



Commerce Point

- Office/flex business park
- 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
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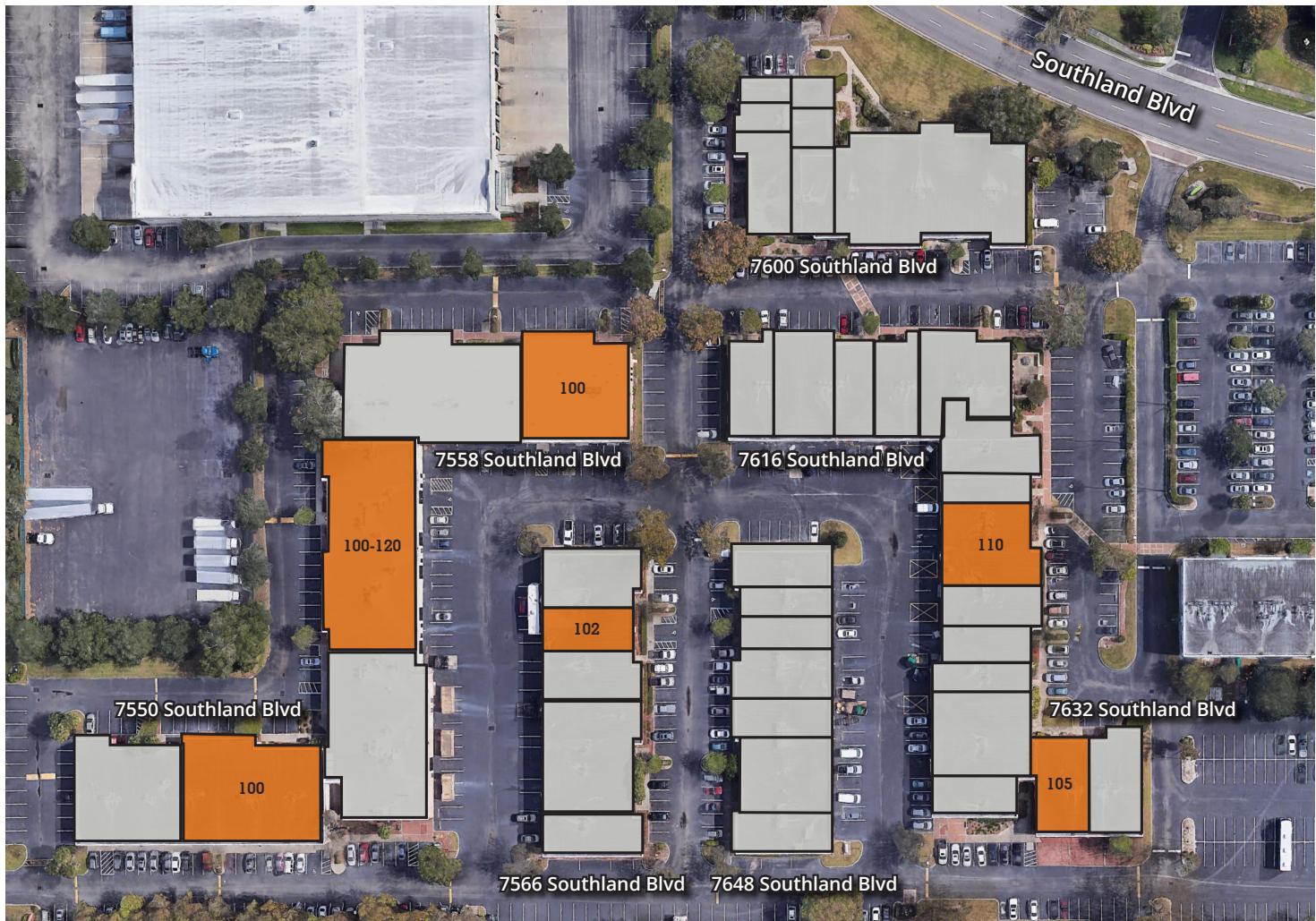
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Office/Flex Space | For Lease

Commerce Point
7550-7648 Southland Blvd
Orlando, FL 32809



Available Spaces

Building	Suite	Square Footage	Condition
7550	100	8,215± sf	100% office
7558	100	7,782± sf	Office/warehouse
7558	102 - 120	1,806 - 5,546± sf	Office/warehouse
7566	102	2,443± sf	100% office
7616	110	3,752± sf	Office/warehouse
7632	105	2,933± sf	100% office

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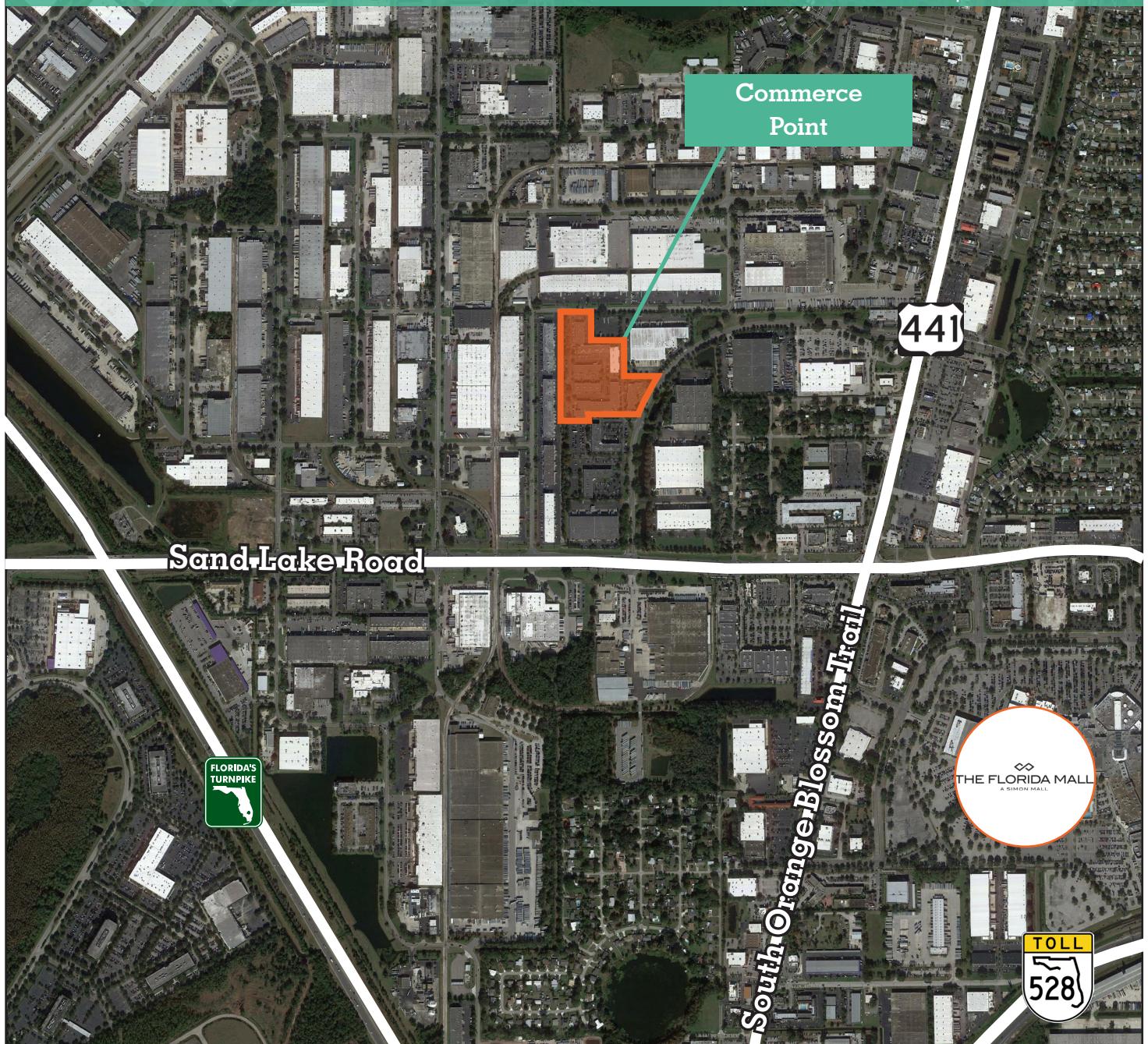
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Downtown Orlando - 7.8 Miles

Orlando International Airport - 8.3 miles



Universal Orlando Resort - 6 Miles
Walt Disney World Resort - 11.8 Miles

Epic Universe - 3.1 Miles
SeaWorld Orlando - 7.1 Miles

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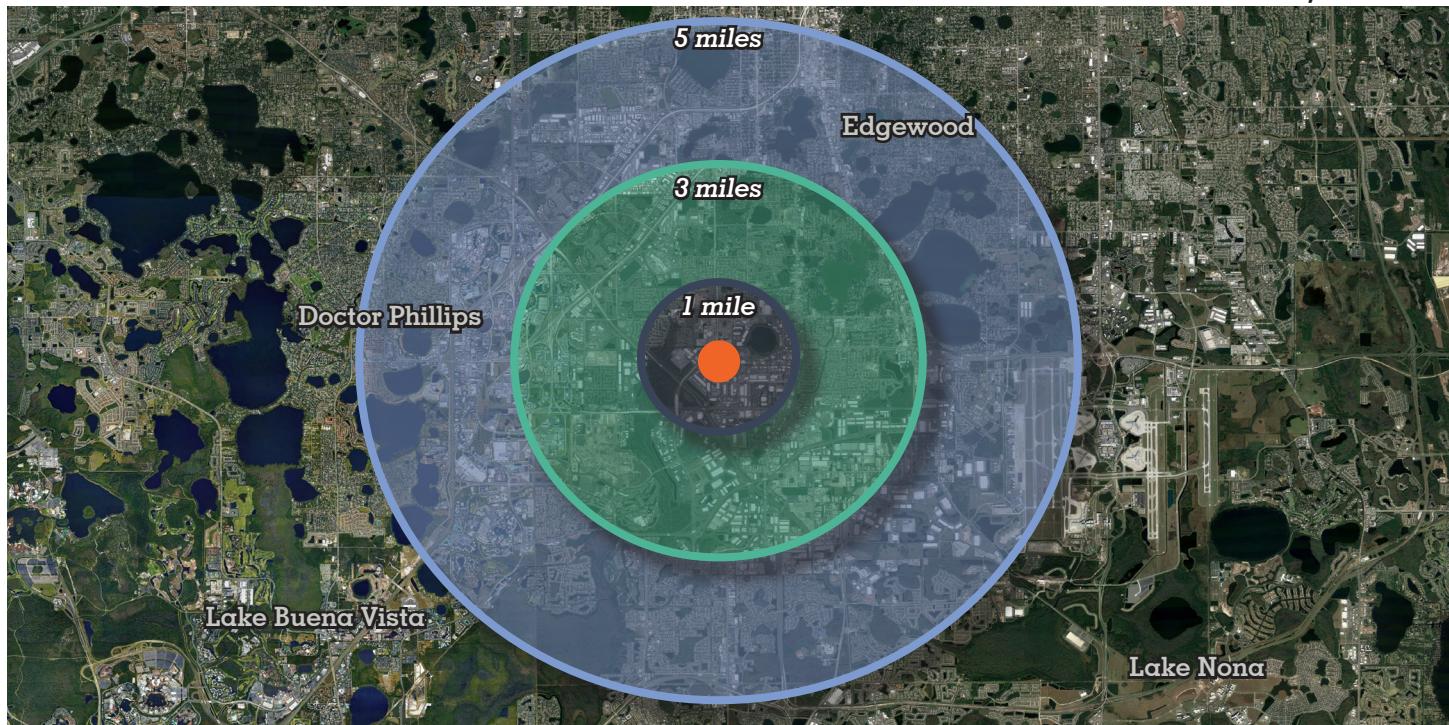
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1-3-5 Mile Demographics

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

Data provided by ESRI

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5 Mile Highlights



Population
211,279



Growth by 2029
0.71%



Total employees
216,451



Avg. HH income
\$88,544

Building 7550 - Suite 100 - 8,215± sf

100% Office Space

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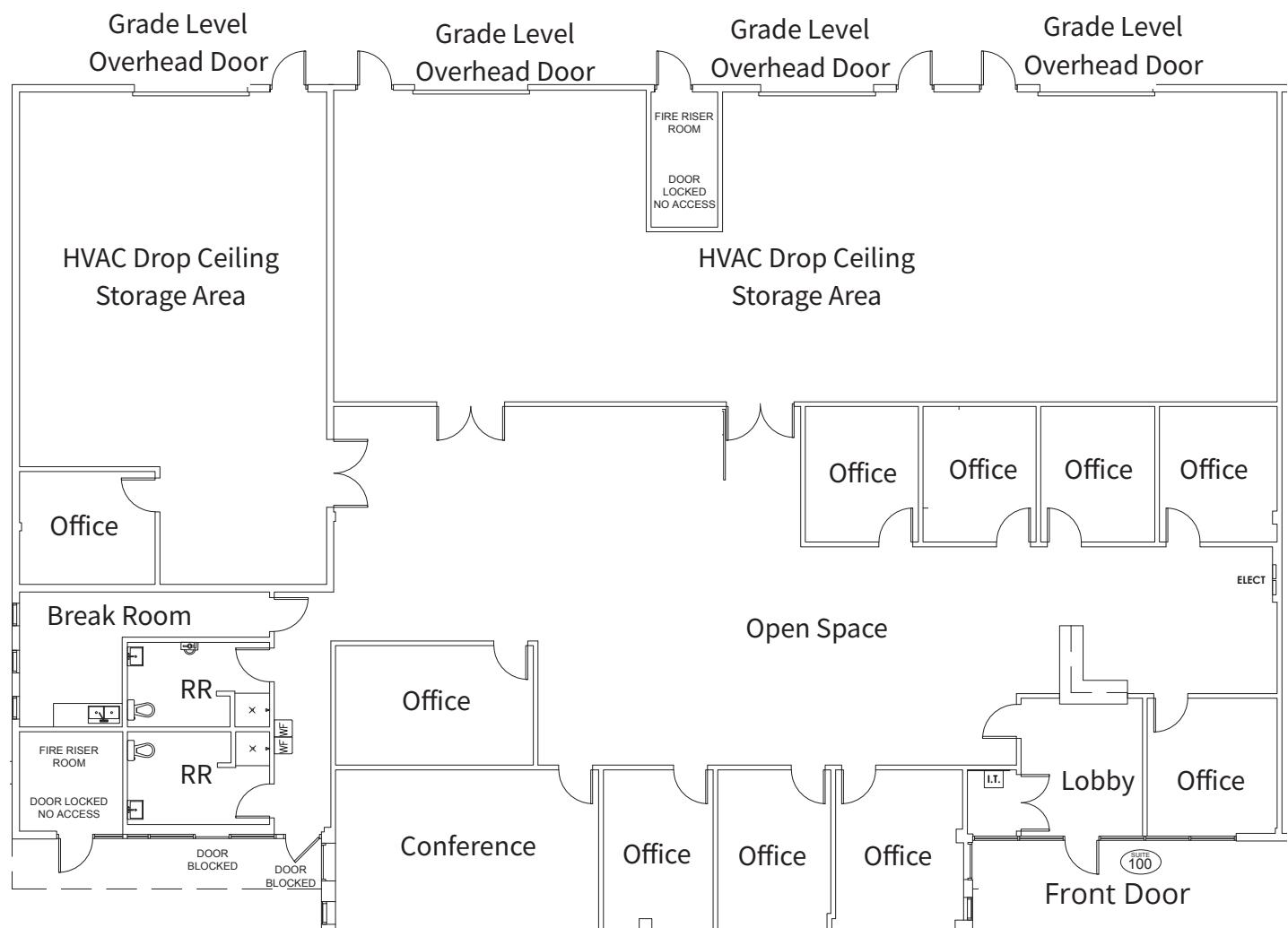
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Building 7558 - Suite 100 - 7,811± sf

Office/Warehouse Space

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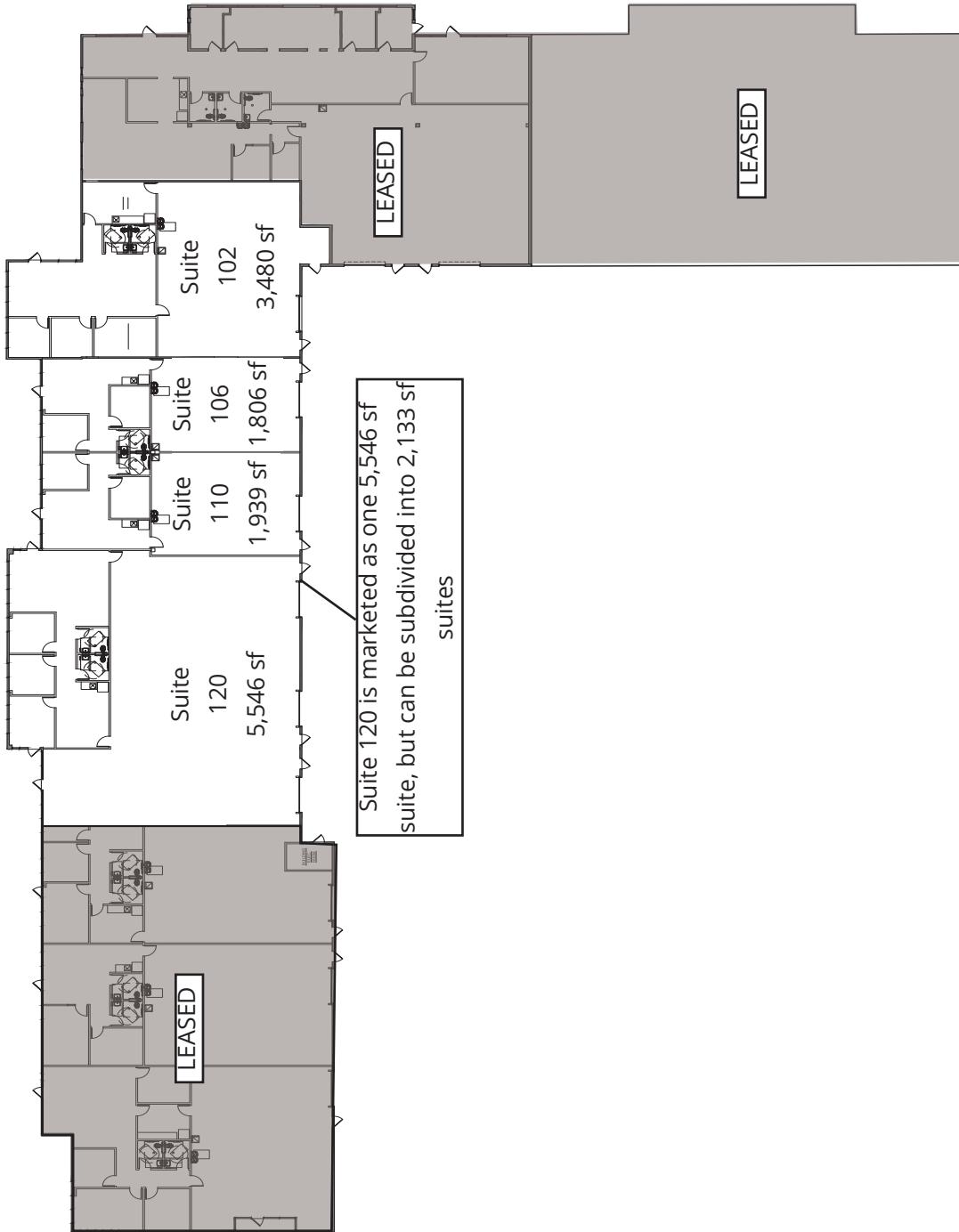
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Building 7558 - Suites 110-170 - Q1 2026 Delivery

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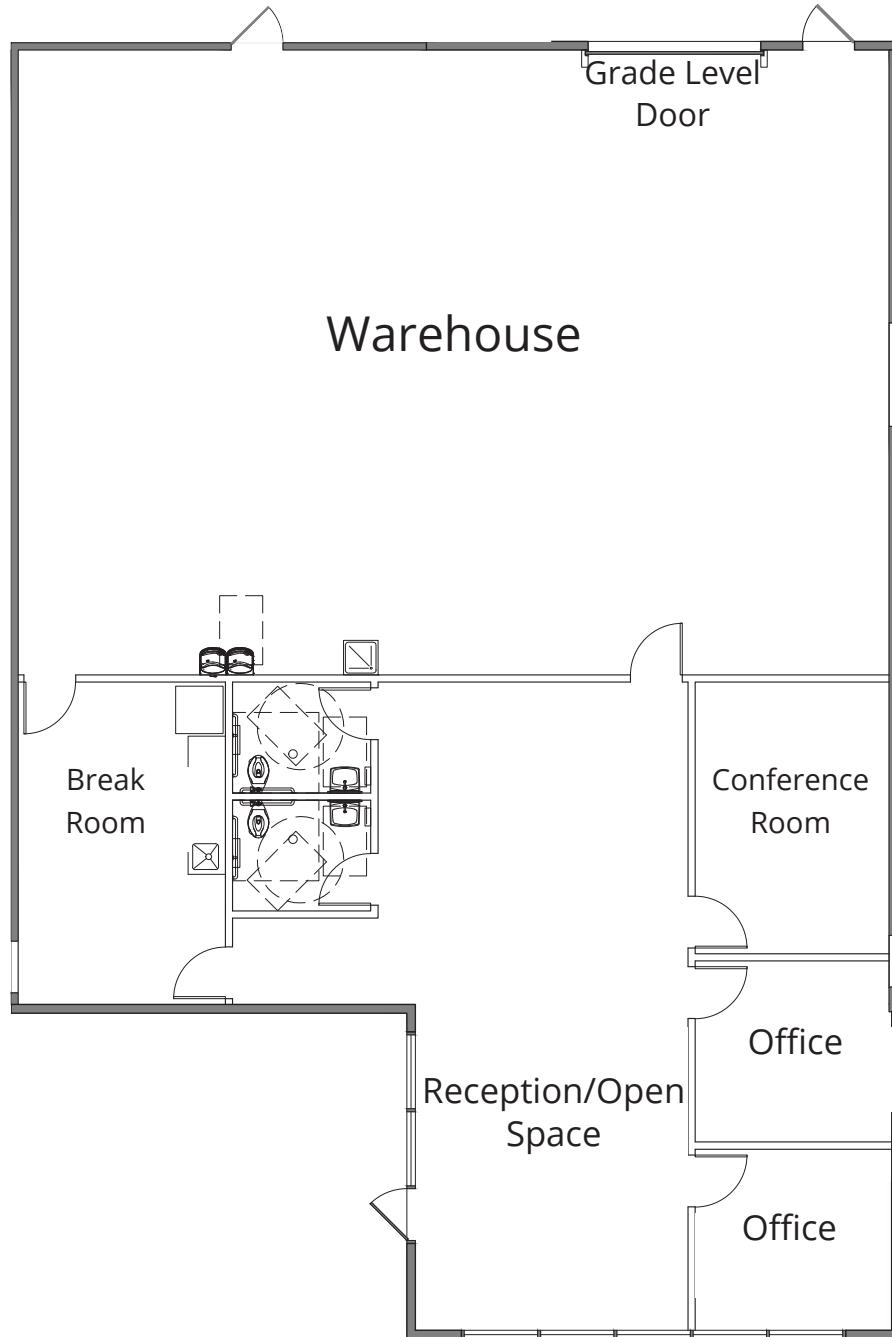
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Building 7558 - Suite 102 - 3,480± sf

Office/Warehouse
Available Q1 2026

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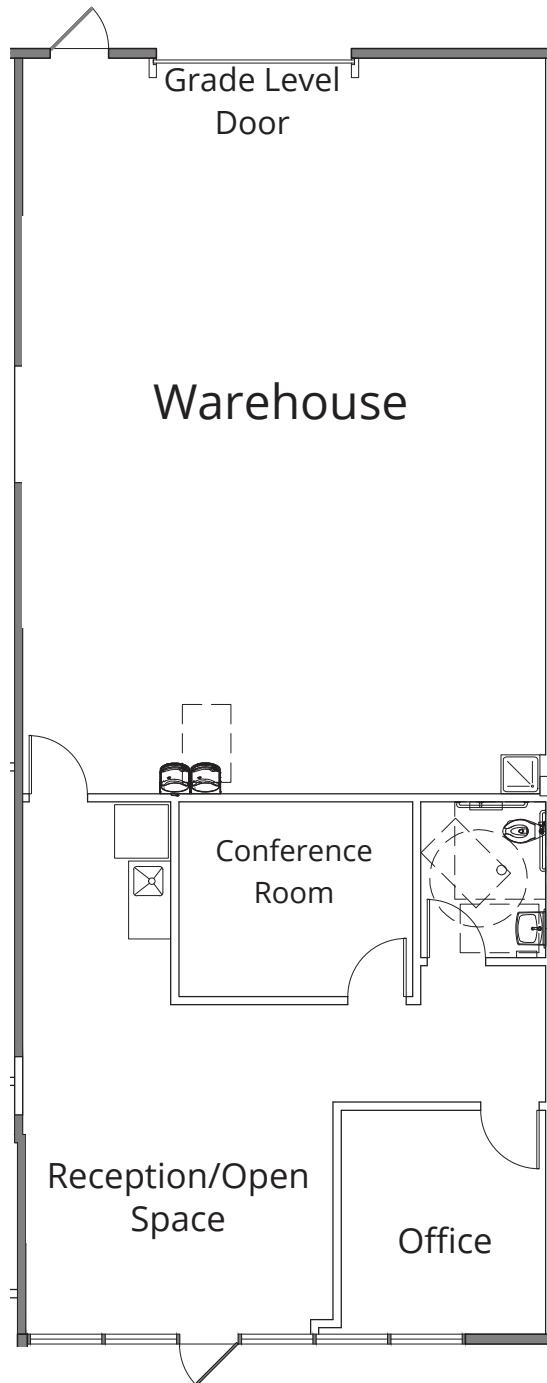
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Building 7558 - Suite 106 - 1,806± sf

Office/Warehouse
Available Q1 2026

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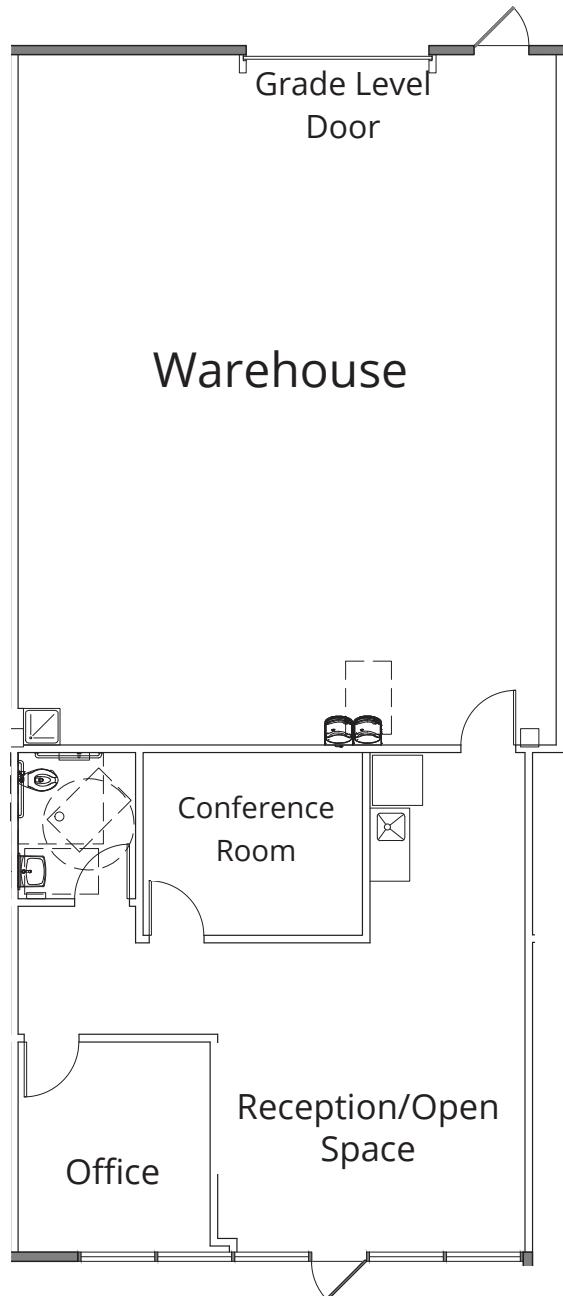
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Building 7558 - Suite 110 - 1,938± sf

Office/Warehouse
Available Q1 2026

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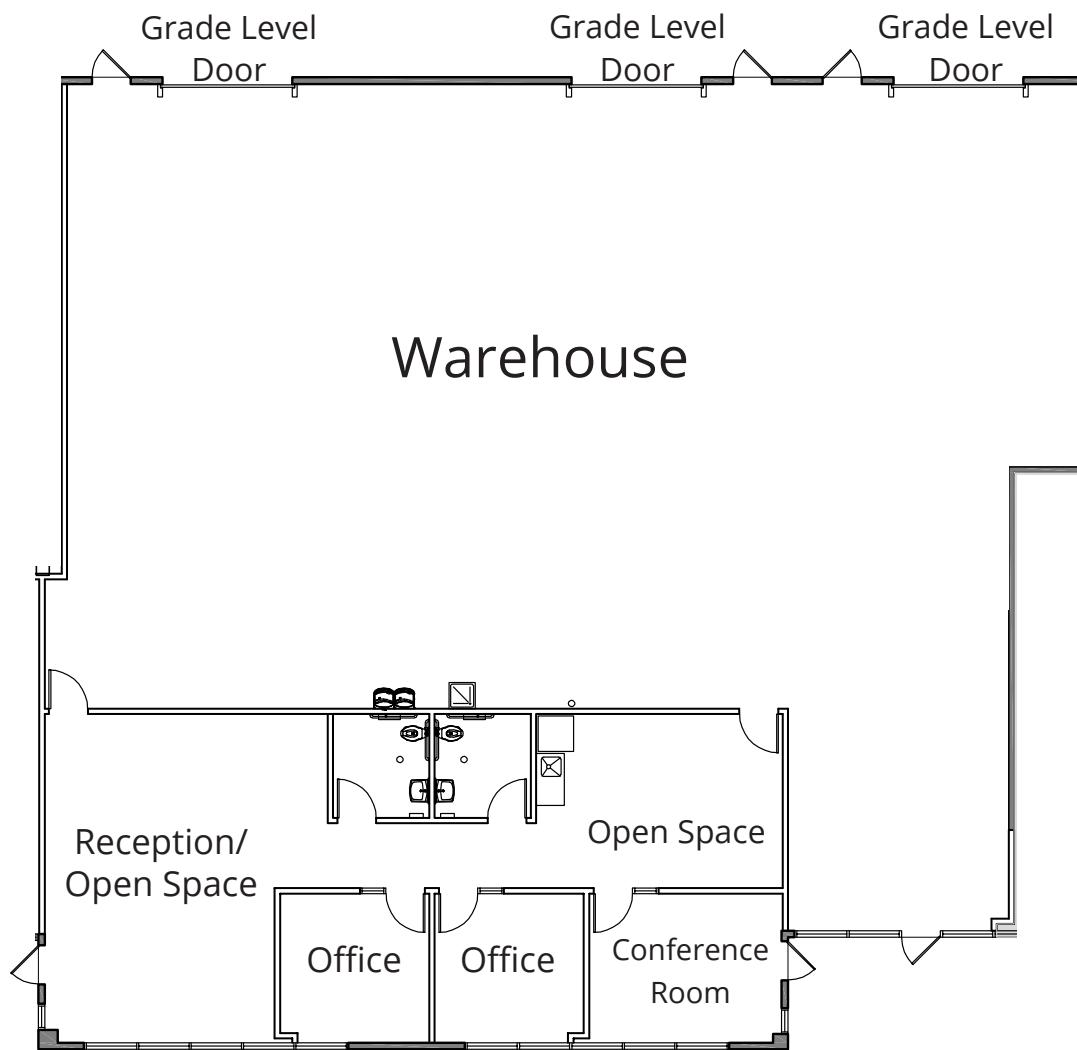
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Building 7558 - Suite 120 - 5,546± sf

Office/Warehouse
Available Q1 2026

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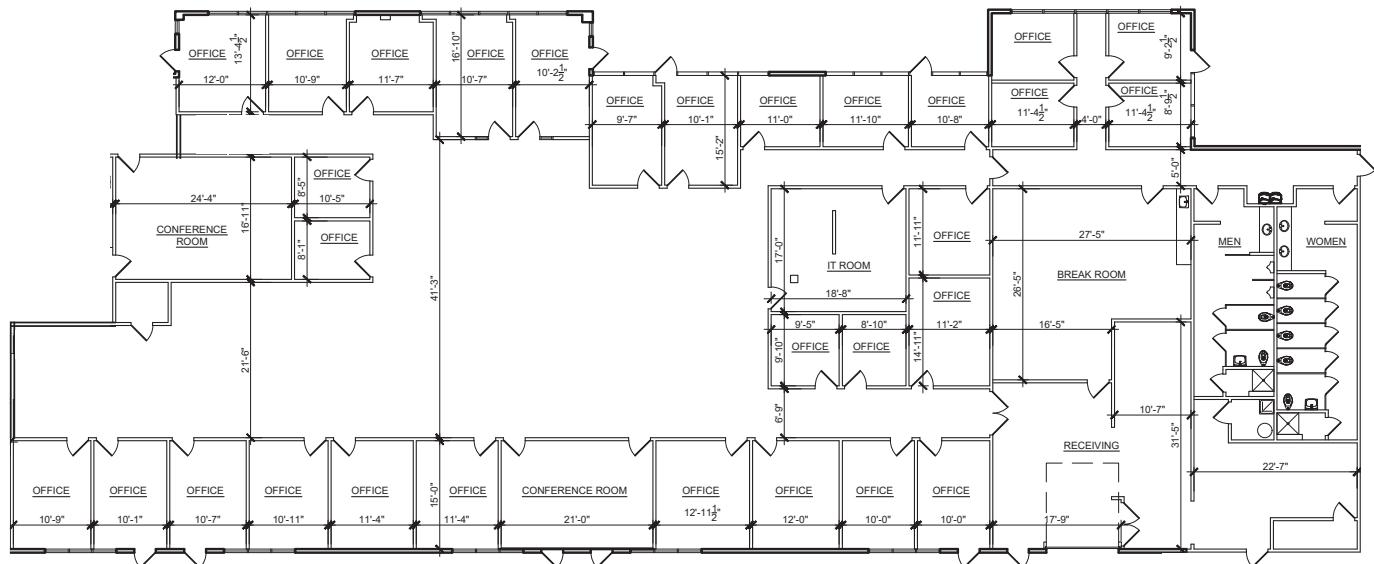
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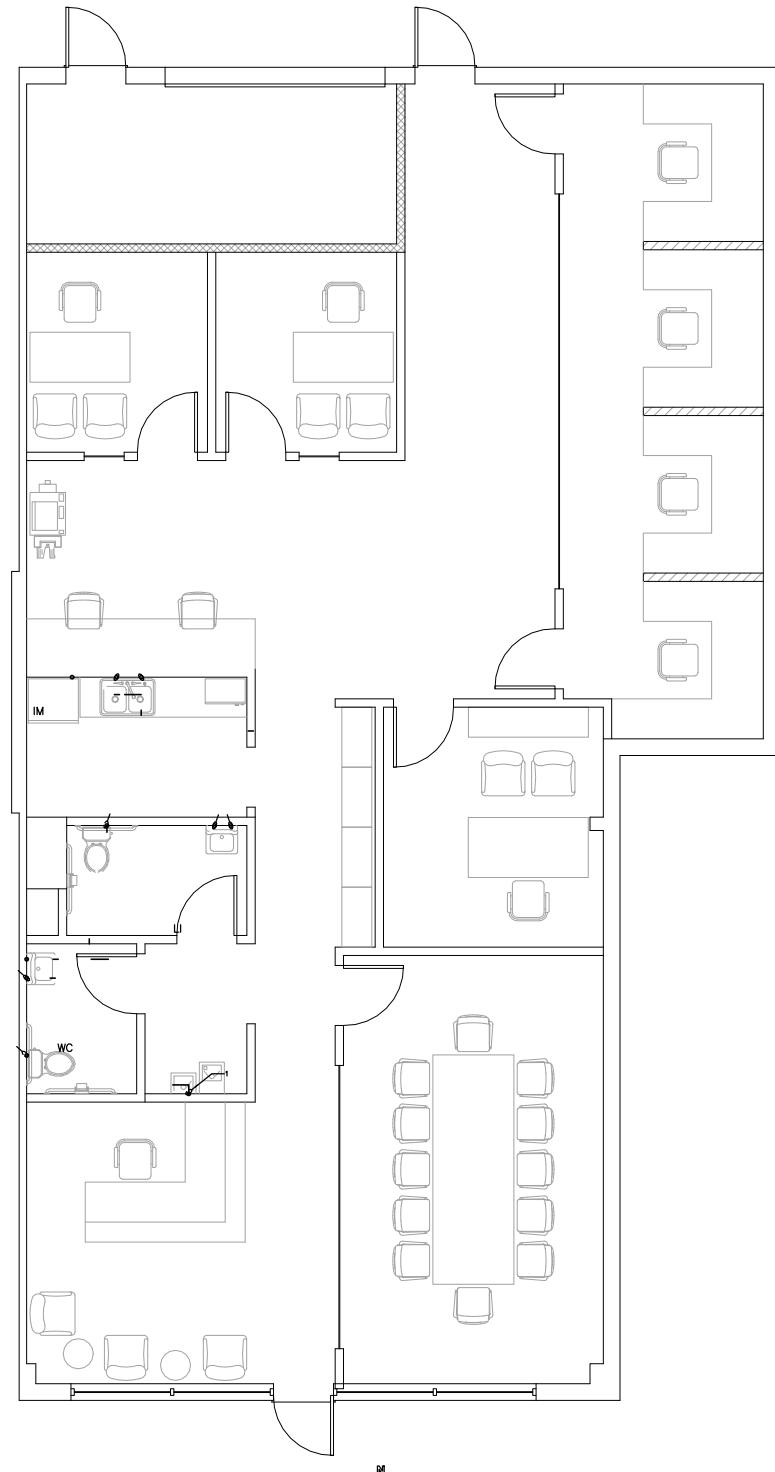


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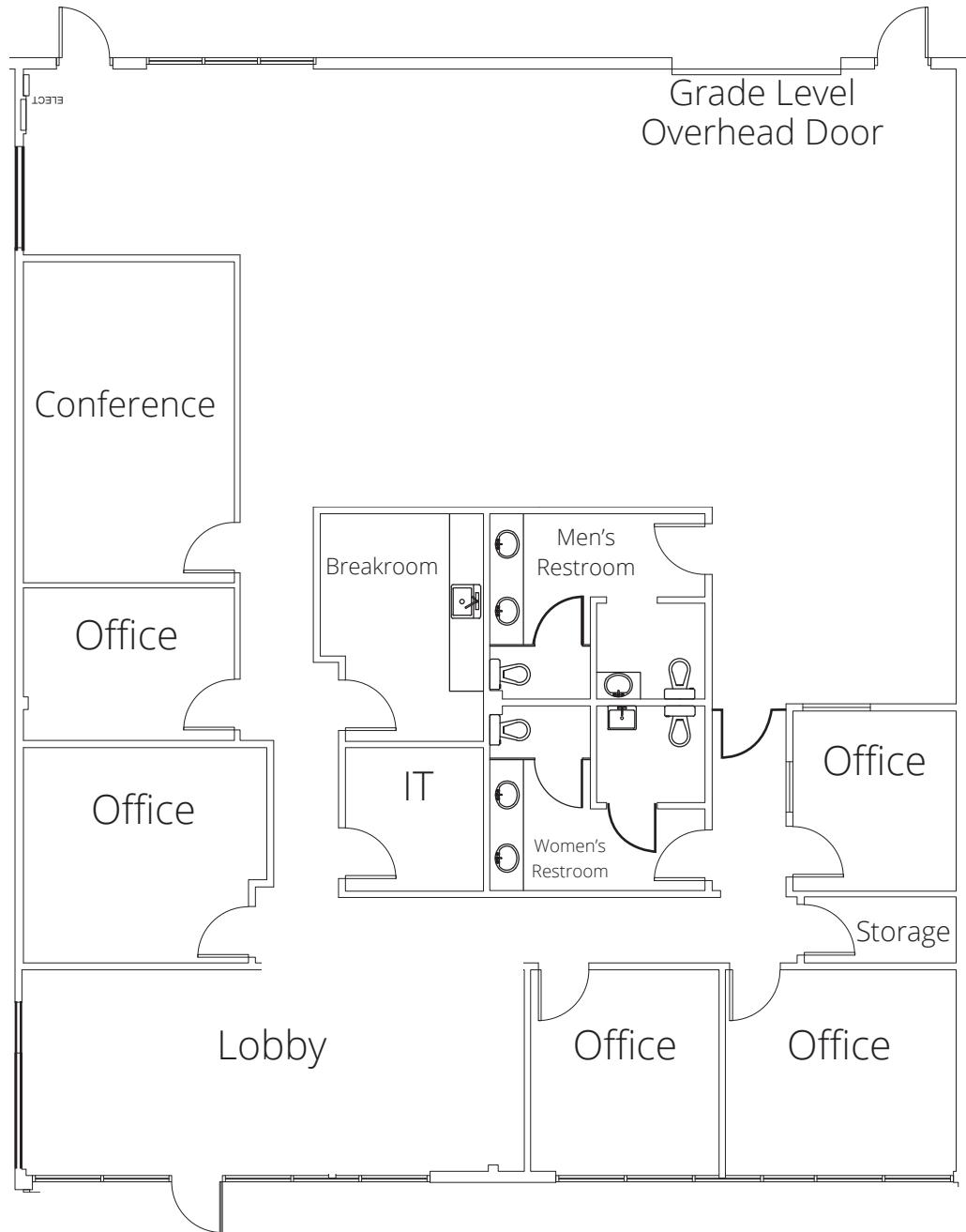
Building 7616 - Suite 110 - 3,752± sf

Office/Warehouse Space

Drop Ceiling

100% HVAC

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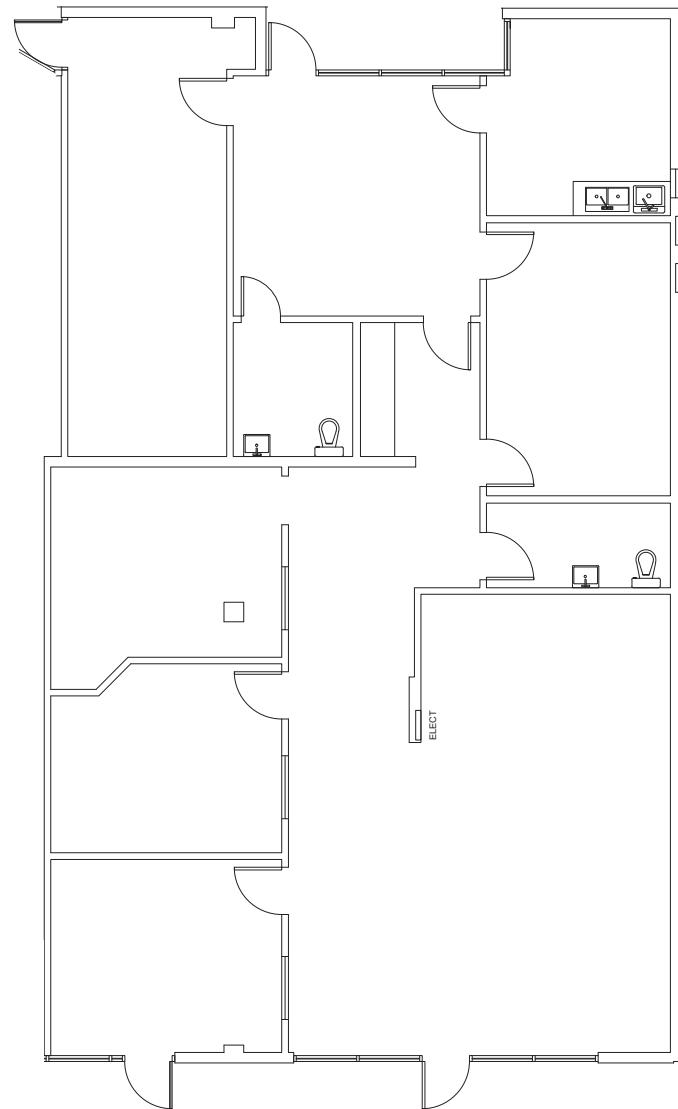
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Building 7632 - Suite 105 - 2,933± sf

Office Space
100% HVAC

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