

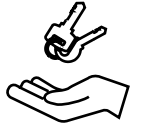
# OUTPARCEL AVAILABLE

5524 Clarcona Ocoee Rd, Orlando, FL 32810

Contact: Dan Van Nada, CCIM E: Dan@FCPG.com  
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## Available: Call to Inquire

± 10,000 SF of Land (± 0.23 Acres)  
± 6,000 Buildable SF



**SALE / LEASE /  
BUILD-TO-SUIT**

Utilities to site and onsite retention already factored in, allowing for maximum footprint within pad

Co-tenancy within the complex includes CenterWell and We Love Kids Learning Center

Located within 10 minutes of 59,448 rooftops

Designated bus stop located directly in front of outparcel

Strategically positioned 5 minutes from high-traffic Orange Blossom Trail and Maitland Blvd.

Situated across from the Walmart Neighborhood Market anchored power center

## 2023 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

**5** Mins  
**10** Mins  
**15** Mins

36,286

1,656,481

407,469

12,342

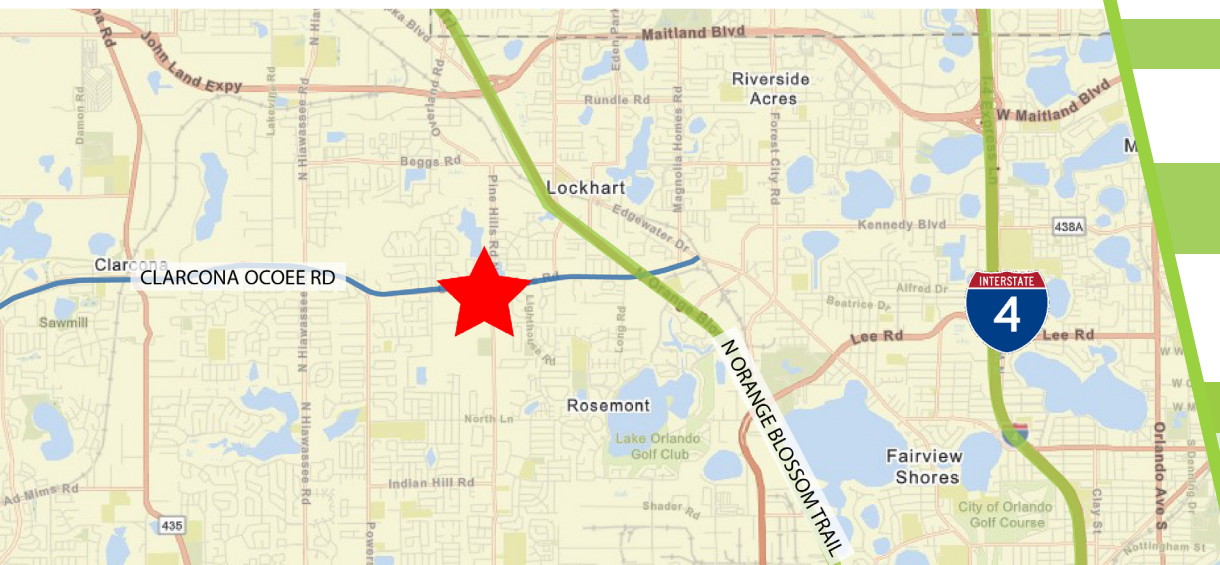
60,417

154,905

\$64,501

\$75,404

\$86,058



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# SITE MAP



## PROPERTY DETAILS

± 10,000 SF of Land (± 0.23 Acres)  
± 6,000 Buildable SF

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