,661	28,208
2025 Population Age 35-39	5,423	12,334	24,135
2025 Population Age 40-44	4,849	11,190	21,995
2025 Population Age 45-49	4,195	9,607	19,079
2025 Population Age 50-54	3,854	9,030	18,854
2025 Population Age 55-59	3,304	7,842	17,188
2025 Population Age 60-64	2,949	7,150	16,283
2025 Population Age 65-69	2,252	5,468	13,377
2025 Population Age 70-74	1,680	4,027	10,344
2025 Population Age 75-79	1,136	2,645	7,222
2025 Population Age 80-84	643	1,494	4,310
2025 Population Age 85+	617	1,412	4,418
2025 Population Age 18+	51,901	117,978	242,652
2025 Median Age	34	34	36
2030 Median Age	35	35	38

2025 INCOME BY AGE	2 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,179	\$57,725	\$62,696
Average Household Income 25-34	\$74,551	\$70,969	\$86,676
Median Household Income 35-44	\$59,990	\$59,182	\$67,851
Average Household Income 35-44	\$79,280	\$76,962	\$102,509
Median Household Income 45-54	\$57,203	\$57,445	\$66,916
Average Household Income 45-54	\$77,193	\$77,980	\$106,198
Median Household Income 55-64	\$52,633	\$53,328	\$63,049
Average Household Income 55-64	\$66,722	\$70,068	\$101,964
Median Household Income 65-74	\$42,819	\$43,342	\$53,093
Average Household Income 65-74	\$56,965	\$60,491	\$83,023
Average Household Income 75+	\$52,156	\$54,814	\$66,214





05 Company Profile

Company Bio  
Advisor Profile





Welcome to B7 Realty, a leading provider of commercial real estate solutions dedicated to helping businesses and investors thrive in today's dynamic market. With 11 years of expertise and a strong reputation built on trust and innovation, we offer a comprehensive range of services, including property sales, leasing, investment advisory, and property management. Our team of seasoned professionals understands the complexities of the commercial real estate industry and is committed to delivering tailored solutions that align with your unique goals. Whether you are looking to expand your portfolio, find the perfect space for your business, or maximize your investment's value, B7 Realty is your trusted collaborator every step of the way. Let us guide you in making informed decisions and achieving long-term success in the commercial real estate sector.



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Berlinte Hires, CCIM, SIOR

Berlinte Hires, CCIM, SIOR is a highly accomplished Senior Advisor based in the vibrant city of Orlando, Florida. With over twenty years of experience in the commercial real estate industry, Berlinte has established herself as a seasoned expert in the field.

Berlinte's career in commercial real estate has been marked by her impressive record of accomplishments and her ability to navigate complex transactions with finesse. She has earned a stellar reputation for her powerful negotiating skills and her unwavering commitment to delivering outstanding results for her clients. Throughout her career, she has successfully negotiated multi-million-dollar deals and helped clients maximize the value of their real estate portfolios.

Berlinte's qualifications, combined with her vast experience and network of industry resources, allow her to provide unparalleled service to her clients. She is well-versed in conducting in-depth financial analyses, identifying investment opportunities, and offering strategic advice on commercial real estate investments. Her goal is always to help clients achieve long-term success and maximize returns in a competitive and dynamic market.

Berlinte exemplifies the qualities of a true industry leader, consistently demonstrating professionalism, dedication, and a strong work ethic. Her motto, "One thing I can give and keep is my word," reflects her commitment to integrity and reliability in every transaction.