

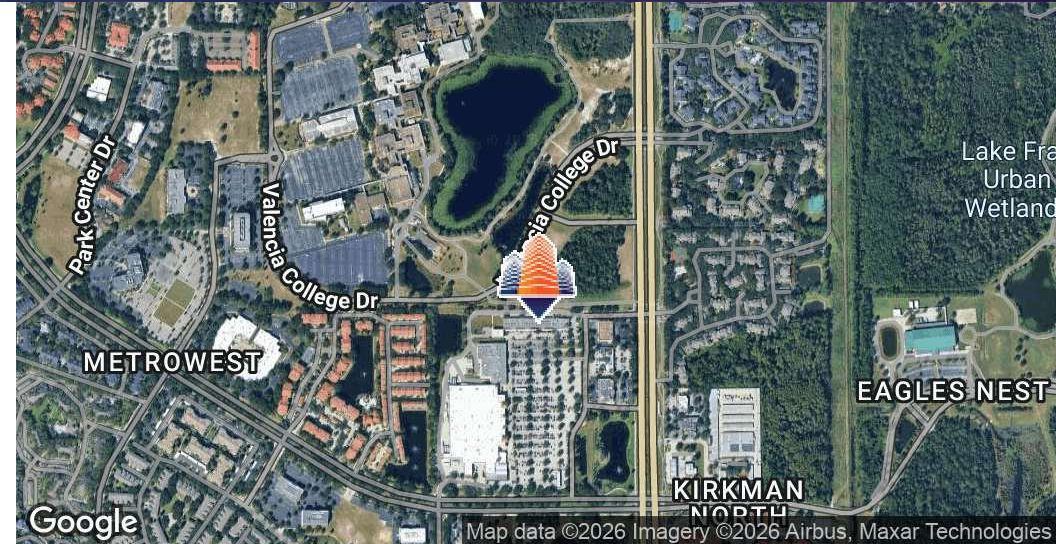
Metro Pointe

5920 Metropolis Way, Orlando, FL 32811



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,454 SF 2nd gen coffee shop and 4,828 SF space for lease!
- Ground lease / outparcel opportunities available
- Co-tenants include Planet Fitness, Sanitas Medical, Spectrum, Metro PCS and more!
- Shadow-anchored by adjacent Walmart Supercenter
- Excellent retail synergy with seamless access to multiple neighboring plazas
- Prime corridor with heavy traffic & robust national retail presence
- Monument signage available
- Situated with favorable proximity/access to major roads/highways including: I-4, 408, Conroy Rd & HWY 50
- Full cross access / shared parking available with Walmart
- Traffic counts: Kirkman Rd/435 +/- 58,000 AADT

[Click Here For Floor Plan](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,454 & 4,828 SF
Lot Size:	4.4 Acres
Building Size:	38,017 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,739	42,663	98,108
Total Population	21,558	121,328	283,355
Average HH Income	\$81,889	\$83,891	\$86,416

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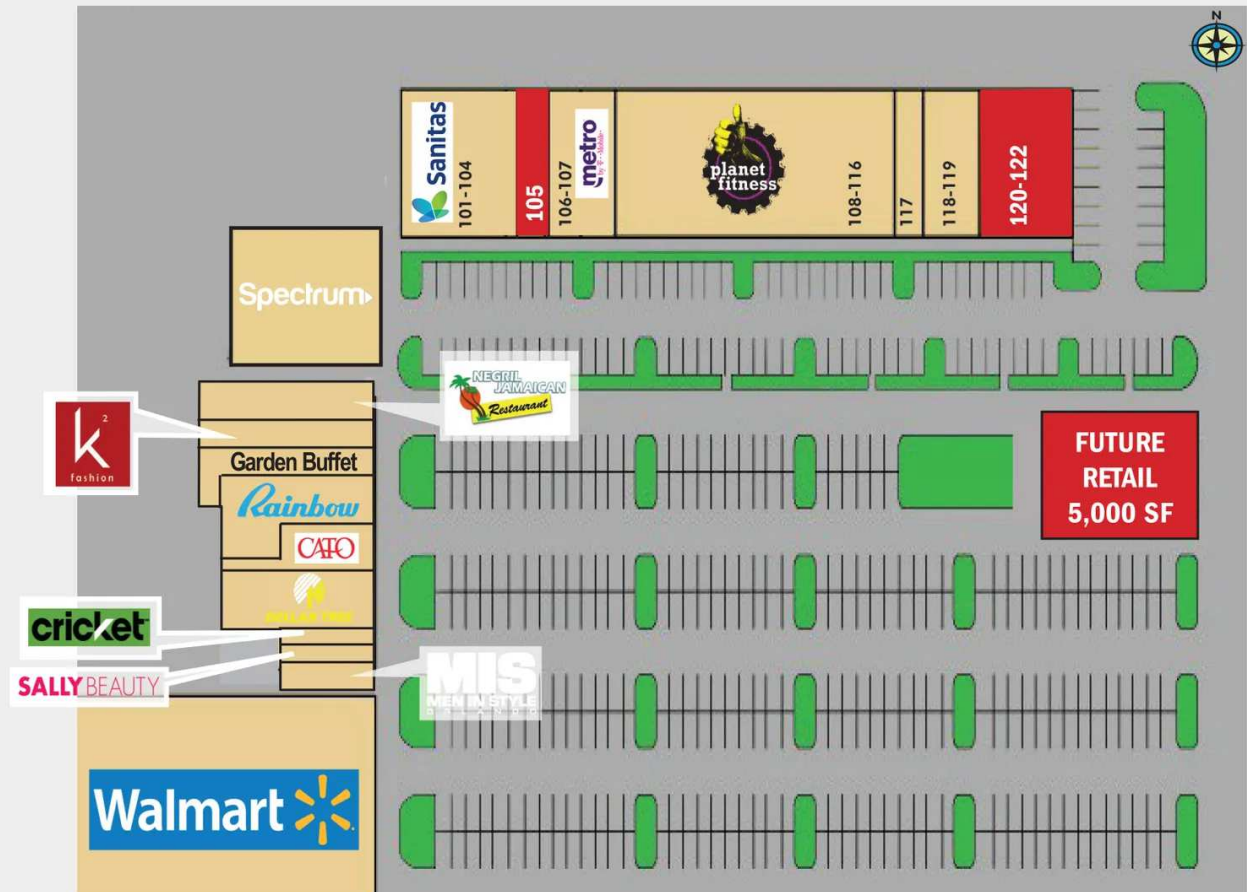
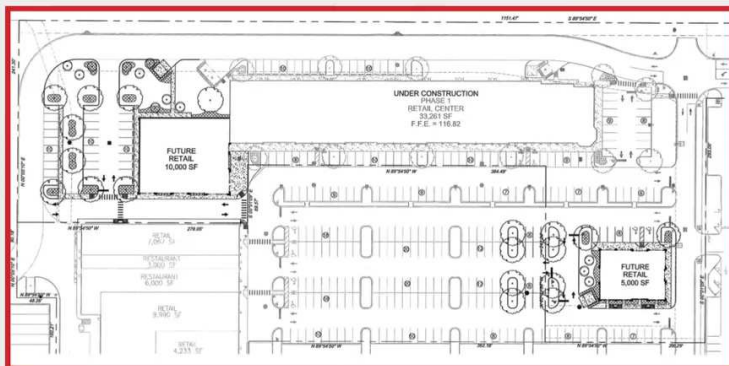


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SITE PLAN

TENANT ROSTER

5944	SPECTRUM	3,850 SF
101-104	SANITAS	6,000 SF
105	AVAILABLE	1,454 SF
106-107	METRO BY TMOBILE	2,905 SF
108-116	PLANET FITNESS	13,000 SF
117	LORA B SALON	1,451 SF
118-119	SILVA'S MARKET	2,900 SF
120-122	AVAILABLE	4,828 SF
	FUTURE RETAIL	5,000 SF



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This map displays the Kirkman area in Orlando, Florida, with various retail and service locations highlighted by callout boxes. The map shows major roads like I-4, SR 435, and SR 170, and neighborhoods like MetroWest, Kirkman North, and Kirkman South. Callout boxes list businesses such as Publix, Walmart, CVS, Target, and various banks and restaurants.

Callout Boxes:

- Metro Pointe:** Walmart, Dollar Tree, Sally Beauty, Cricket, Rainbow, Metro by T-Mobile, Planet Fitness.
- Public Storage:** Public Storage.
- Dollar General:** Dollar General.
- CVS Pharmacy:** CVS pharmacy, TACO BELL.
- Publix:** Publix.
- CHASE:** CHASE.
- Kirkman Oaks Shopping Center:** Publix, TRUIST, UPS, BURGER KING, ACE CASH EXPRESS, 7 ELEVEN.
- SeacoastBank:** SeacoastBank, FIFTH THIRD BANK.
- GameStop:** GameStop, GameStop.
- Exxon:** Exxon.
- Public Storage:** Public Storage.
- 7 ELEVEN:** 7 ELEVEN, McCoy Federal, ExtraSpace Storage, PEPBOYS, enterprise.
- Bank of America:** Bank of America.

Map Data: Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus.

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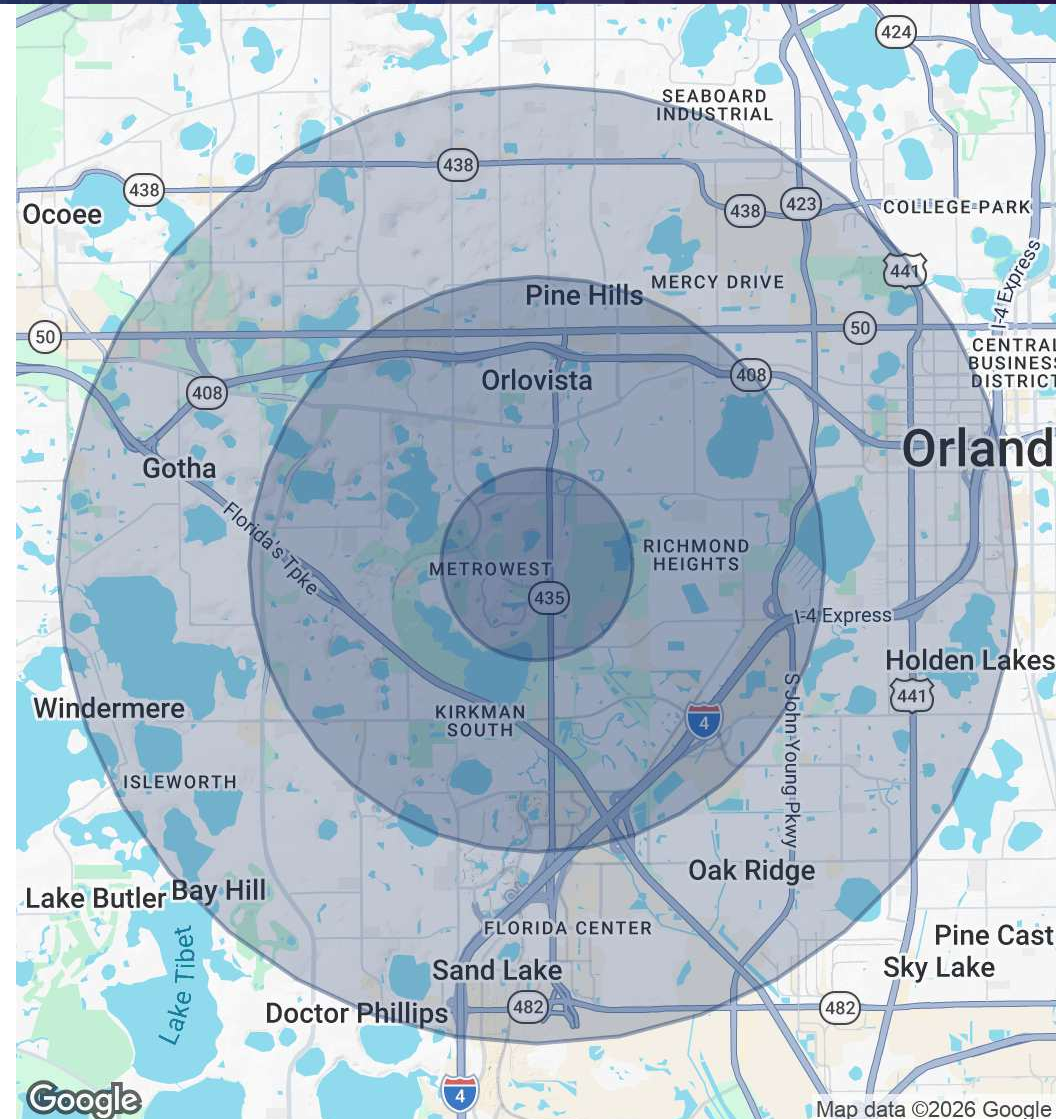
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,558	121,328	283,355
Average Age	31.6	35.2	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,739	42,663	98,108
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$81,889	\$83,891	\$86,416
Average House Value	\$206,772	\$314,694	\$326,530

AGE	1 MILE	3 MILES	5 MILES
0 - 4	1,695	8,547	18,571
5 - 9	1,665	7,226	18,242
10 - 14	1,331	7,511	18,350
15 - 17	815	4,913	11,799
18 - 20	724	3,782	9,244
21 - 24	1,129	7,061	16,187
25 - 34	5,448	23,579	48,048
35 - 44	3,877	19,503	41,576
45 - 54	2,082	13,672	34,430
55 - 64	1,521	13,131	33,082
65 - 74	897	7,780	21,207
75 - 84	265	3,448	9,368



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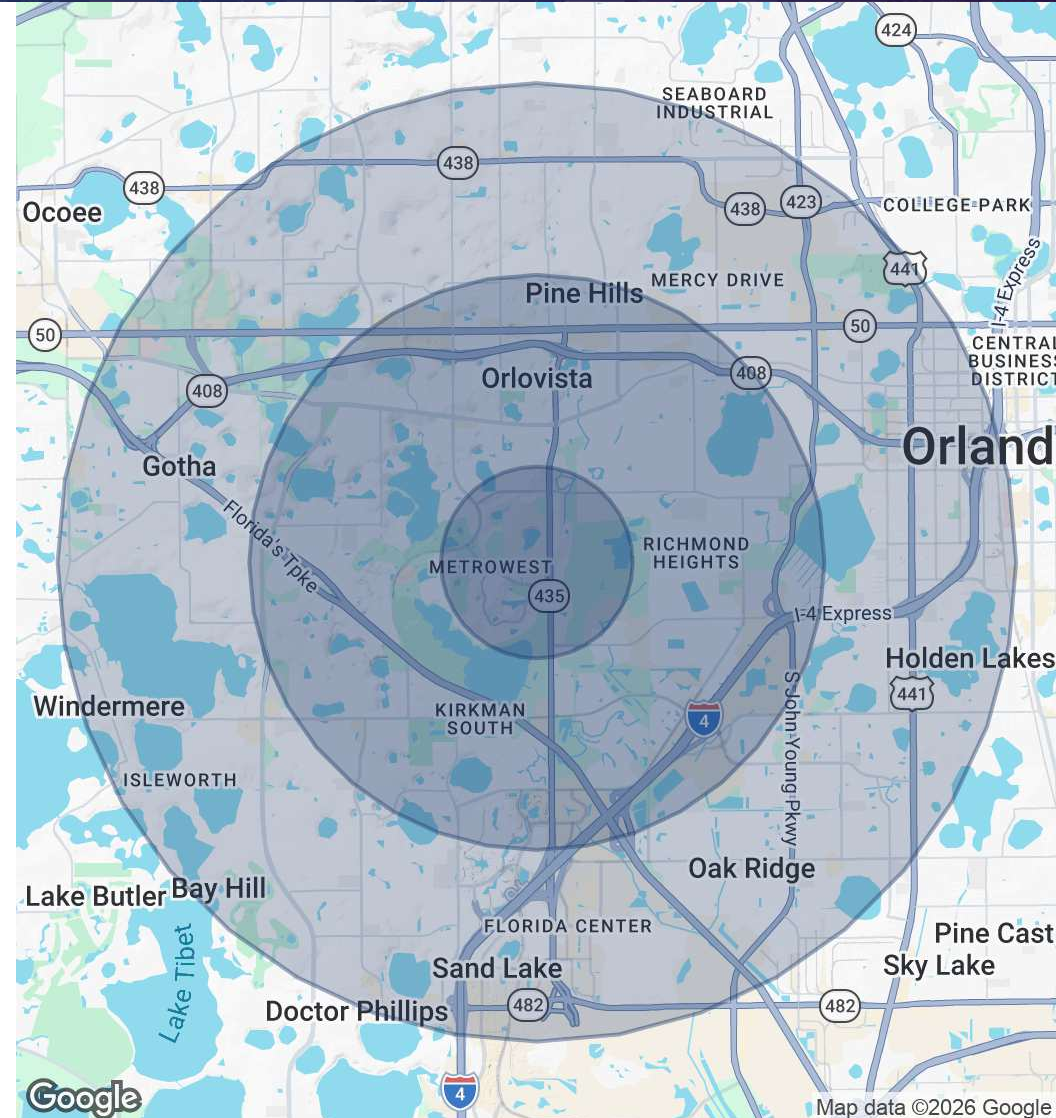
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DEMOGRAPHICS MAP & REPORT

85+ 117 1,193 3,277



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