

AVAILABLE FOR SUBLEASE

WEST COLONIAL OFFICE PARK

6350 W. Colonial Drive | Orlando, FL 32818

PROPERTY	Office Sublease within Commercial Office Park
SF AVAILABLE	10,089 SF
BUILDING	Single Story
PARKING	37 Spaces inside Gated Private Parking Lot



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PROPERTY HIGHLIGHTS

- Ample parking; 37 total surface spaces. Parking Lot is Private and Gated.
- Flexible space for potential buildout as medical office, corporate office, or general office use.
- Densely populated area with traffic counts of 49,486 AADT.
- Surrounding amenities include Sam's Club, Home Depot, Aldi, and Orlando Health Central Hospital.

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MARKET DEMOGRAPHICS

 POPULATION	1-MILE	3-MILE	5-MILE	 HOUSEHOLDS	1-MILE	3-MILE	5-MILE	 INCOME	1-MILE	3-MILE	5-MILE
2028 Projection	23,926	132,088	303,178	2028 Projection	9,656	52,630	124,983	2023 Average HH Income	\$61,418	\$72,657	\$84,365
2023 Estimate	23,827	131,097	299,337	2023 Estimate	9,647	52,326	123,416	2023 Median HH Income	\$51,102	\$56,331	\$64,035
Growth 2010-2023	0.6%	0.8%	1.1%	Growth 2010-2023	0.2%	0.5%	0.9%				
Growth 2023-2028	0.1%	0.2%	0.3%	Growth 2023-2028	0%	0.1%	0.3%				
Median Age	38.1	38.7	38.9								



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