AVAILABLE FOR SUBLEASE

WEST COLONIAL OFFICE PARK

6350 W. Colonial Drive | Orlando, FL 32818

PROPERTY Office Sublease within

Commercial Office Park

SF AVAILABLE 10,089 SF

BUILDING Single Story

PARKING 37 Spaces inside

Gated Private Parking Lot





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PROPERTY HIGHLIGHTS

- Ample parking; 37 total surface spaces. Parking Lot is Private and Gated.
- Flexible space for potential buildout as medical office, corporate office, or general office use.
- Densely populated area with traffic counts of 49,486 AADT.
- Surrounding amenities include Sam's Club, Home Depot, Aldi, and Orlando Health Central Hospital.

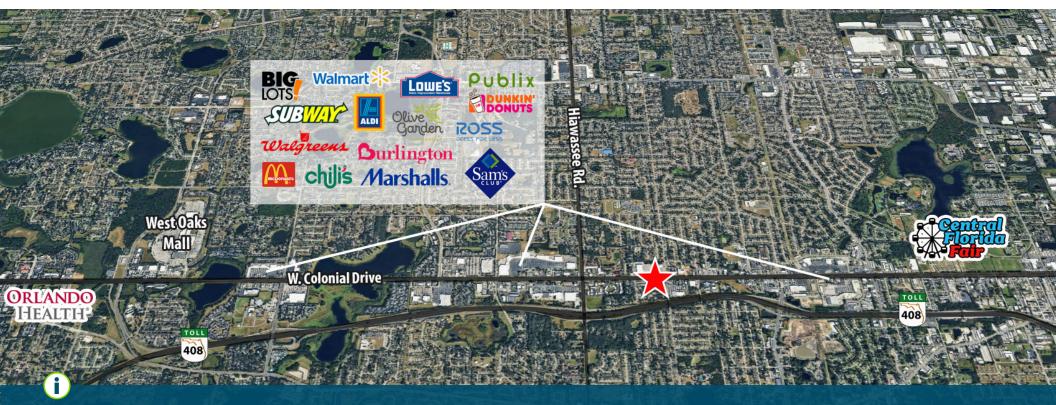


MARKET DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE			
2028 Projection	23,926	132,088	303,178			
2023 Estimate	23,827	131,097	299,337			
Growth 2010-2023	0.6%	0.8%	1.1%			
Growth 2023-2028	0.1%	0.2%	0.3%			
Median Age	38.1	38.7	38.9			

HOUSEHOLDS	1-MILE	3-MILE	5-MILE			
2028 Projection	9,656	52,630	124,983			
2023 Estimate	9,647	52,326	123,416			
Growth 2010-2023	0.2%	0.5%	0.9%			
Growth 2023-2028	0%	0.1%	0.3%			
2028 Projection 2023 Estimate Growth 2010-2023	9,656 9,647 0.2%	52,630 52,326 0.5%	124,983 123,416 0.9%			

INCOME	1-MILE	3-MILE	5-MILE
2023 Average HH Income	\$61,418	\$72,657	\$84,365
2023 Median HH Income	\$51,102	\$56,331	\$64,035



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