



MEDICAL OFFICE SPACE FOR LEASE

6342 W Colonial Dr, Orlando, FL 32818

Contact: Trey Gravenstein
 Vice President of Brokerage Services
 E: Trey@FCPG.com
 P: 407.872.0177 ext. 119

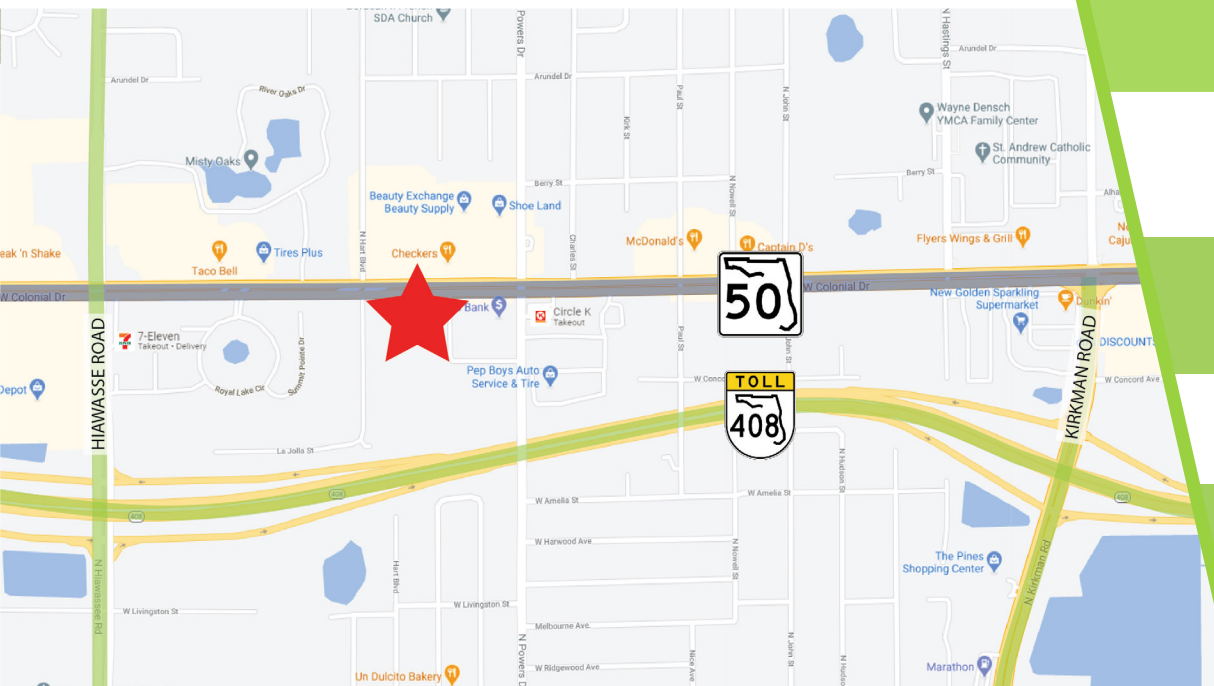
Contact: Dan Van Nada, CCIM
 Vice President of Brokerage Services
 E: Dan@FCPG.com
 P: 407.872.0177 ext. 117

For Lease: Inquire For Rate

Building 6342: ± 8,500 SF
 Parking: 4.06 / 1,000 with offsite parking included



2ND GEN MEDICAL BUILDING



Co-tenancy of Orlando Family Physicians in front and back buildings of medical campus

Less than 5 miles from Orlando Health – Health Central Hospital servicing both West Orlando and the Ocoee Market

Situated midway between Kirkman and Hiwassee, with access to both 408 East-West Expressway on-ramps within a 2-minute drive

High traffic count by property on Highway 50 with 42,000 AADT

Multiple ingress and egress points (3) allow for ease of patients' and staff access, via both West Colonial and North Powers Road

Front building oriented fully toward Highway 50 for maximum visibility with ± 230 feet of frontage, enhanced by prominent façade signage

Situated directly behind bus stop, for additional patient access

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

SITE MAP



N POWERS ROAD

W COLONIAL ROAD

PROPERTY FEATURES

- **Building 6342: ± 8,500 SF Medical Office - AVAILABLE NOW**
- **Building 6336: ± 3,800 SF Medical Office - LEASED**
- **Building 6350: ± 10,089 SF Professional Office - LEASED**
- Multiple Access Points off W Colonial Rd & N Powers Road
- Pylon Sign on W Colonial Rd



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

AERIAL



ORLANDO
FAMILY PHYSICIANS
By INNOVACARE HEALTH

Building 6342
± 8,500 SF Medical Office
AVAILABLE NOW

ORLANDO
FAMILY PHYSICIANS
By INNOVACARE HEALTH



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

F C FIRST CAPITAL
P G Property Group, Inc.
Commercial Real Estate Services

MARKET HIGHLIGHTS



EASY ACCESS
to Orlando
via SR 408




MEDIAN AGE
34.2
(5 min radius)



**EMPLOYMENT
POPULATION**
± 11,244
(5 min radius)



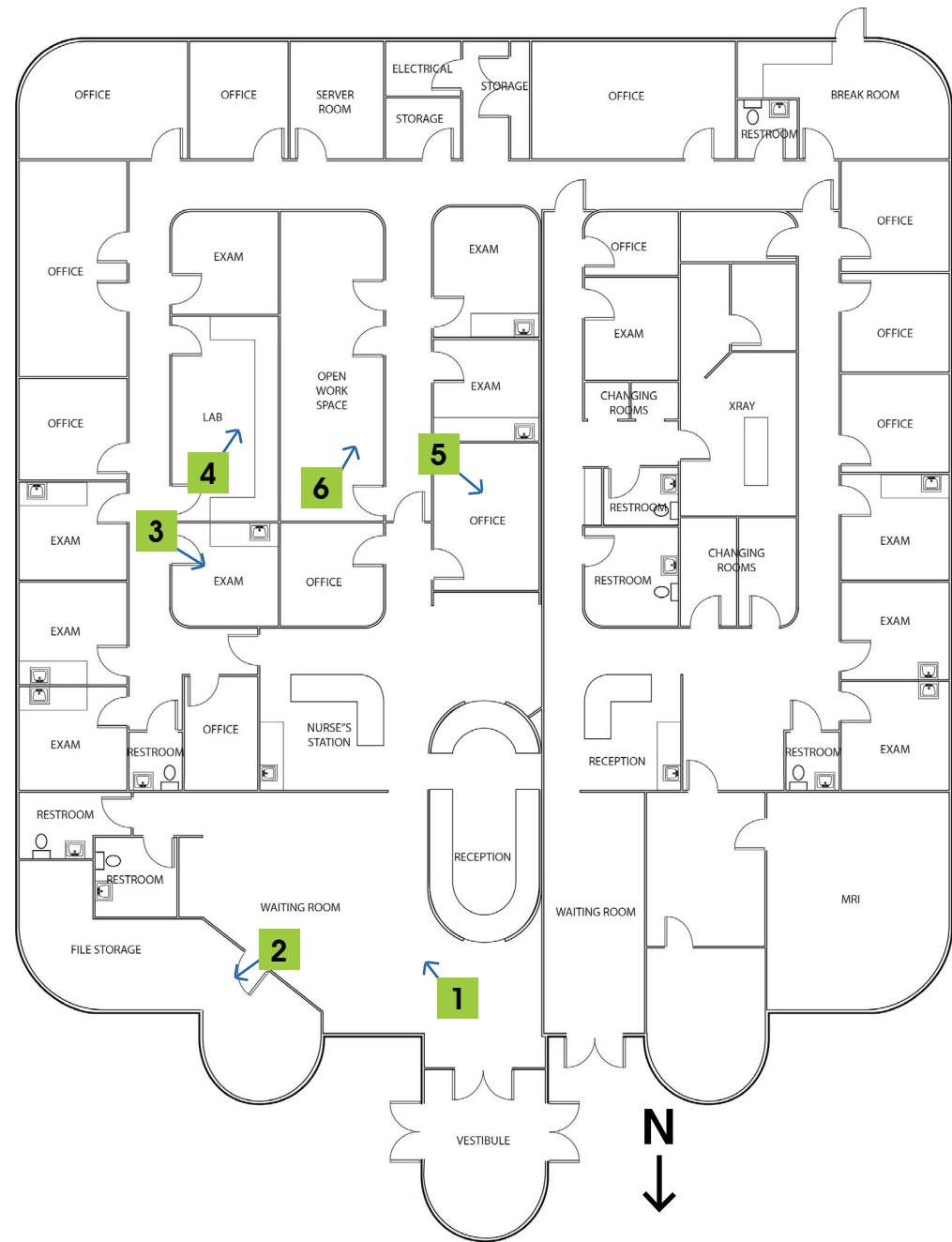
**#1 IN U.S.
FOR JOB
GROWTH
2014-2018**
U.S. Dept. of Labor, Bureau
of Labor Statistics

		 Total Population	 Total Families	 Total Households	 Average Income	 Total \$ Spent on Medical Care
5 Mins	2023	33,236	7,414	10,918	\$60,920	\$15,056,996
	2028	32,661	7,290	10,816	\$70,843	
10 Mins	2023	190,353	43,262	68,217	\$71,129	\$109,037,260
	2028	191,488	43,614	69,448	\$82,425	
15 Mins	2023	468,181	105,883	180,331	\$88,492	\$352,721,264
	2028	474,014	107,180	185,105	\$102,130	

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

FLOORPLAN: BUILDING 6342 ±8,500 SF



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

BUILDING 6342 PICTURES



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.