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PREMIER REALTY

6735 Conroy Road Unit 221
Orlando, FL 32835



WINDERMERE BUSINESS CENTER

6735

Property Highlights

Class A, Mixed Use Structure: Four stories with approximately 127,000 SF to office condominiums and 27,000 SF of street-level retail and restaurants.

- **Size:** 2,000 sq. ft.
- **Condition:** Excellent. With 14 Seer HVAC, Fresh interior paint, New flooring throughout the entire unit.
- **Use:** Medical office, professional office, co-working, specialty
- 24 hour access, on-site property management,
- **Elevator Access:** Serviced by elevators, facilitating easy access to upper floors .
- **Layout:** 7 operatories/offices, 1 conference room, 1 waiting area, 1 kitchenette
- **Term:** 5–10 years lease
- **Buildout:** Fully built-out

Additional Features

Premium Visibility

- Tenant will have signage opportunity at the pylon sign and name log on the directory.
- **High-Traffic Corner:** Positioned at the signalized intersection of Conroy Road and Turkey Lake Road, the building enjoys excellent exposure with approximately 50,000 vehicles per day (AADT)
- **Strong Frontage:** The building's façade, including monument and directory signage, is clearly visible from Conroy Road — affording premium brand visibility to tenants .
- **Proximity to Upscale Communities:** Minutes from Dr. Phillips, Bay Hill, Windermere, and Isleworth — offering access to a strong, affluent customer base





Floorplan



Key Tenants

Position your business alongside a curated mix of established and high-traffic tenants that drive daily foot traffic and cross-business synergy. Windermere Business Center is home to:

- Fifth Third Bank – Financial anchor and steady customer flow
- JB Jewelers – Upscale retail draws
- Florida Pediatric Associates – A trusted name in family healthcare
- Holy Grain Coffee Shop – A popular local café and client meeting spot
- Orlando Power Yoga – Wellness-minded clientele
- Gastro Health – Leading provider in gastrointestinal care
- Artesian Title & Escrow – Real estate professionals and legal traffic
- Delight Nails & Spa – Beauty and self-care clientele
- Celebration Language Institute – International student and academic traffic

This dynamic mix of health, wellness, finance, retail, and education creates consistent traffic throughout the day—offering built-in exposure and a professional environment that elevates your brand presence.



Area



Windermere Business Center



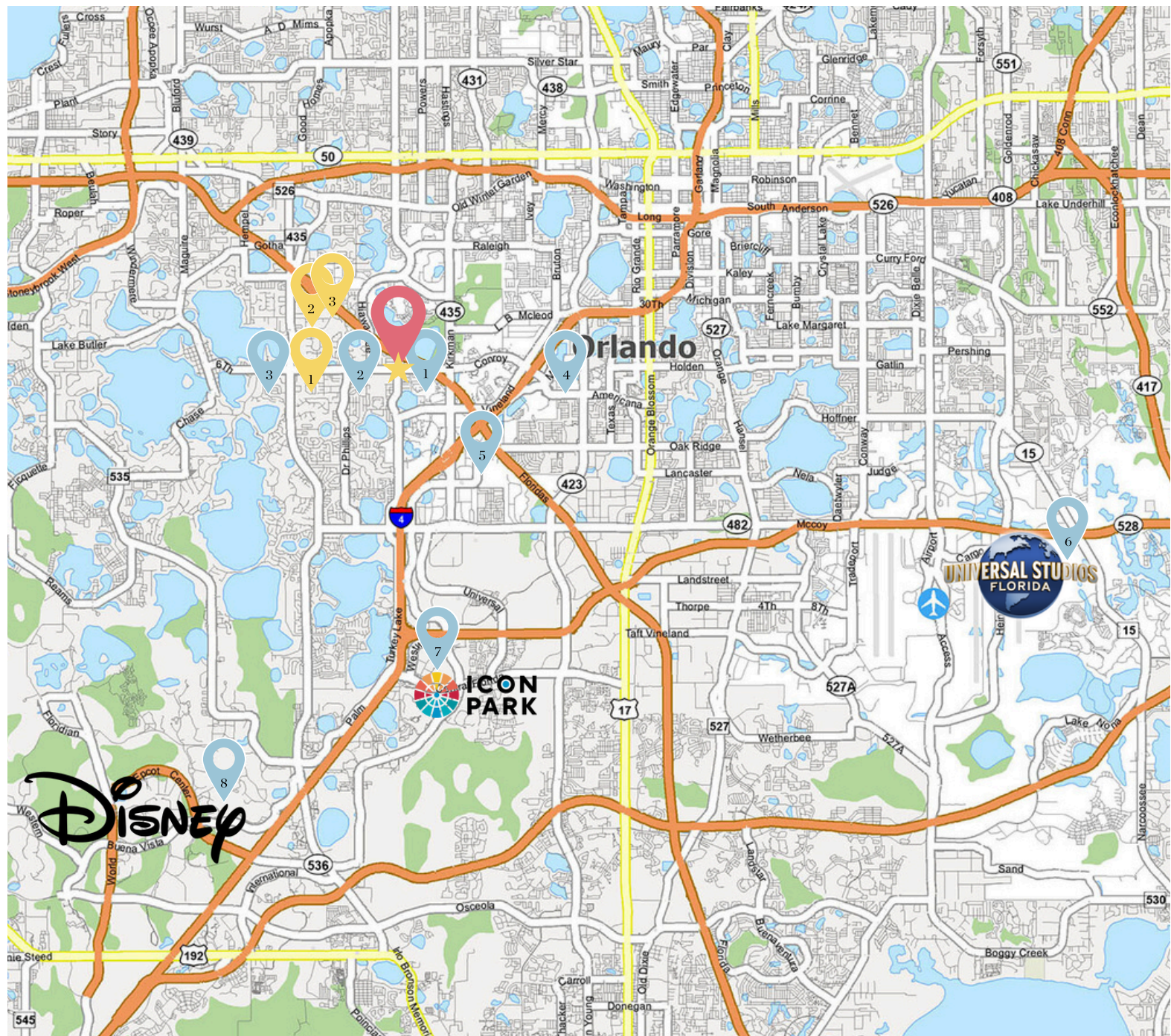
Schools

- 1.Chain of Lakes Middle School
- 2.Olympia High School
- 3.Winky Ridge K-8 School



Shopping Centers

- 1.Shoppes at Winder Oaks
- 2.Grand Oaks Village
- 3.The Grove
- 4.Mall of Millenia
- 5.Orlando International Premium Outlets
- 6.Universal City Walk
- 7.ICON Park
- 8.Disney / Disney Springs



Market Overview

Location & Submarket Context:

Situated within the Millenia/MetroWest submarket—just south of SR-408 and adjacent to the high-profile Mall at Millenia—this area accommodates approximately 2.1 million SF of office space, with 59% Class A, 39.7% Class B, and 1.4% Class C inventory.

Tenant Base & Demand Drivers:

The submarket is attractive to users in tourism, professional services, and health care—driven by proximity to Universal Studios, Sea World, and Valencia College West Campus . Windermere Business Center itself is fully occupied on the ground floor and hosts national medical/professional tenants on upper floors.

Employment Base:

Daytime employee population ~73,600 within 3 miles, underscoring economic and workforce density within proximity .

Household Income

\$103.6k

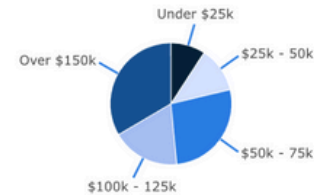
Median Income

\$152.6k

2028 Estimate

↑ 47%

Growth Rate



Age Demographics

40

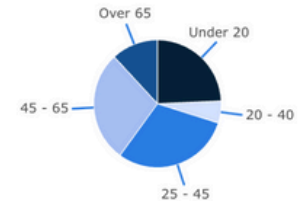
Median Age

43

2028 Estimate

↑ 9%

Growth Rate



Number of Employees

99.3k

Top Employment Categories



Housing Occupancy Ratio

6:1

11:1 predicted by
2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:4 predicted by
2028

Renters

Homeowner

Customer Data



High Resident Density

ZIP 32835 and surrounding communities host 40–50K residents with diverse household types.



Solid Spending Power

Incomes range from \$83K–\$123K+, peaking near ~\$156K in Dr. Phillips.



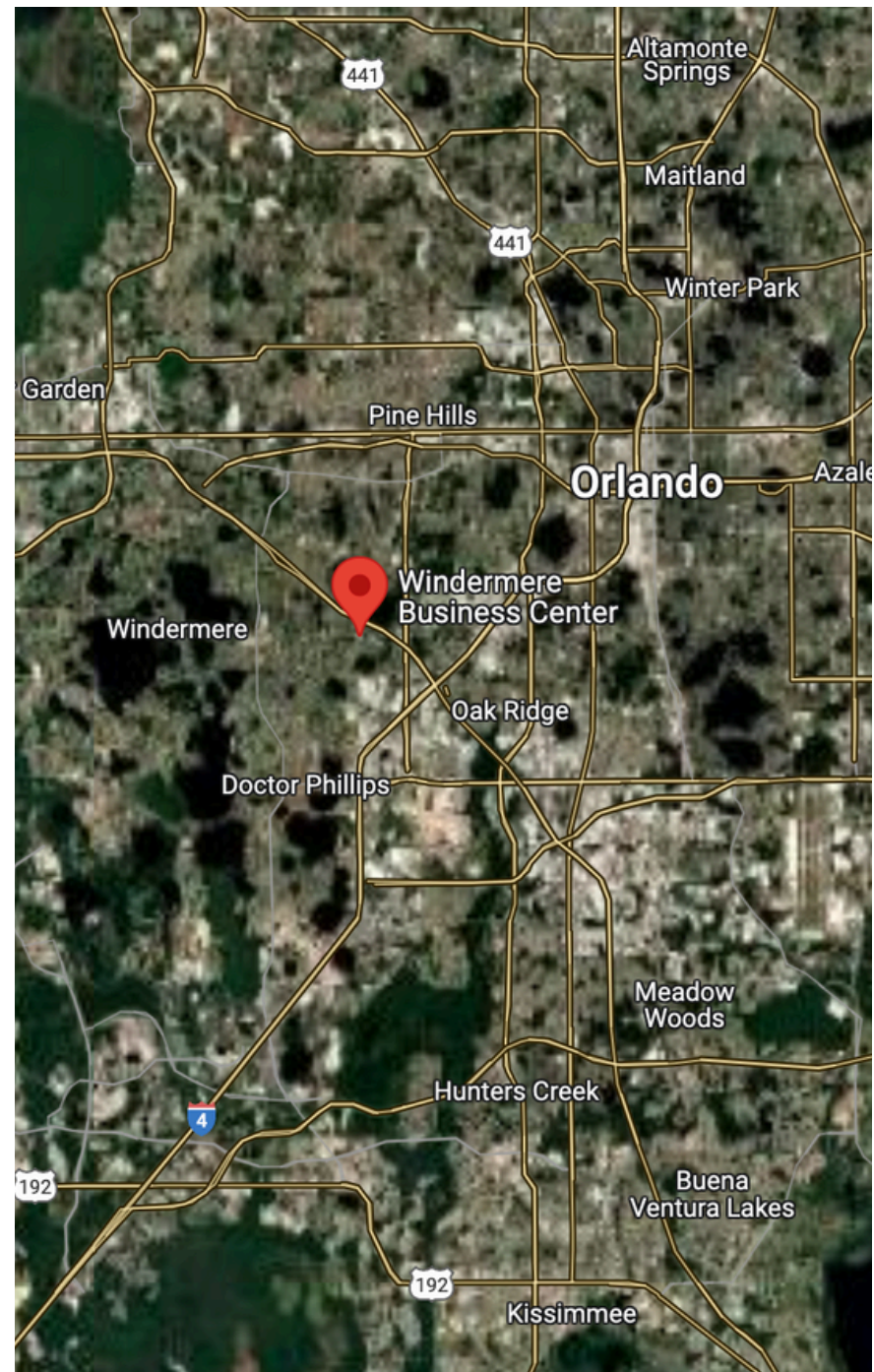
Car-Centric Lifestyle

Most residents drive; parking availability is key.



Consumer Flexibility & Stability

3:1 homeowner to rental ratio.



Contact



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