

For Lease

Outrig - Orlando Commerce Park

6765 - 6835 Narcoossee Road | Orlando, FL 32822



**AVISON
YOUNG**

Lisa Bailey, SIOR

Principal

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Introduction

6765–6835 Narcoossee Road is a high-visibility mixed-use property featuring both retail space and industrial-grade, grade-level buildings. Located along one of Orlando’s fastest-growing corridors, the site offers excellent frontage, strong daily traffic counts, and close proximity to Lake Nona, Orlando International Airport, and major highways. With a blend of retail and light industrial space, the property is ideal for a wide range of users seeking flexibility and exposure in a rapidly expanding trade area.

PROPERTY HIGHLIGHTS

ON-SITE MAINTENANCE TEAM FOR EXPEDITED FIXES WITHIN UNIT

ON-SITE MANAGEMENT TEAM INTERNAL

**MONUMENT SIGNAGE AVAILABLE
(FEE)**

DOCK HIGH LOADING AND UNLOADING

EXCESS PARKING

10 MINUTES TO INTERNATIONAL AIRPORT

100% HVAC CONDITIONED SPACES

HIGH-END SECURITY

**ADDITIONAL YARD SPACE AVAILABLE
UPON REQUEST**

IMMEDIATE ACCESS TO FLORIDA S.R 528 AND S.R 417

Property Map



Amenities within 1 Mile Radius



Publix.

The UPS Store 



Walgreens



ZAXBY'S

Firestone



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Additional Parking Options

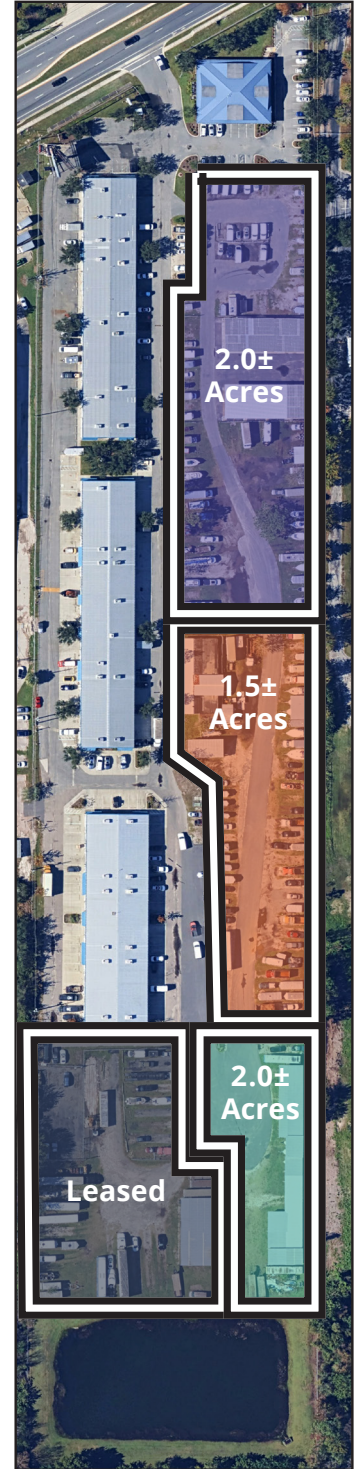
Scenario 1
Single Tenant



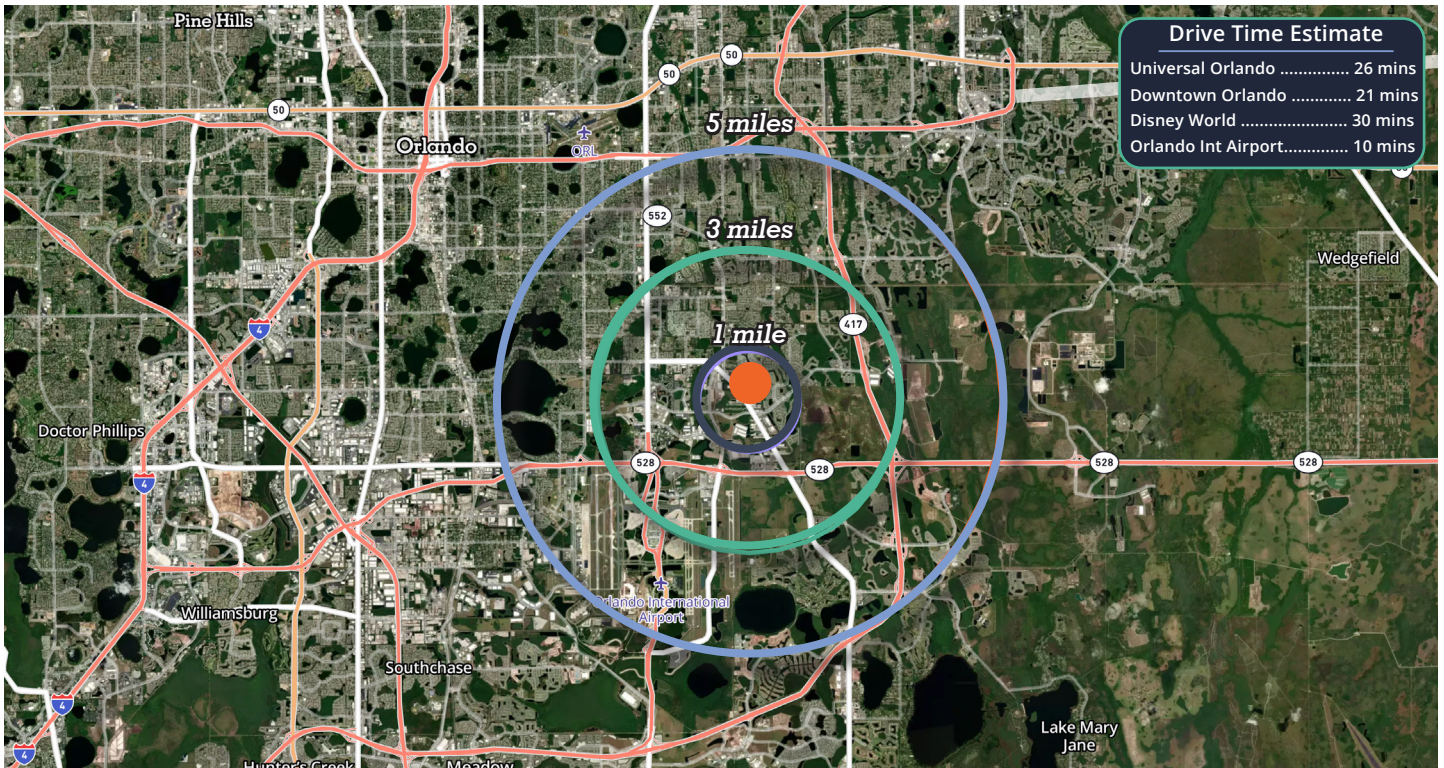
Scenario 2
Two Tenant



Scenario 3
Three Tenant



Demographics



1-3-5 Mile Demographics

	1 mile	3 miles	5 miles
Population			
2024 Estimated population	10,095	76,748	179,847
2029 Estimated population	10,529	82,300	193,734
Projected annual growth 2024 to 2029	4.2%	7.2%	7.7%
Households			
2024 Estimated households	4,136	29,085	69,668
Household income			
2024 Estimated average household income	\$94,872	\$97,169	\$103,608
2024 Estimated median household income	\$77,089	\$77,191	\$79,385
Business and employees			
2024 Total businesses	856	3,550	8,890
2024 Total employees	4,022	23,223	51,293

Data provided by Panorama

5 Mile Highlights



Population
179,847



Growth by 2029
7.7%



Total employees
8,890



Avg. HH income
\$103,608