



CUSHMAN & WAKEFIELD



9582

# W. COLONIAL DRIVE

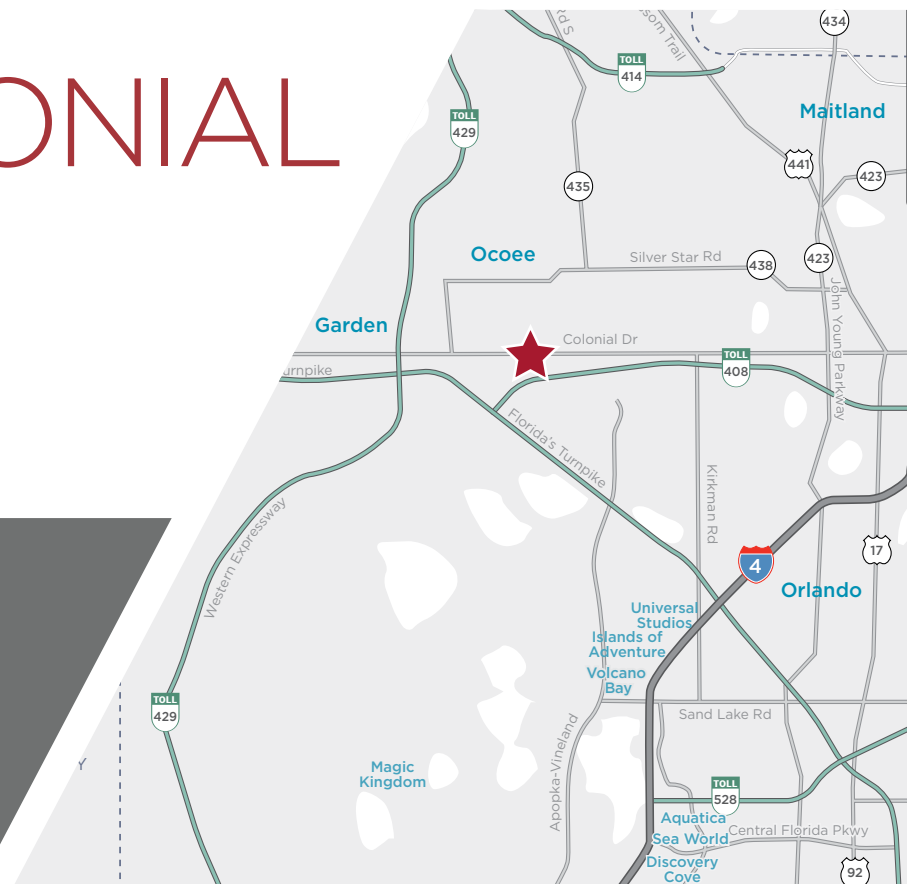
# DRIVE

OCOOE, FLORIDA

FOR SALE OR LEASE

9,700 SF FREE STANDING BUILDING

EXISTING CLINICAL & PROFESSIONAL OFFICE IMPROVEMENTS IN PLACE







# ABOUT THE BUILDING

<b>Building Size:</b>	9,700 SF
<b>Parking:</b>	4.5/1,000 SF
<b>Rental Rate:</b>	Negotiable
<b>Sale Price:</b>	Inquire for pricing

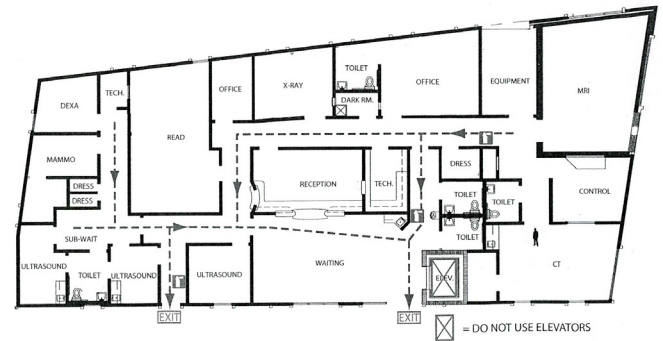
## HIGHLIGHTS

- Excellent visibility
- Monument & building signage available
- 1 mile from Orlando Health's Central Hospital
- Located immediately off Hwy 408
- 2 miles from the Turnpike
- 46 parking spaces with ability to add additional 30 spaces, yielding 7/1,000 parking ratio

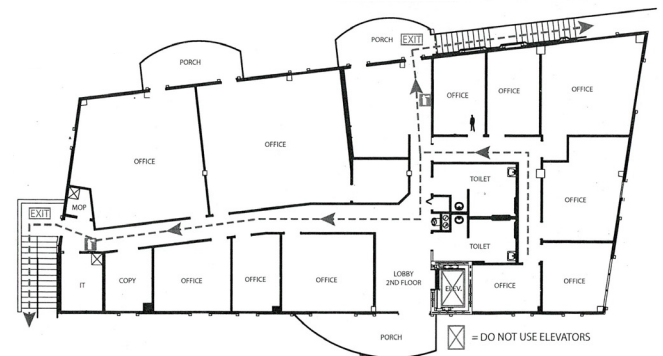
## DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
<b>Population</b>	84,457	234,130	666,544
<b>Median Age</b>	37.4	35.4	35.8
<b>Median HH Income</b>	\$60,082	\$53,497	\$52,636
<b>Average HH Income</b>	\$88,859	\$79,829	\$80,276

### 1ST FLOOR - EXISTING CLINICAL SPACE



### 2ND FLOOR - EXISTING PROFESSIONAL OFFICE SPACE



## CONTACT

**ANNE SPENCER**  
 +1 407 541 4434  
 anne.spencer@cushwake.com