

Second Generation Chiropractic Office For Lease

8809
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CIRCLE



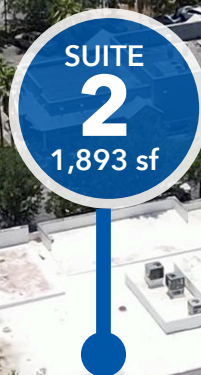
FOR LEASE | SUITE 2 | 1,893 SF TOTAL

8809 COMMODITY CIRCLE, SUITE 2, ORLANDO, FL 32819

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JOHN YOUNG PKWY



DETAILS

Lease Rate:	\$25.00/SF NNN
Building Size:	±7830 SF
Available:	STE 2 -1,893 SF
Zoning:	ORG-IND-2/IND-3
Type:	Office
Parking:	4.5/1,000
Signage:	Building/Monument

HIGHLIGHTS

- Open Floor Plan
- Quality Office Space
- Turn-Key Ready
- 100% Under HVAC
- 100% Sprinklered Space

OVERVIEW

Commodity Circle offers a great opportunity to lease 1,893 SF of second-generation chiropractic office. This turnkey medical space is thoughtfully built out with a reception area, multiple treatment areas, private offices, and a break room—ideal for medical, wellness, or professional service users seeking a plug-and-play solution. Positioned within a professional office park with ample parking, the property enjoys excellent accessibility from I-4, the Beachline (SR 528), and John Young Parkway. Surrounded by national retailers, dining options, and a strong office community, this space provides a strategic and convenient location for patient-driven businesses looking to expand or relocate in Orlando.



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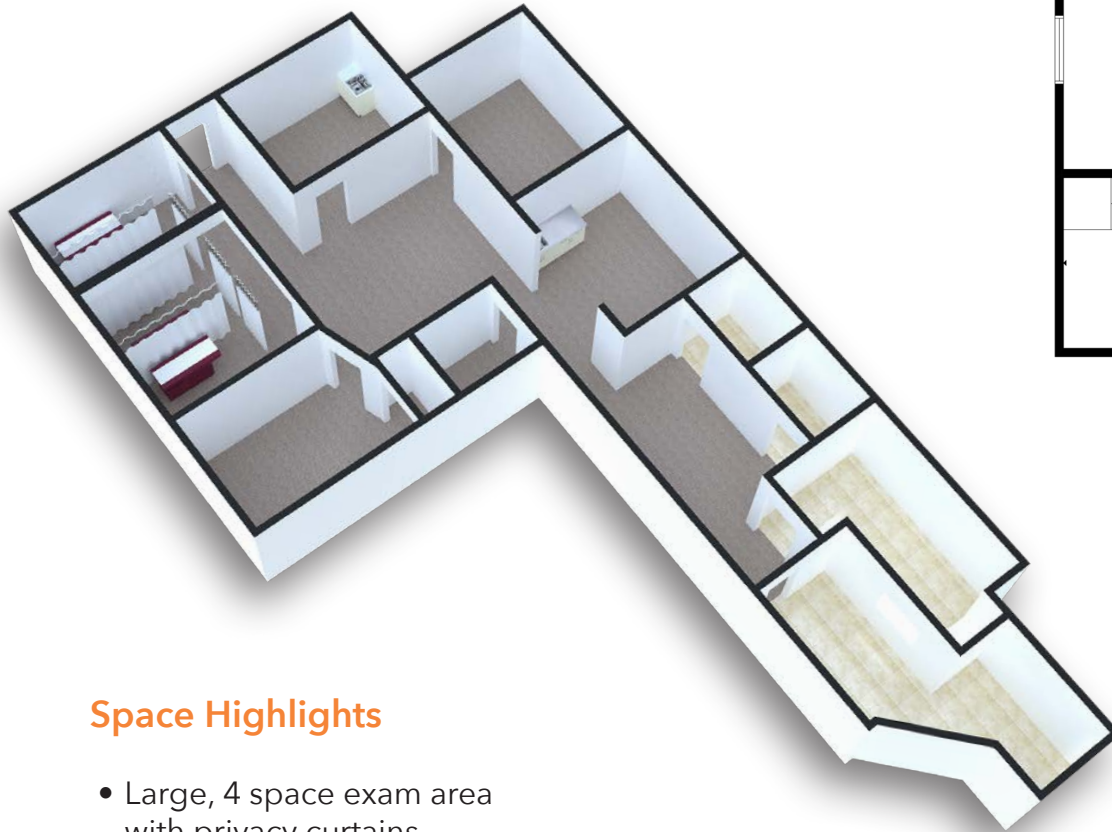
BUILDING ELEVATION

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FLOOR PLAN

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Space Highlights

- Large, 4 space exam area with privacy curtains
- Large reception area
- 3 Large offices
- PT/Treatment area
- 2 Restrooms





RECEPTION/WAITING



LOUNGE AREA



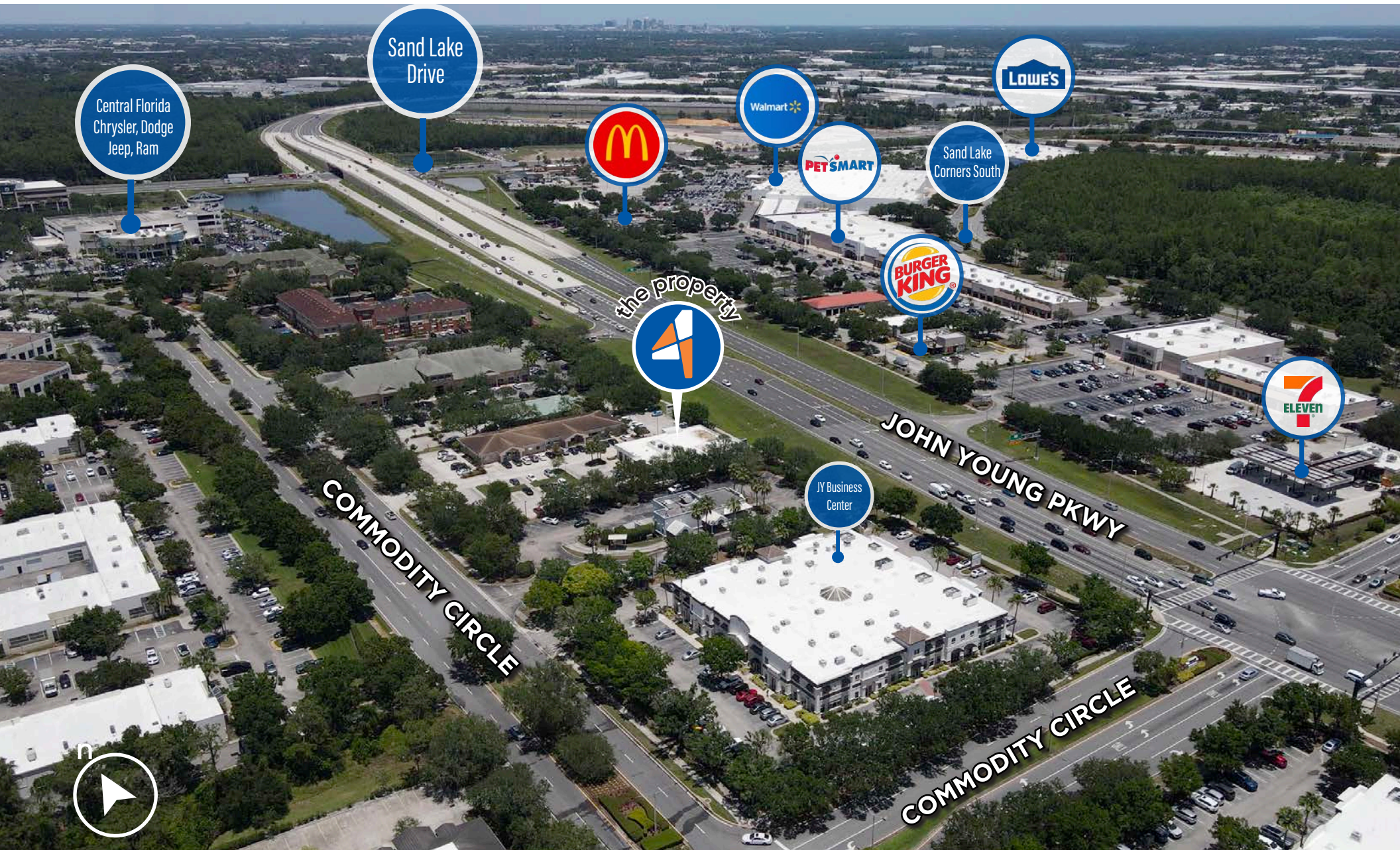
EXAM AREA



OFFICE

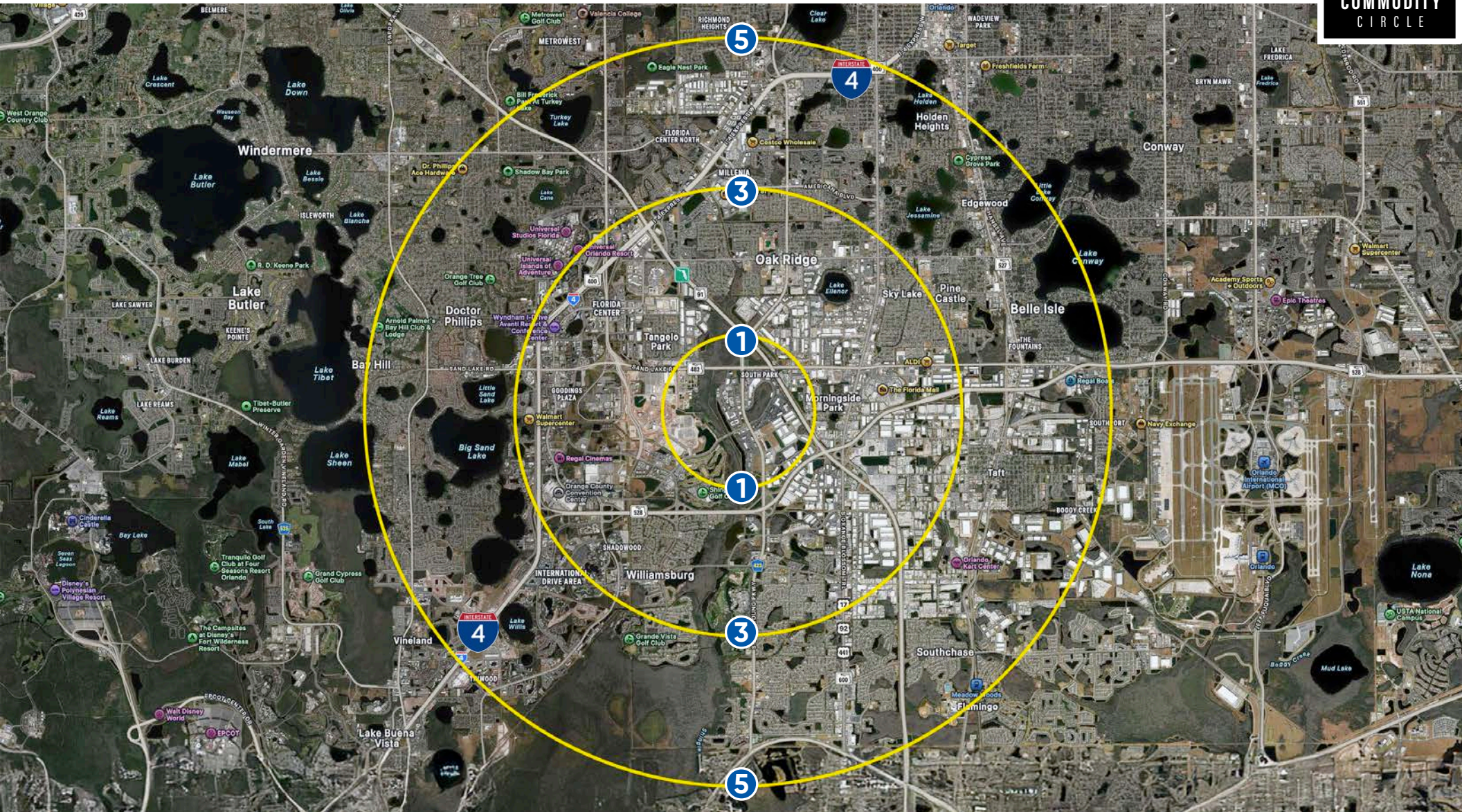
LOCATION AERIAL

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LOCATION & DEMOGRAPHICS

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DEMOGRAPHICS

Radius	Population	HH Income	Businesses	Employees
1-Mile	20,223	\$55,000	1,109	10,171
3-Mile	60,722	\$64,529	7,362	100,809
5-Mile	207,324	\$77,478	16,415	187,545



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