



## Commerce Point

- Office/flex business park totaling 146,000± sf
- Flex space available with grade level access and loading
- On-site management office and building engineer
- Security guard on-site from 7:00pm - 1:00am
- Zoning - IND-2/IND-3
- Within close proximity to SR 528, Interstate-4, the Florida Turnpike, and other major thoroughfares



Efficient floor plans



Abundant parking



Multiple restaurants within  
1 mile of the property

### For further information

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# Office/Flex Space | For Lease

Commerce Point  
7550-7648 Southland Blvd  
Orlando, FL 32809



## Available Spaces

Building	Suite	Square Footage	Condition
7550	100	7,926± sf	100% office
7550	105	5,889± sf	100% office
7558	110-170	1,806 - 4,226± sf	Office/warehouse
7616	102	2,210± sf	Office/warehouse
7632	105	2,933± sf	100% office
7648	100	1,876± sf	Office/warehouse
7648	103	1,856± sf	100% office

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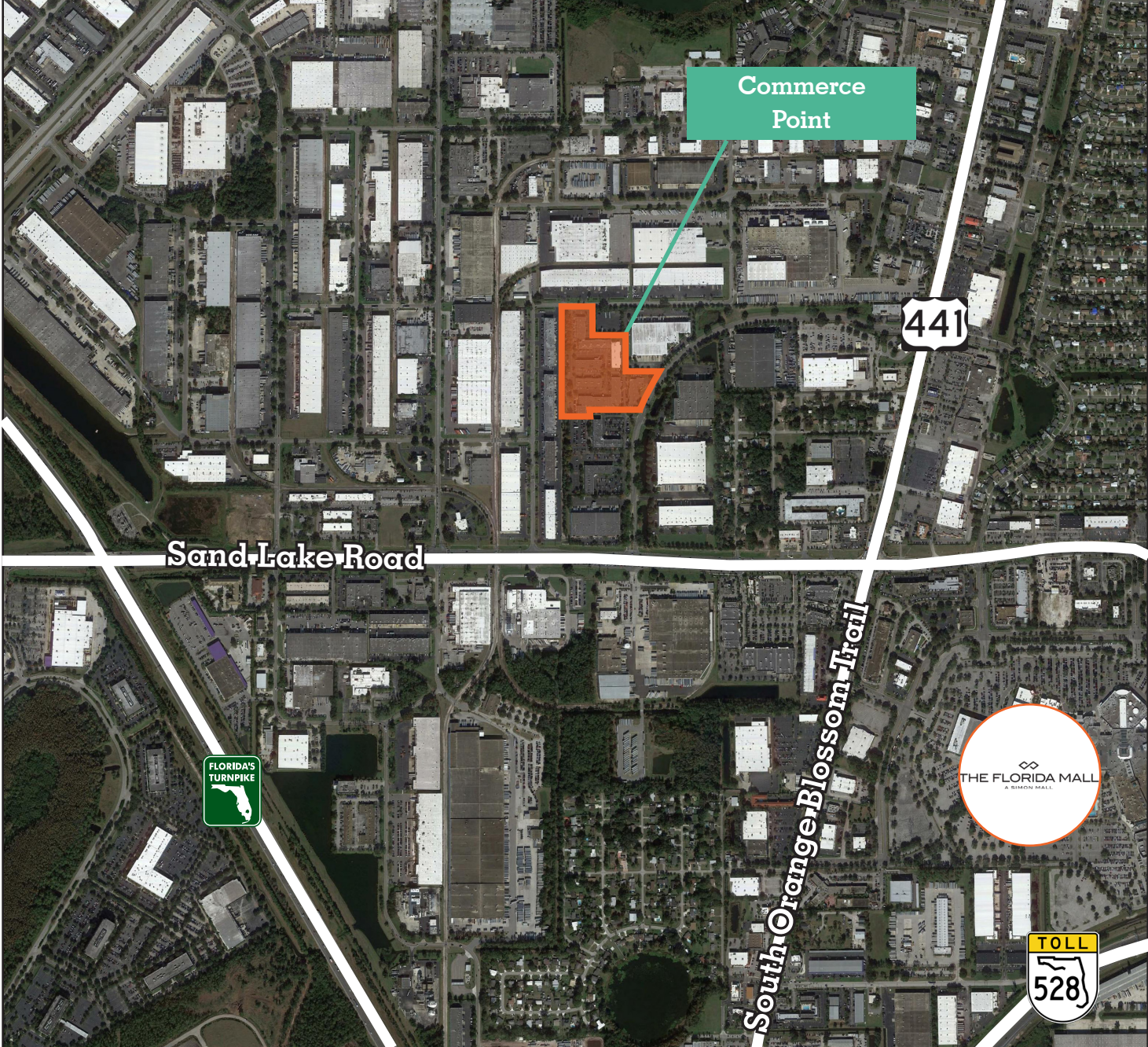
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Downtown Orlando - 7.8 Miles      Orlando International Airport - 8.3 miles



Universal Orland Resort - 6 Miles      Epic Universe - 3.1 Miles  
Walt Disney World Resort - 11.8 Miles      SeaWorld Orlando - 7.1 Miles

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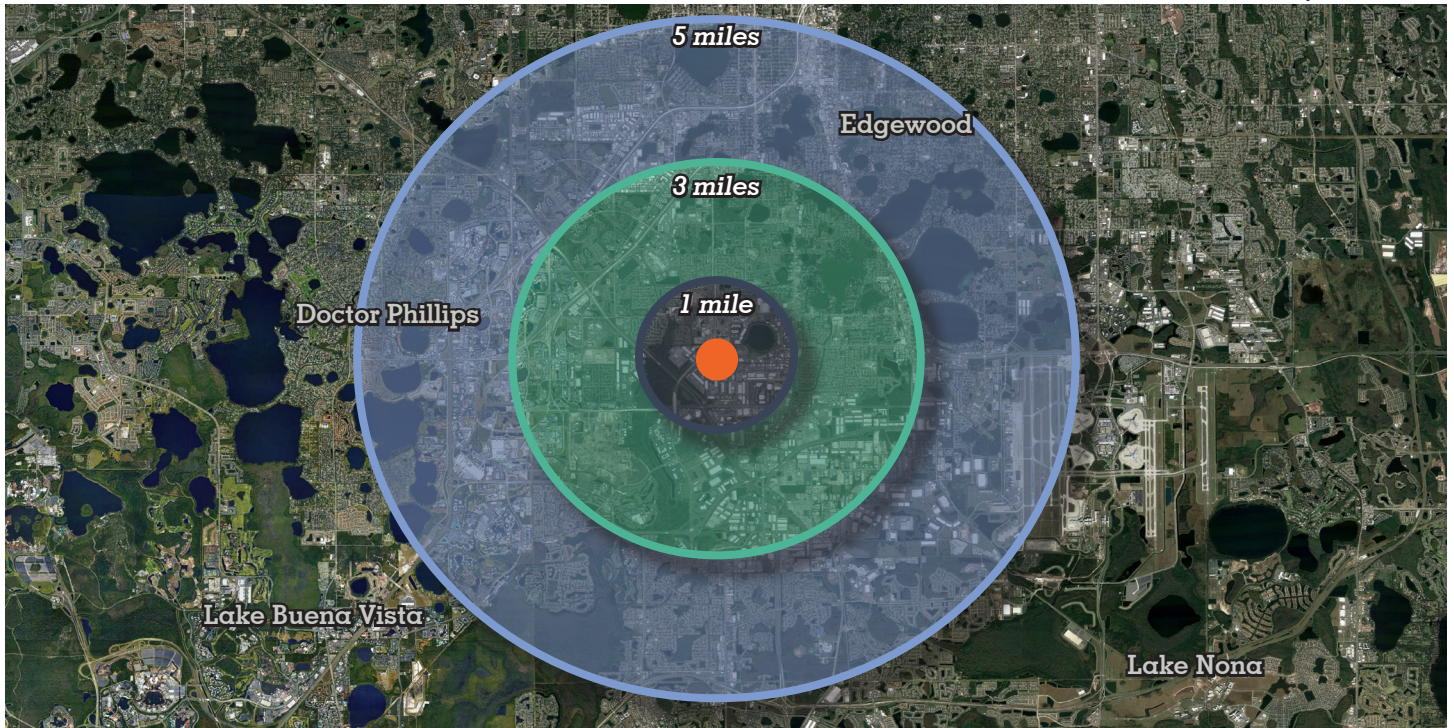


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**1-3-5 Mile Demographics**

Population	1 mile	3 miles	5 miles
2024 Estimated population	2,789	83,724	211,279
2029 Estimated population	2,772	88,174	219,977
Projected annual growth 2024 to 2029	-0.12%	1.04%	0.81%
Households	1 mile	3 miles	5 miles
2024 Estimated households	930	30,074	78,316
2029 Estimated households	920	31,417	81,123
Projected household growth 2024 to 2029	-0.22%	0.88%	0.71%
Household income	1 mile	3 miles	5 miles
2024 Estimated average household income	\$70,390	\$72,097	\$88,544
2024 Estimated median household income	\$48,510	\$56,421	\$61,945
Business and employees	1 mile	3 miles	5 miles
2024 Total businesses	1,137	8,125	17,498
2024 Total employees	16,976	96,837	216,451
Employee / Residential Ratio (per 100 residents)	609	116	102

**5 Mile Highlights**



**Population**  
211,279



**Growth by 2029**  
0.71%



**Total employees**  
216,451



**Avg. HH income**  
\$88,544

Data provided by ESRI

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**Building 7550 - Suite 100 - 7,926± sf**

*100% Office Space*

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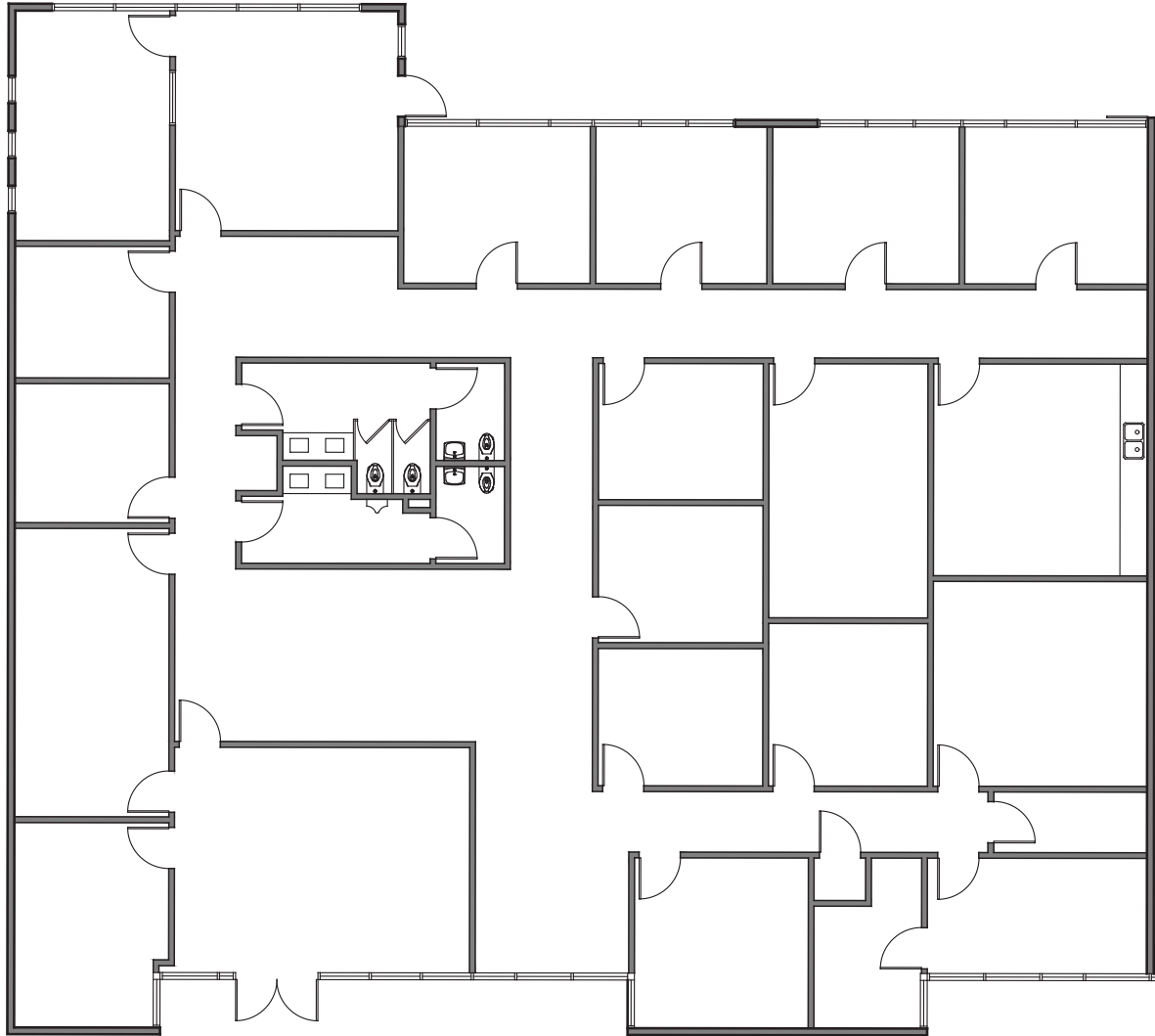
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**Building 7550 - Suite 105 - 5,889± sf**

*100% Office Space*

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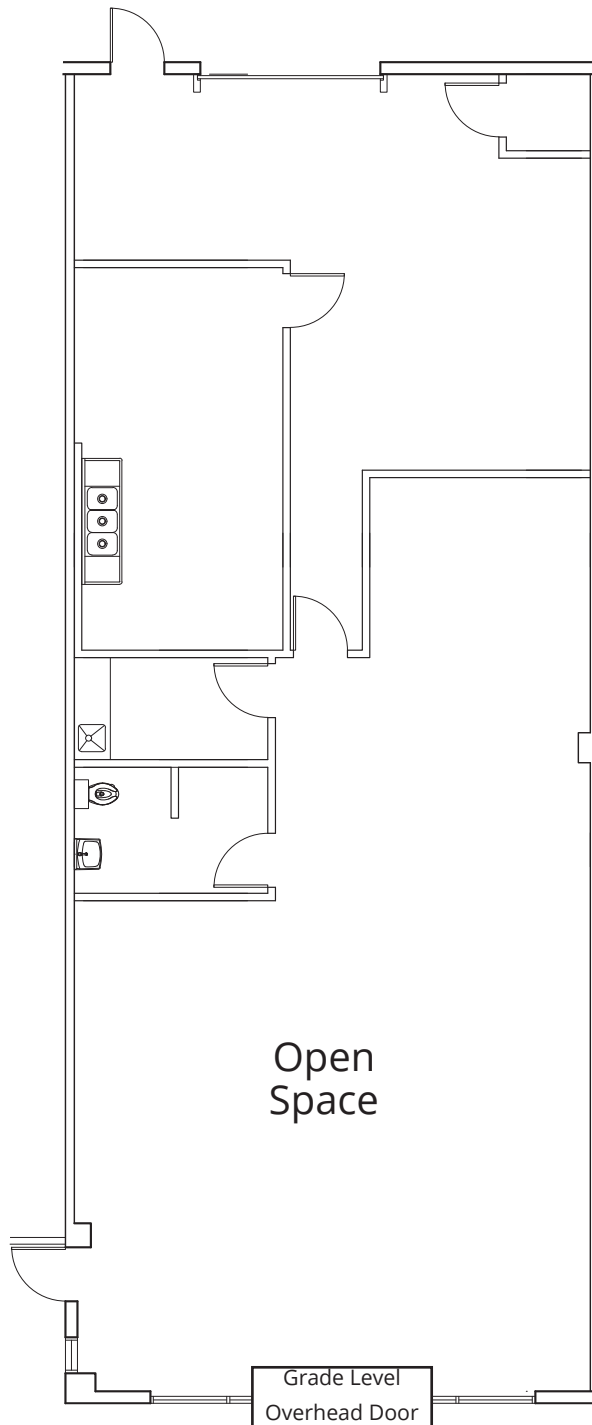
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**Building 7616 - Suite 102 - 2,210± sf**

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*Office/Warehouse Space*  
*Drop Ceiling*  
*100% HVAC*



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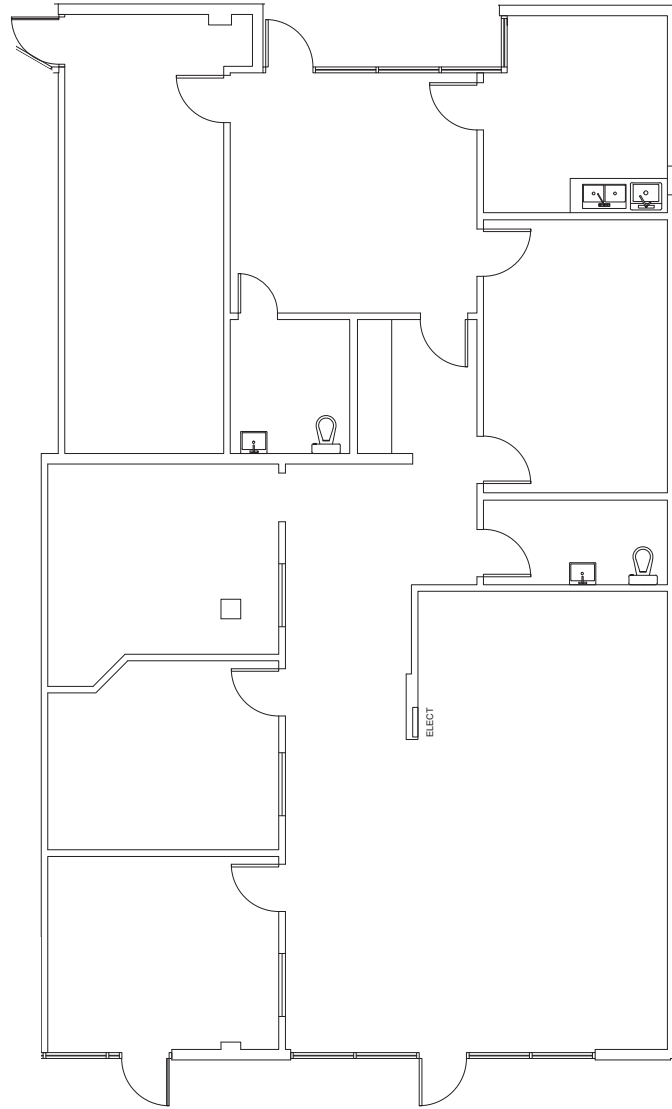
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**Building 7632 - Suite 105 - 2,933± sf**

*Office Space*  
*100% HVAC*

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## Building 7648 - Suite 100 - 2,116± sf

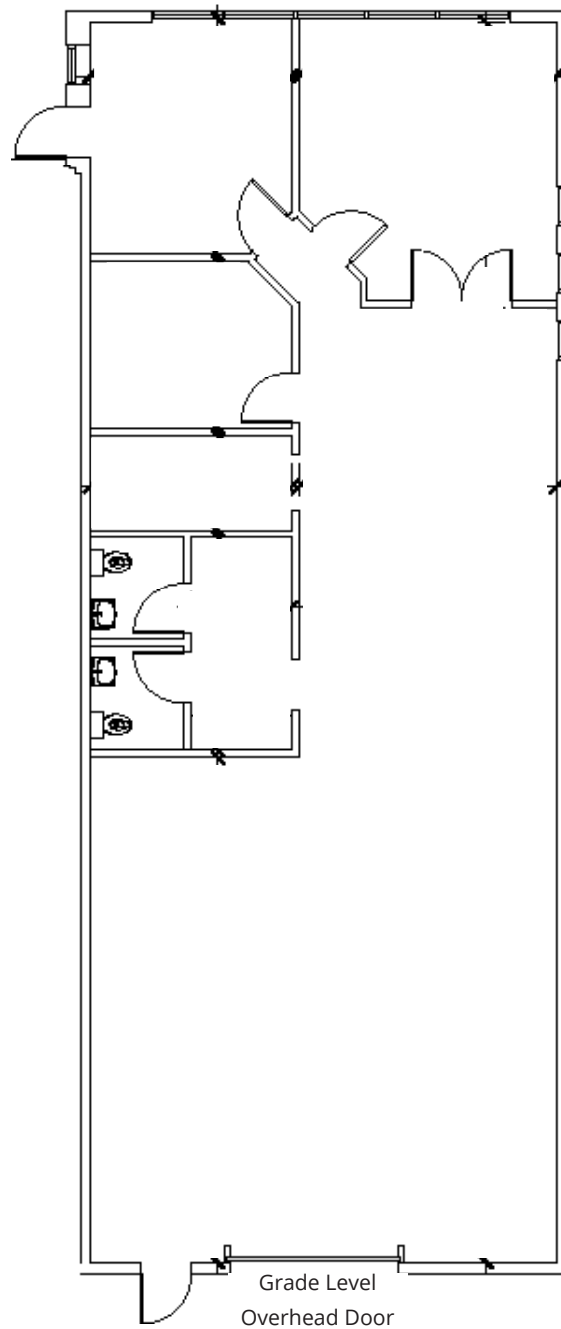
Office/Warehouse

100% HVAC

Partial Drop Ceiling and Open Girder

12'-14' ceiling height

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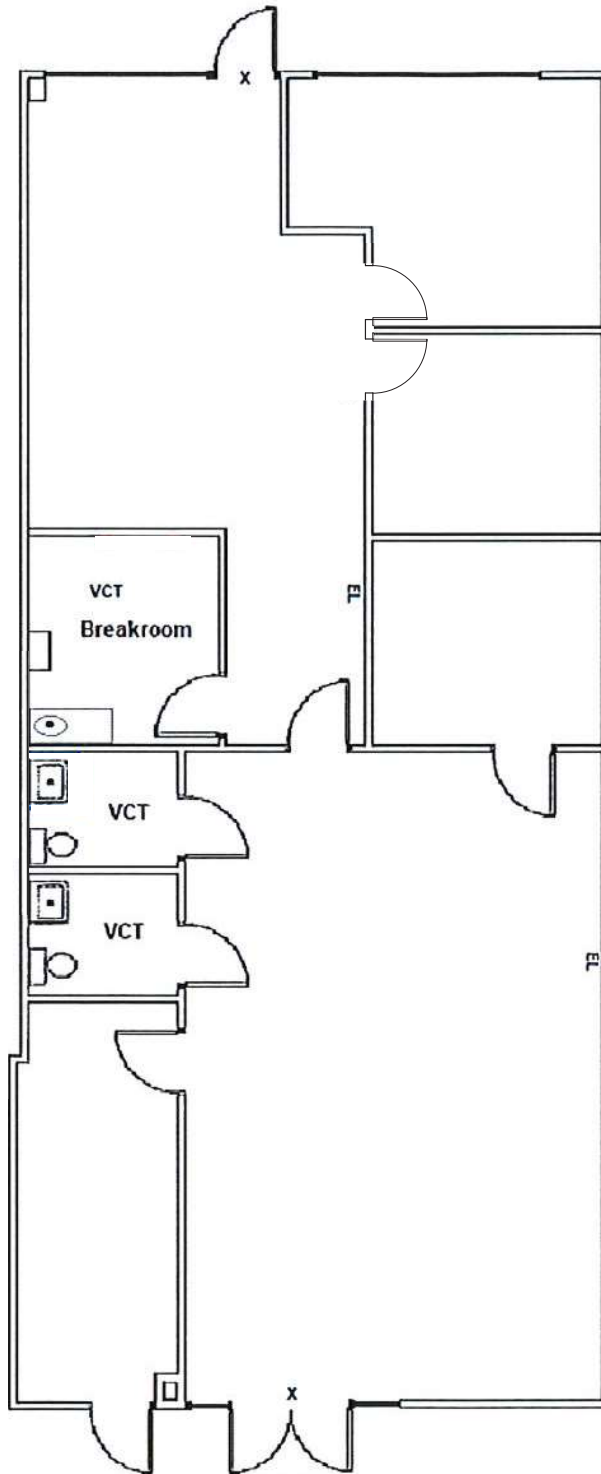
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**Building 7648 - Suite 103 - 1,876± sf**

Office/Warehouse

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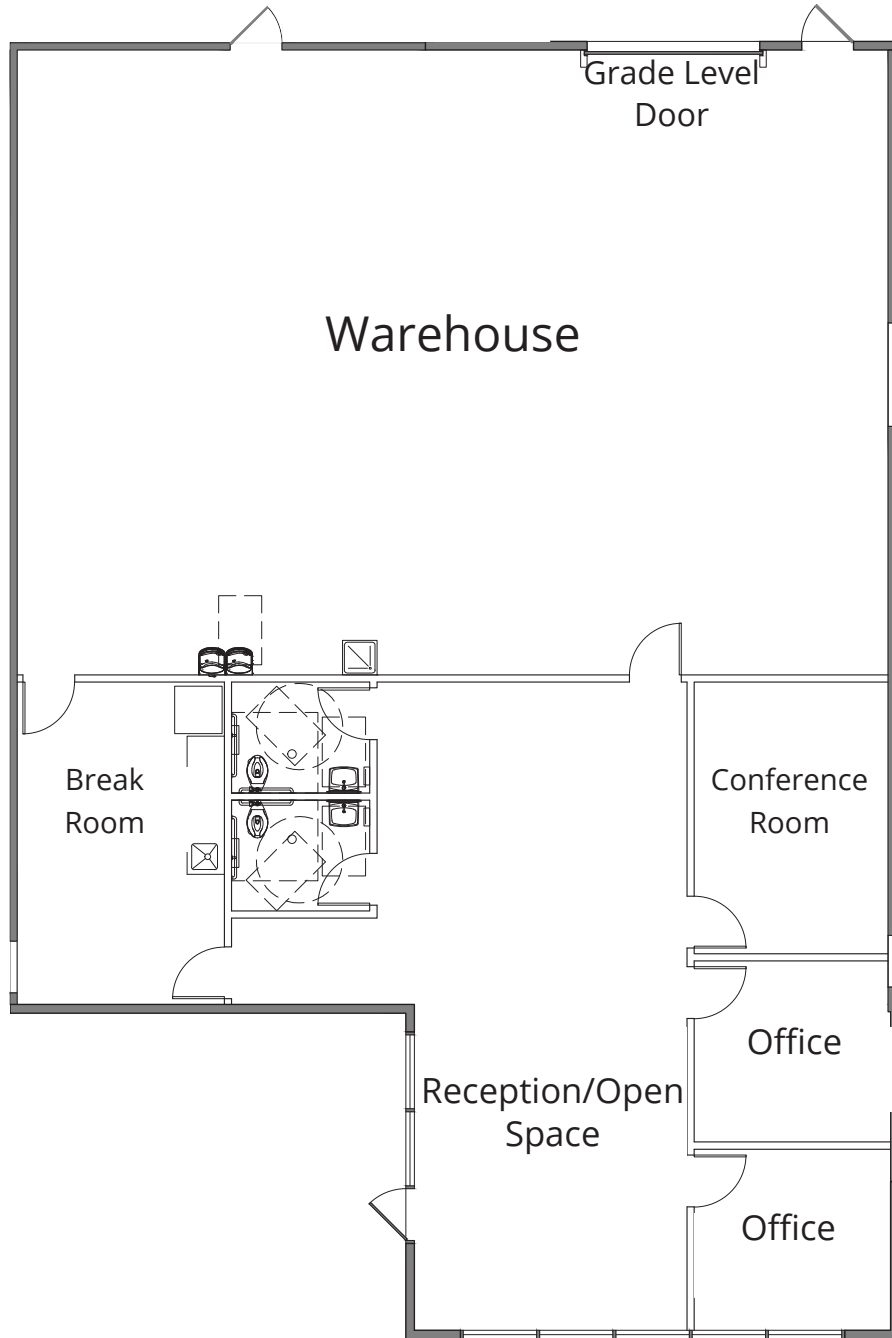
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**Building 7558 - Suite 110 - 3,480± sf**

*Office/Warehouse  
Available Q1 2025*

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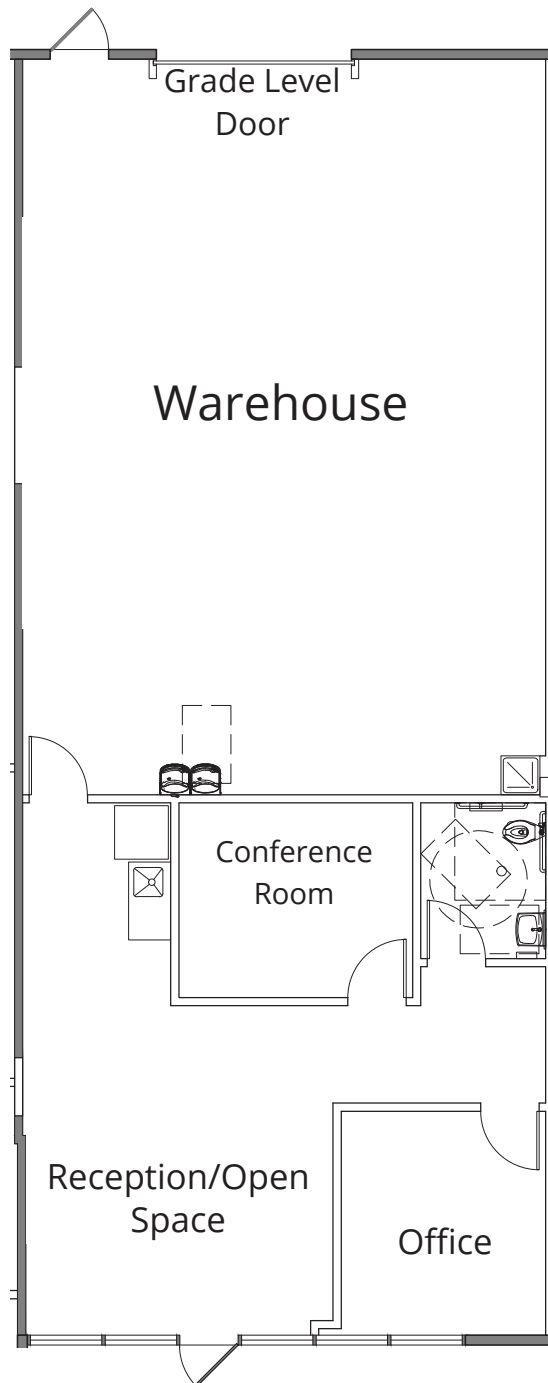
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**Building 7558 - Suite 120 - 1,806± sf**

*Office/Warehouse  
Available Q4 2024*

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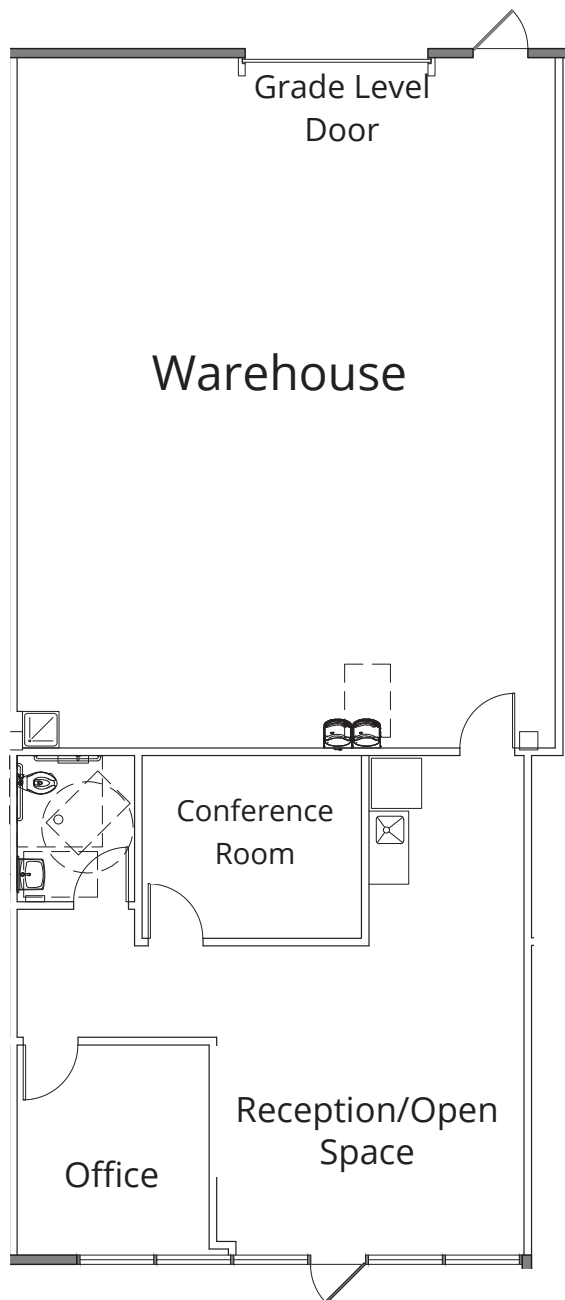
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**Building 7558 - Suite 130 - 1,938± sf**

*Office/Warehouse  
Available Q4 2024*

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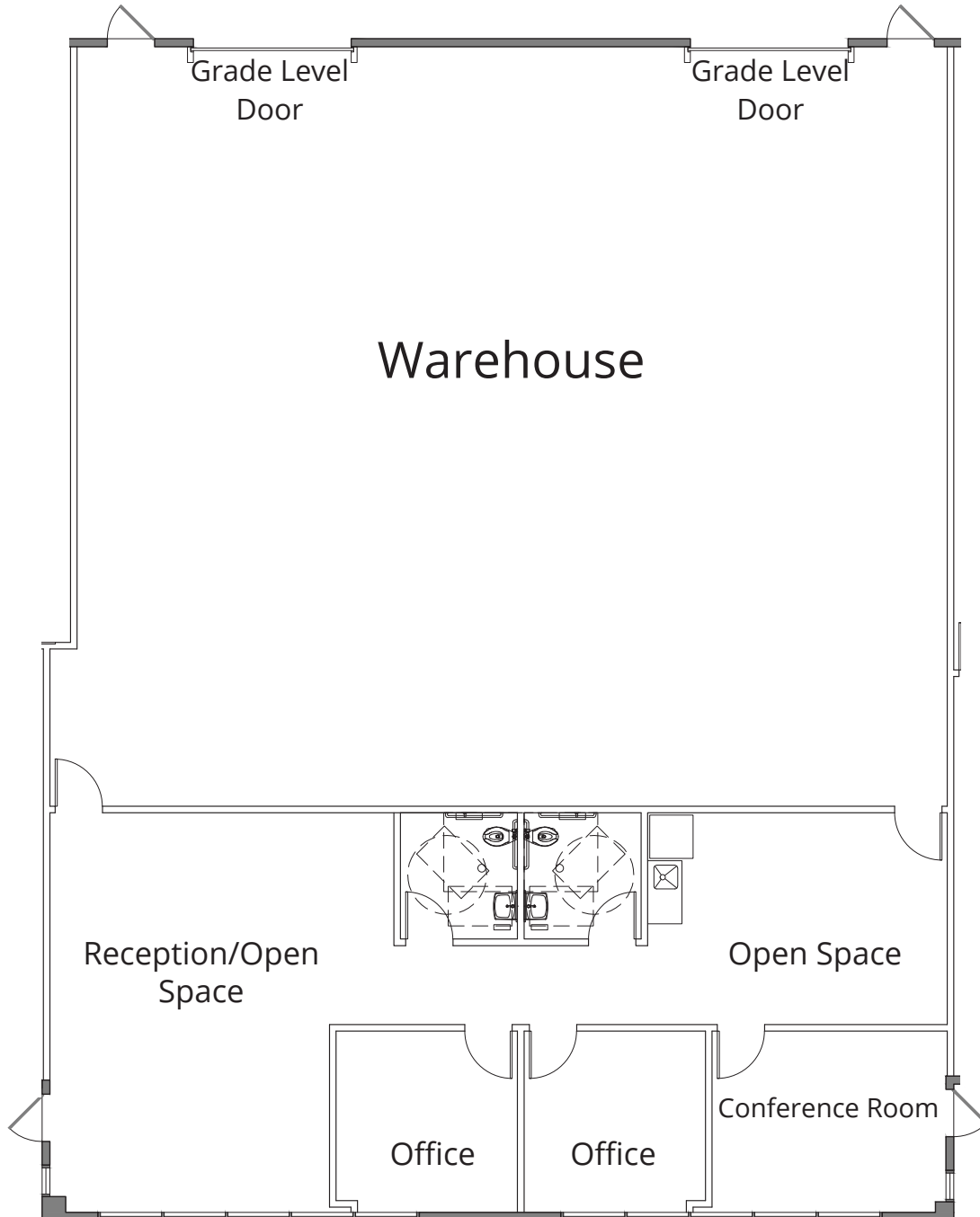
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**Building 7558 - Suite 140-145 - 4,226± sf**

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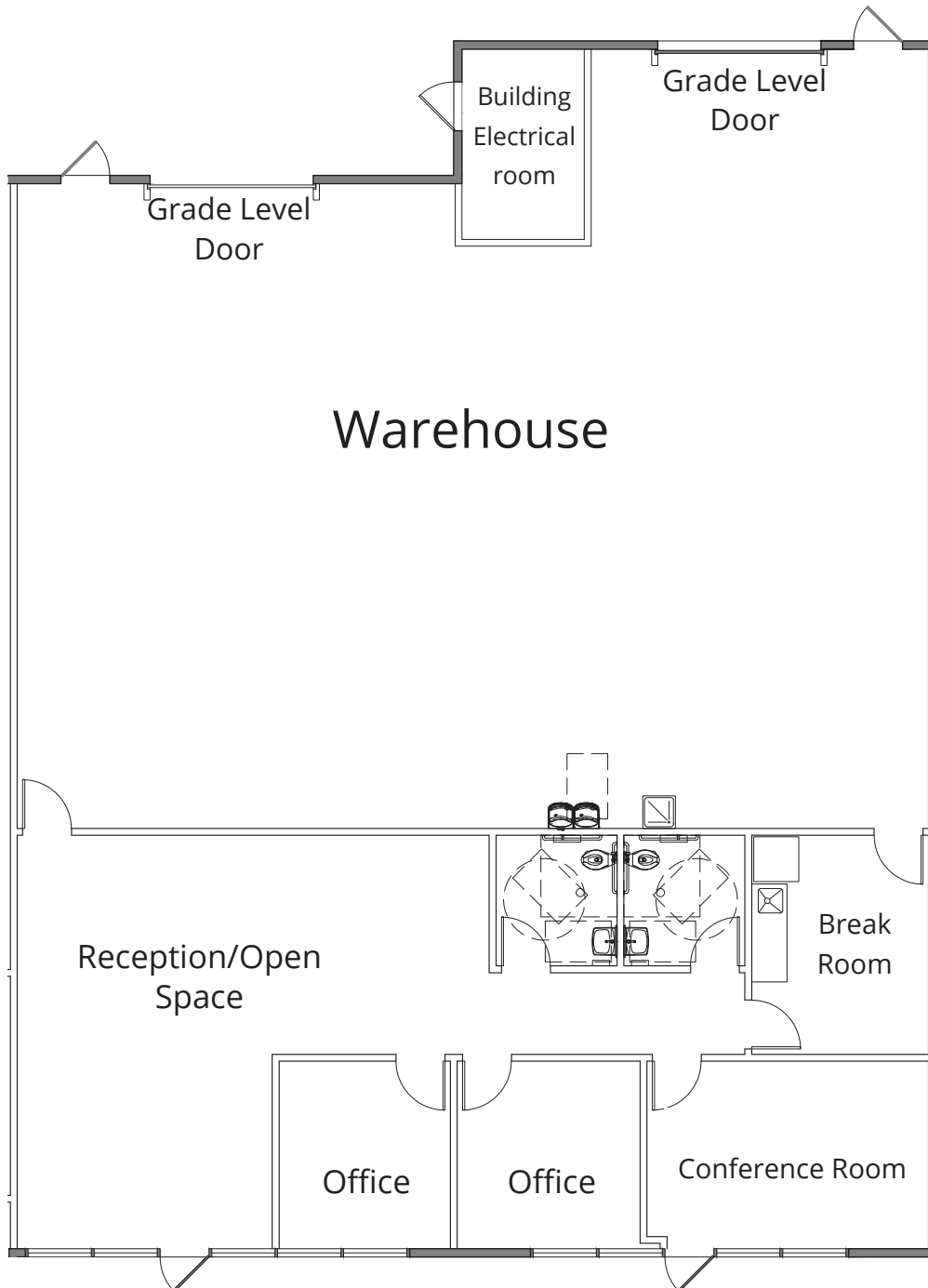
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**Building 7558 - Suite 150 - 3,865± sf**

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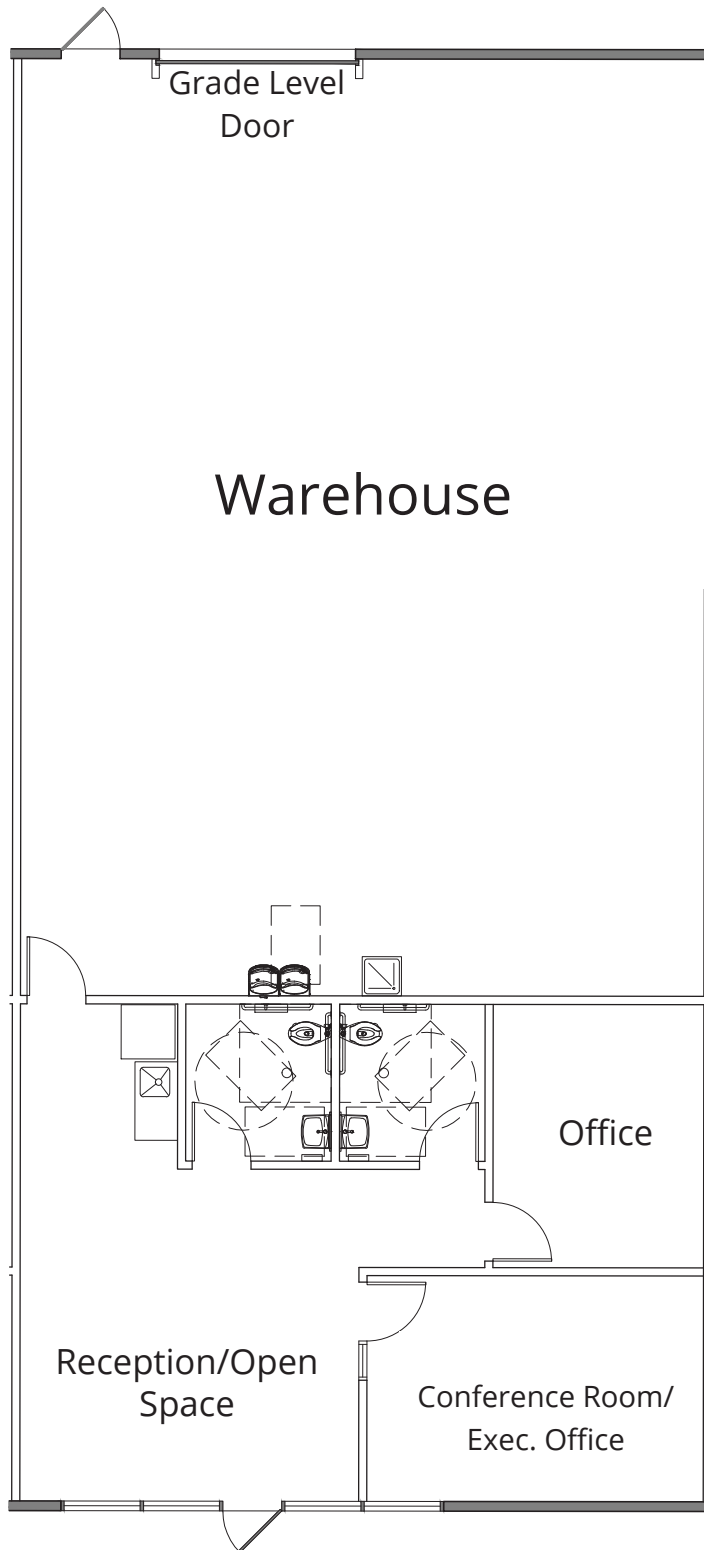
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**Building 7558 - Suite 160 - 2,623± sf**

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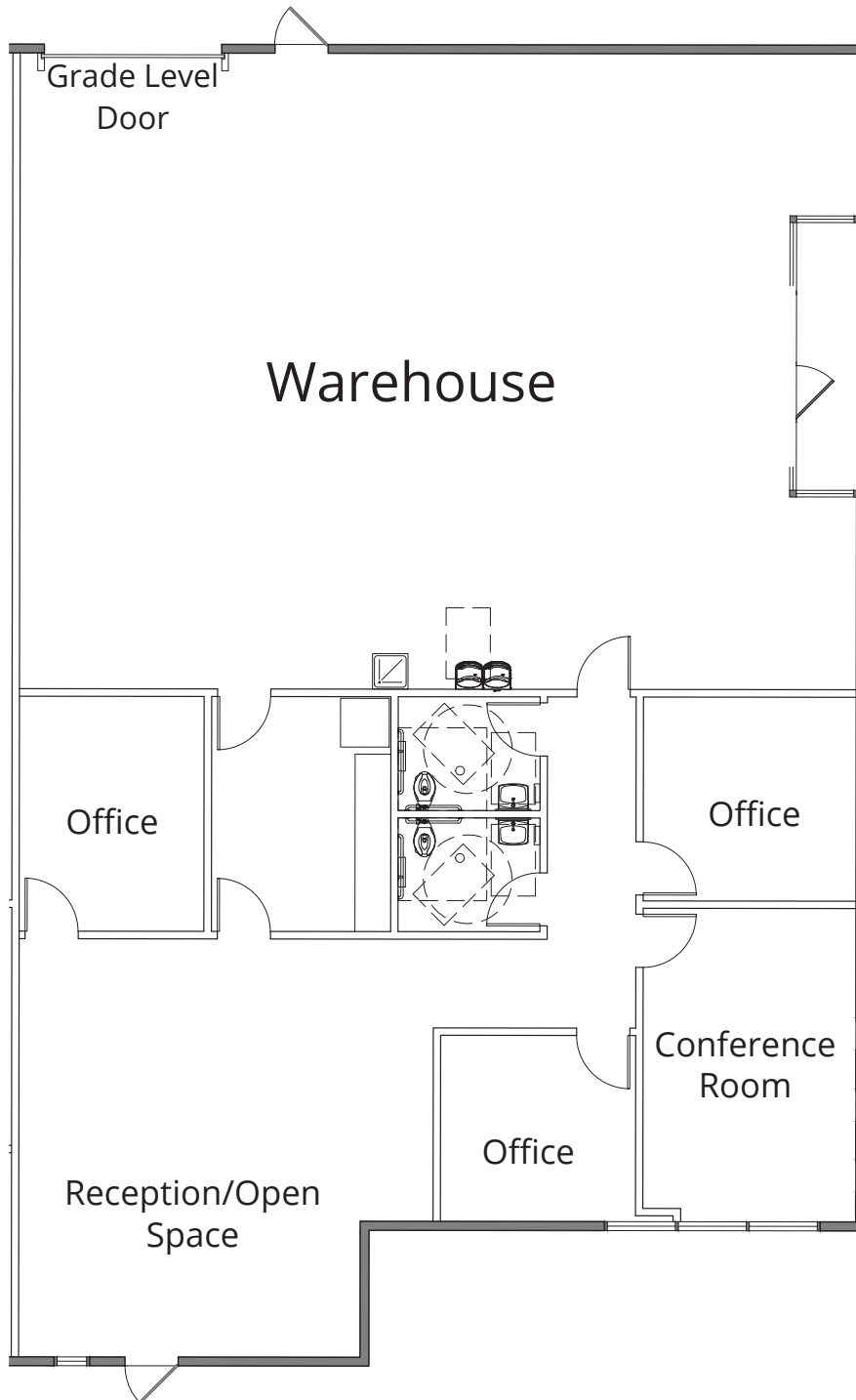
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**Building 7558 - Suite 170 - 3,355± sf**

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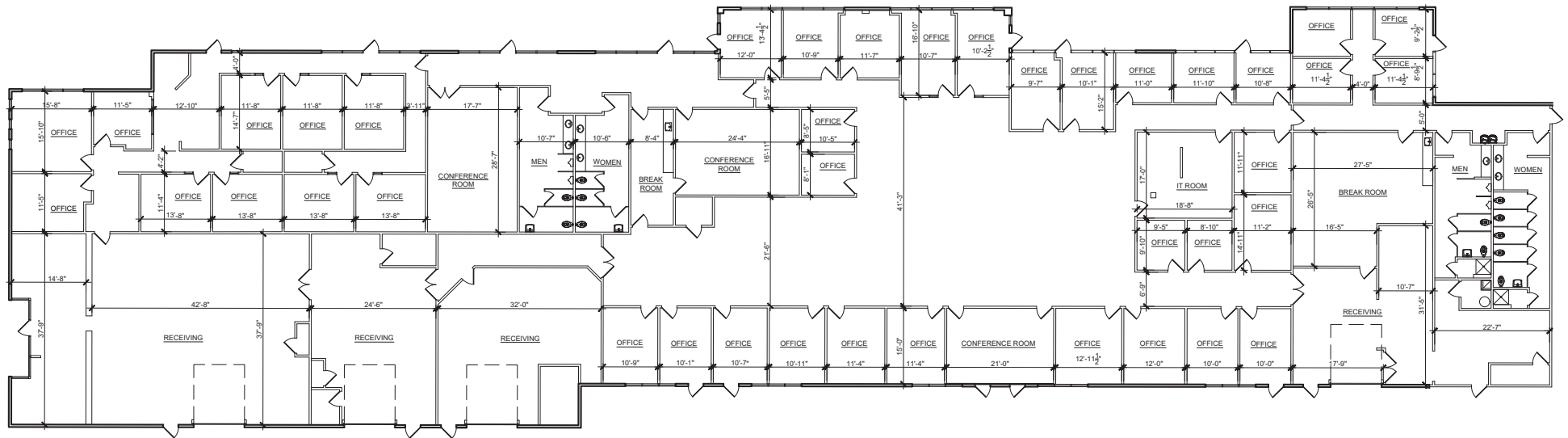


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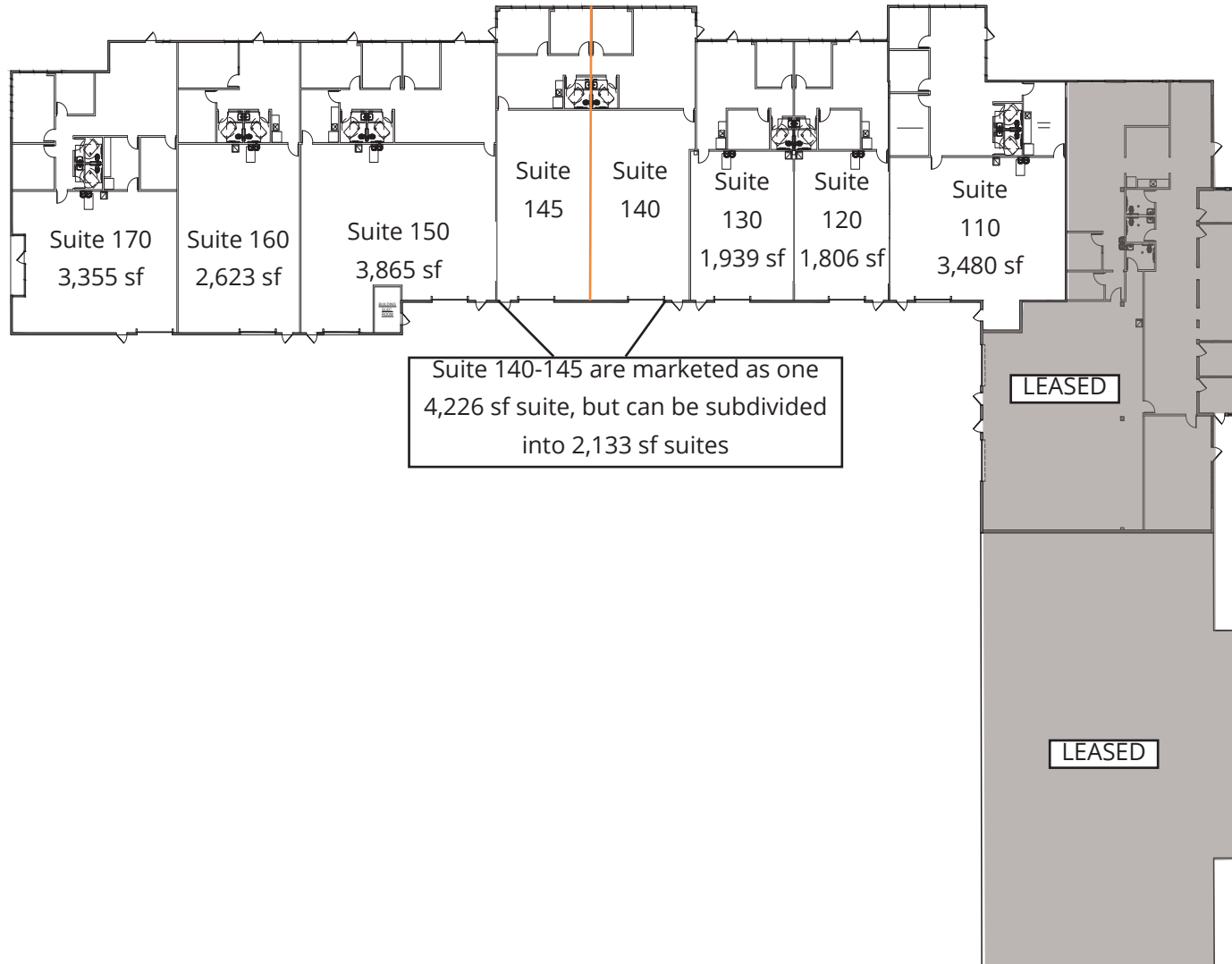
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**Building 7558 - Suites 110-170 - Q4 2024 Delivery**

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