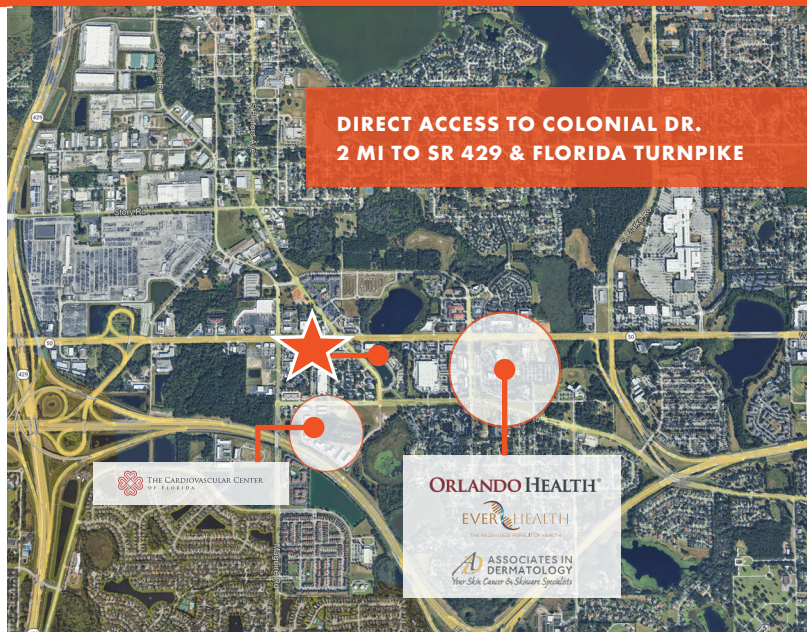


FOR SALE | MEDICAL OFFICE

530 OCOEE COMMERCE PKWY, OCOEE, FL 34761

5,168 SF | \$2,200,000



SALE PRICE

\$2,200,000

BUILDING SIZE

5,168 SF

AREA HIGHLIGHTS

- W Colonial Drive (SR-50) carries 40,000 to 47,000 vehicles per day within steps of the property, serving as one of West Orange County's primary commercial arterials.
- A new AdventHealth Ocoee ER is opening on W Colonial Drive in spring 2026, further strengthening the area's healthcare infrastructure alongside the existing AdventHealth Apopka hospital campus.
- Ocoee Commerce Parkway hosts multiple medical office condominiums with recent transaction activity reflecting steady investor demand for well-located medical product in the submarket.
- The 3-mile trade area population is projected to grow 8% from 2025 to 2030, with household formation expected to increase 9% over the same period.
- Ocoee's citywide median household income sits at approximately \$99,000, with convenient access to the Western Beltway (SR-429) and Florida Turnpike supporting strong residential demand.

PROPERTY DETAILS

Building Size	5,168 SF
Date Available	1/1/2027
Indicated Value	\$2,200,000
Year Built	2006
County	Orange County
Zoning	OCO-C-2

3-MILE DEMOGRAPHICS

74,955	26,560
POPULATION	HOUSEHOLDS
\$120,857	29,702
AVG HH INCOME	EMPLOYEES

FOR MORE INFORMATION:

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