## CUSHMAN & WAKEFIELD

(434)

Maitland

441

(423)

(17)

92

Orlando

(438)

4

TOLL

Aquatica

тоц 414

Silver Star Rd

Univer Studi

тоц 429

Garden

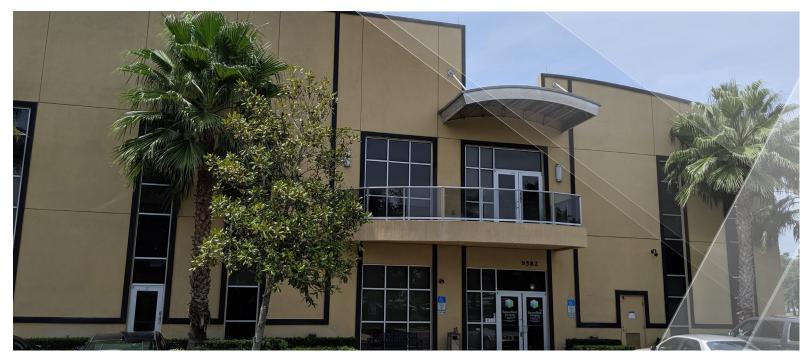
Magic Kingdon Ocoee

# W. COLONIAL DRIVE OCOEE, FLORIDA

### FOR SALE OR LEASE

9,700 SF FREE STANDING BUILDING

EXISTING CLINICAL & PROFESSIONAL OFFICE IMPROVEMENTS IN PLACE



## ABOUT THE BUILDING

Building Size: Parking:	9,700 SF 4.5/1.000 SF
Rental Rate:	Negotiable
Sale Price:	Inquire for pricing

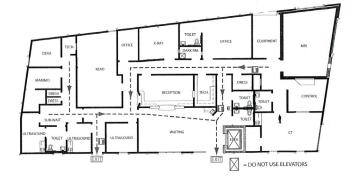
## HIGHLIGHTS

- Excellent visibility
- Monument & building signage available
- 1 mile from Orlando Health's Central Hospital
- Located immediately off Hwy 408
- 2 miles from the Turnpike
- 46 parking spaces with ability to add additional 30 spaces, yielding 7/1,000 parking ratio

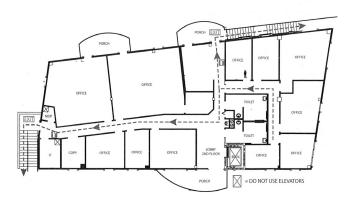
## DEMOGRAPHICS

3 MILE	5 MILE	10 MILE
84,457	234,130	666,544
37.4	35.4	35.8
\$60,082	\$53,497	\$52,636
\$88,859	\$79,829	\$80,276
	84,457 37.4 \$60,082	84,457234,13037.435.4\$60,082\$53,497

#### **1ST FLOOR - EXISTING CLINICAL SPACE**



#### 2ND FLOOR - EXISTING PROFESSIONAL OFFICE SPACE



### CONTACT

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