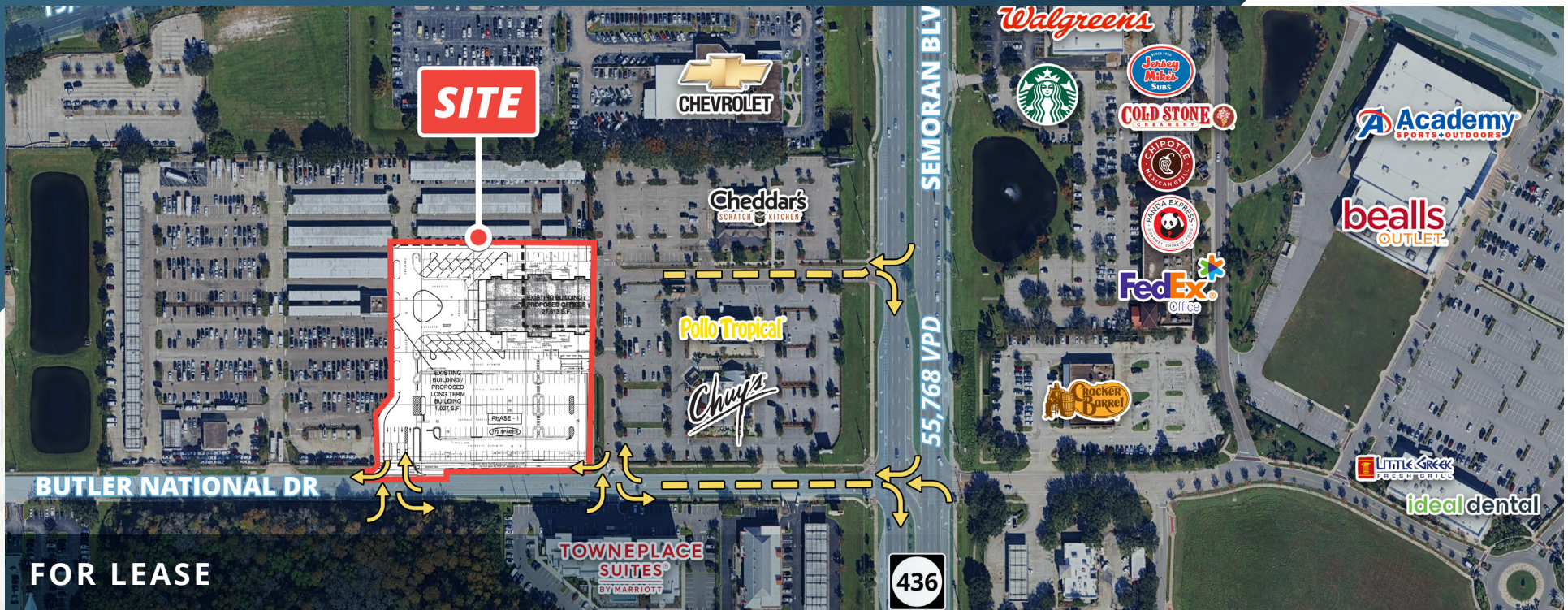


Rare Freestanding Building Opportunity

5601 Butler National Dr | Orlando, FL 32812



25,000 SF

Available

Contact
Broker

Rate

ABOUT THE PROPERTY

- ± 25,000 SF freestanding building positioned in a high-demand Orlando airport submarket.
- Located minutes from Orlando International Airport with access to SR-528, SR-417, and major regional corridors.
- Efficient ingress/egress with 175 parking spaces.
- High visibility along Butler National Blvd in a well-established commercial and industrial corridor.
- Flexible building configuration suitable for a wide range of industrial, office, or service-oriented uses.
- Strong surrounding tenant base and proximity to key logistics, hospitality, and transportation hubs.
- Zoned: City of Orlando: AC-3/AN/SP

NEARBY RETAILERS



TRAFFIC COUNTS

Semoran Blvd

Lee Vista Blvd

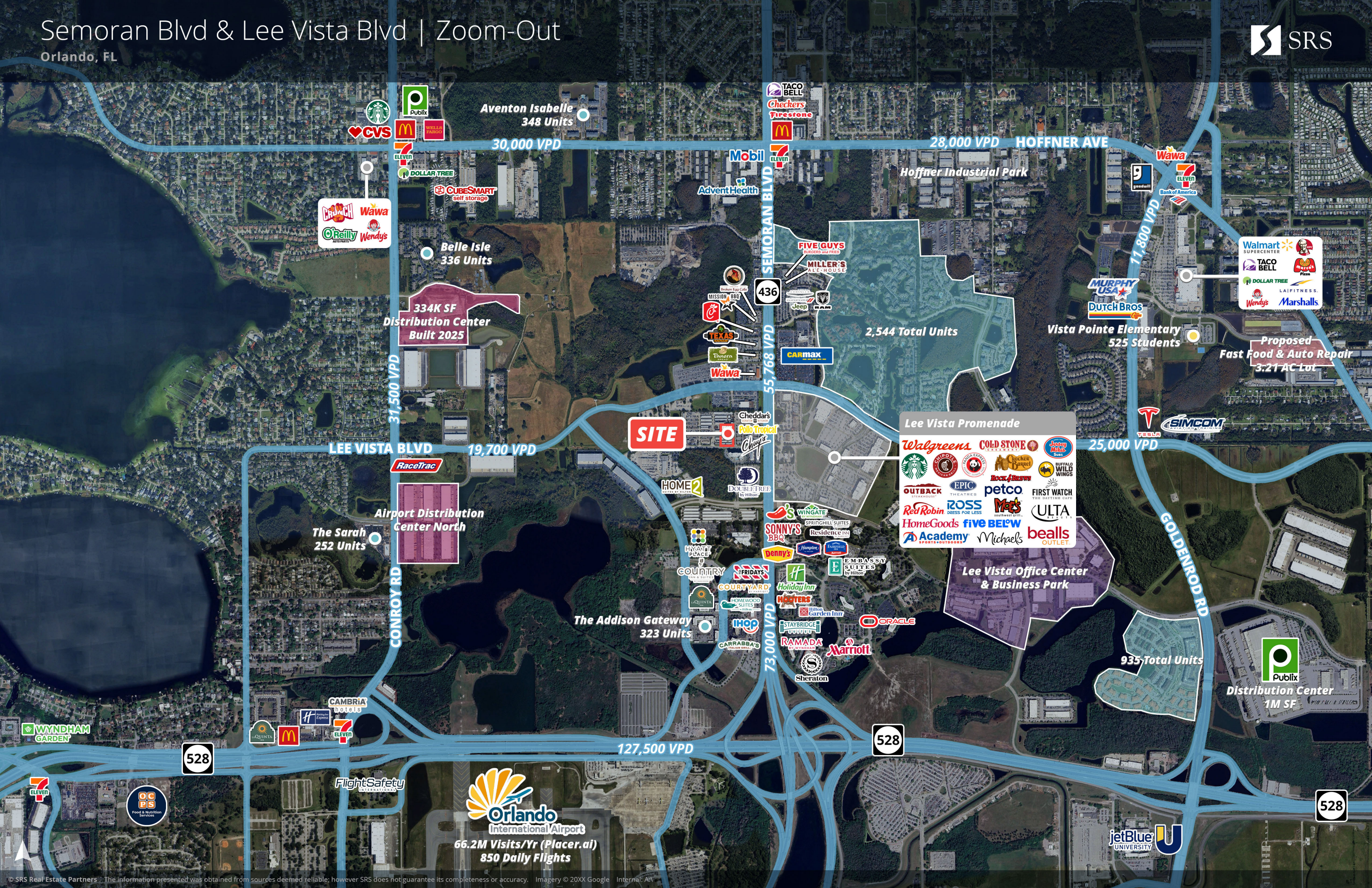
Year: 2024 | Source: FDOT

55,768 VPD

25,000 VPD

Semoran Blvd & Lee Vista Blvd | Zoom-Out

Orlando, FL



WYNDHAM GARDEN

528

FlightSafety

Orlando International Airport
66.2M Visits/Yr (Placer.ai)
850 Daily Flights

127,500 VPD

73,000 VPD

528

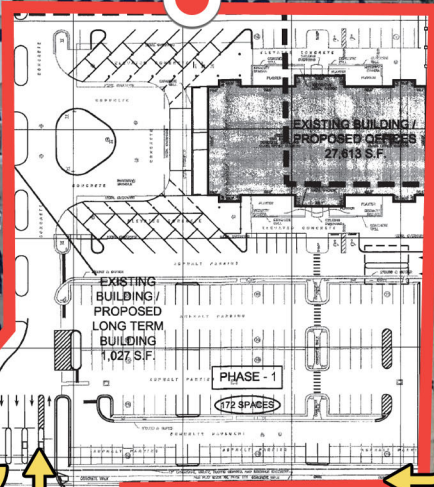
935 Total Units

jetBlue UNIVERSITY

528



SITE



19,700 VPD

LEE VISTA BLVD

436

CARmax

25,000 VPD

Walgreens

CHEVROLET

Cheddar's
SCRATCH KITCHEN

Pollo Tropical

Chuy's

SEMORAN BLVD

55,768 VPD

Jersey Mike's Subs

COLD STONE CREAMERY

CHIPOTLE MEXICAN GRILL

PANDA EXPRESS

FedEx Office

Academy SPORTS+OUTDOORS

bealls OUTLET

LITTLE CREEK FRESH GRILL

ideal dental

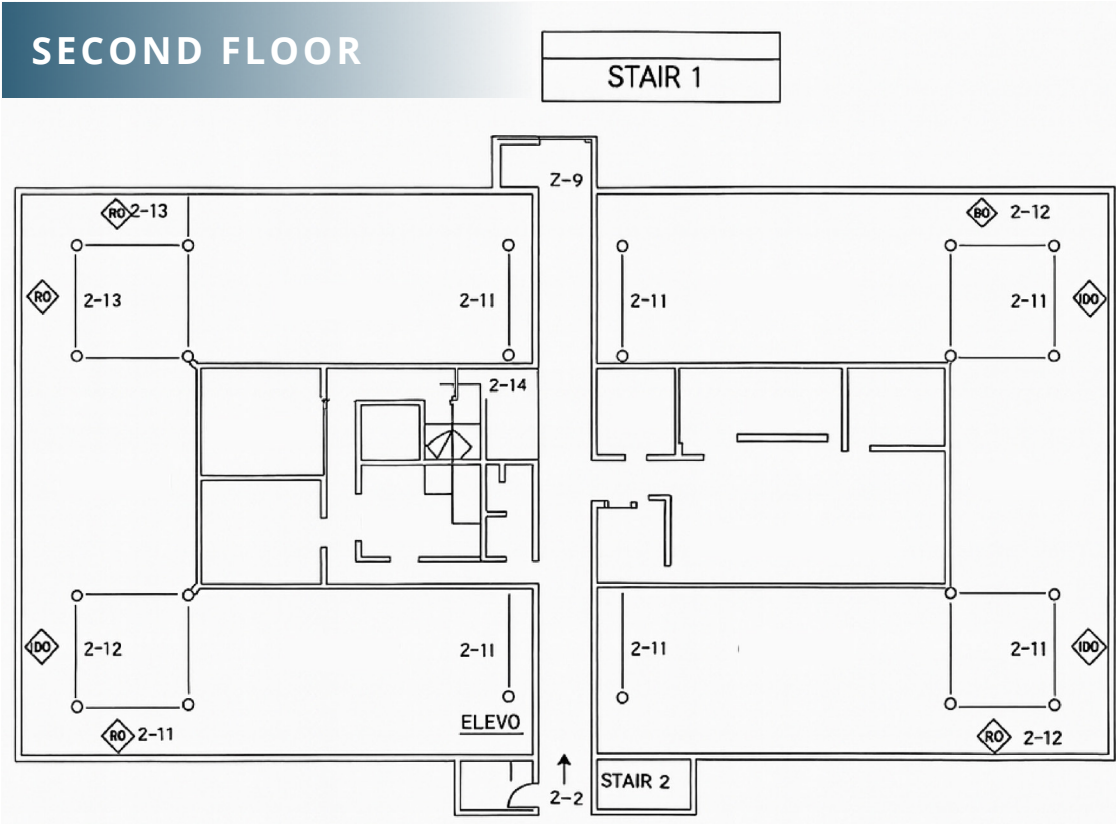
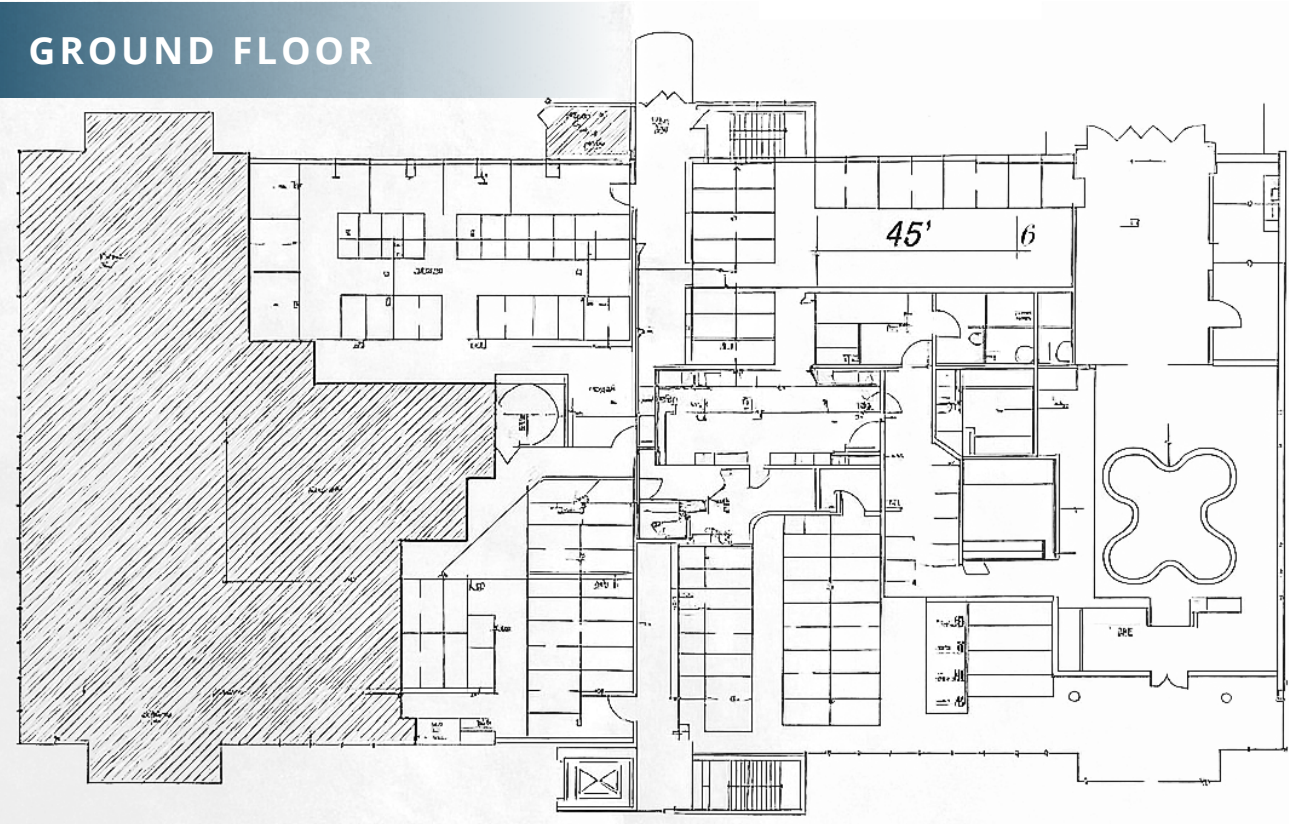
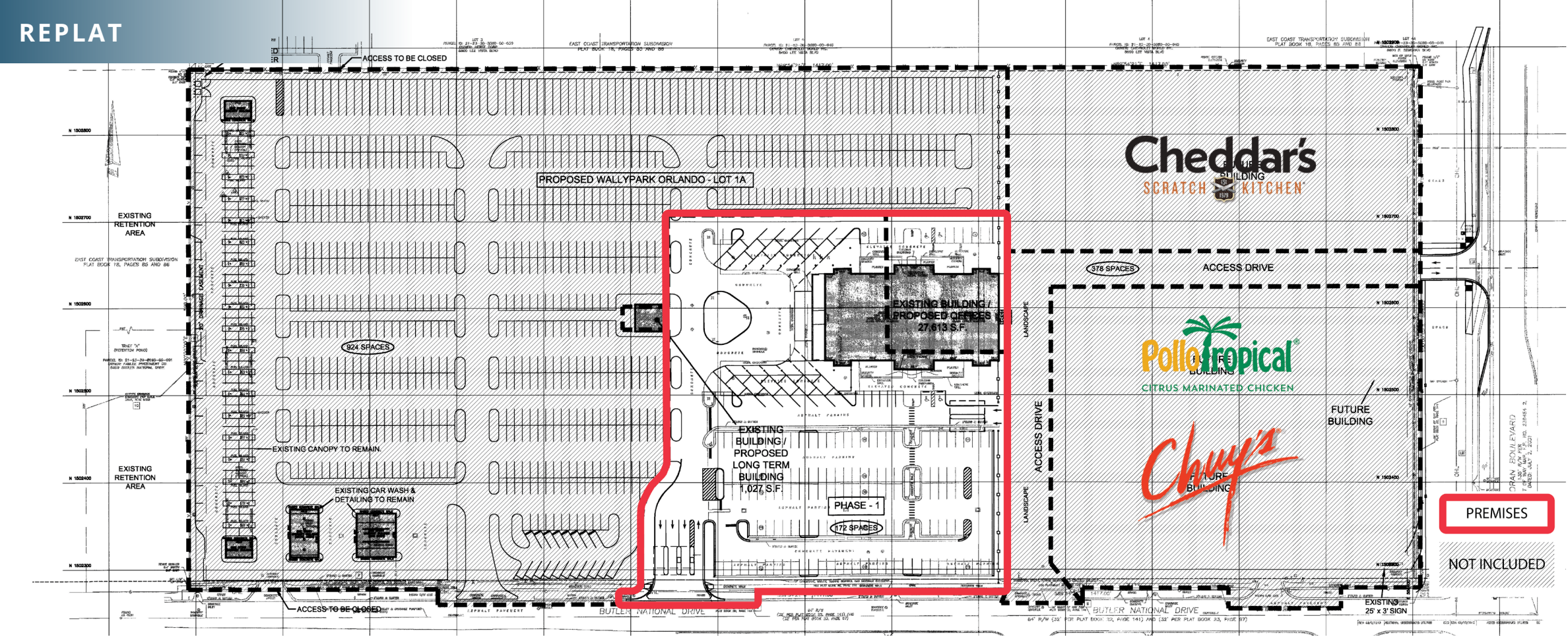
BUTLER NATIONAL DR

TOWNEPLACE SUITES BY MARRIOTT

436

Rare Freestanding Building Opportunity

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

| | | | |
|------------|--------------------------|--------------------------|------------------|
| 8,115 | 12,578 | \$75,690 | 3,244 |
| Population | Total Daytime Population | Average Household Income | Total Households |

3 MILES

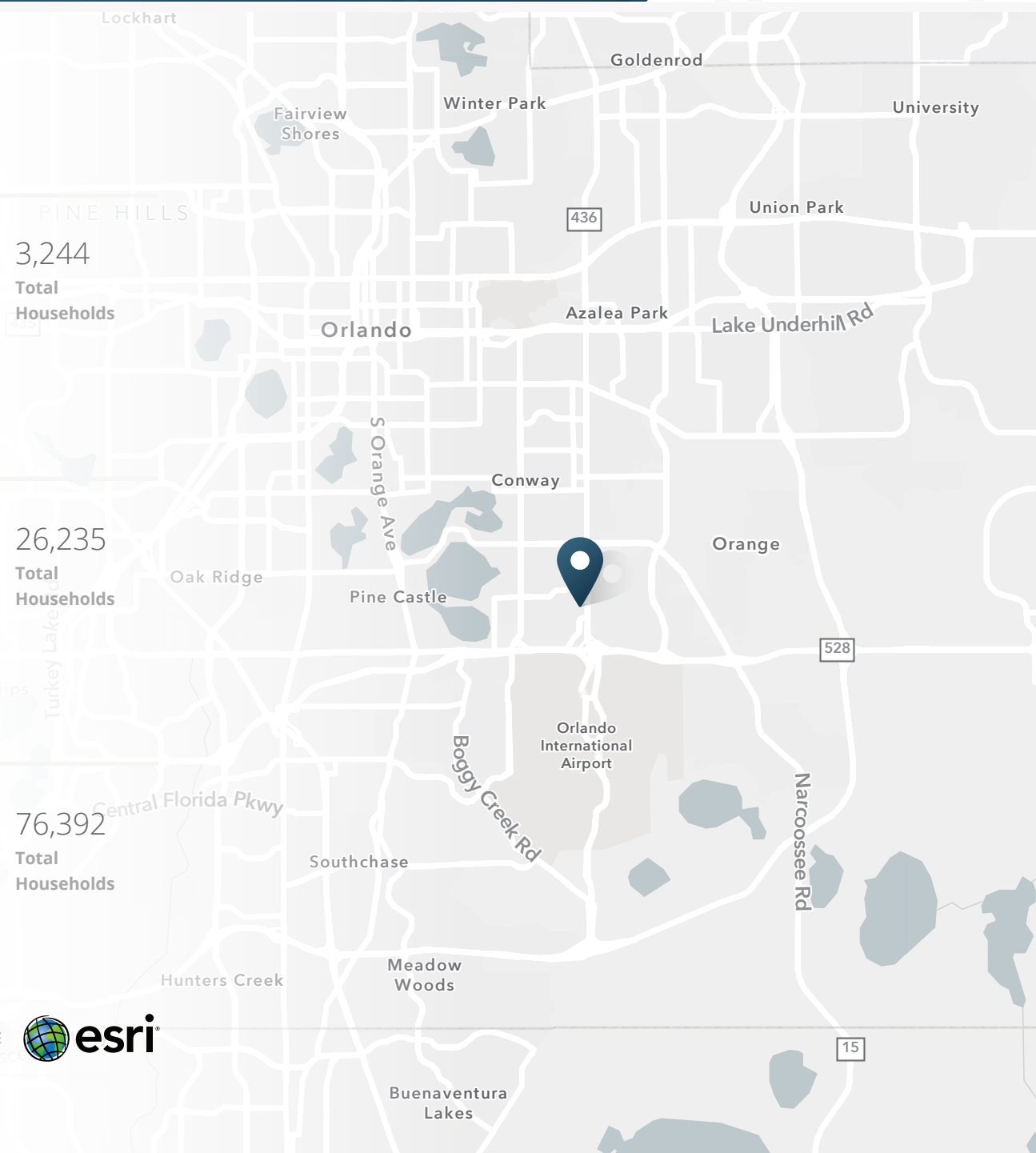
| | | | |
|------------|--------------------------|--------------------------|------------------|
| 68,121 | 67,776 | \$104,041 | 26,235 |
| Population | Total Daytime Population | Average Household Income | Total Households |

5 MILES

| | | | |
|------------|--------------------------|--------------------------|------------------|
| 198,324 | 177,975 | \$105,051 | 76,392 |
| Population | Total Daytime Population | Average Household Income | Total Households |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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