

# Oaks Commerce Center

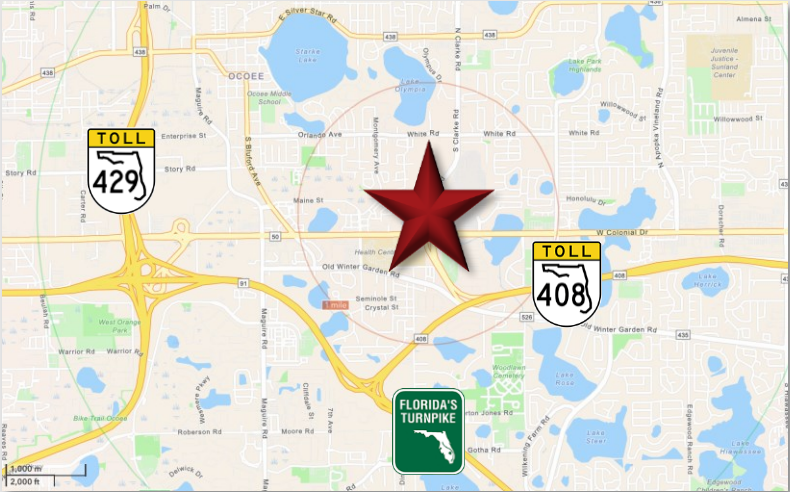
1104 S Clarke Rd. Ste. 50, Ocoee, FL 34761



Lease Rate: \$30psf

## LOCATION DETAILS

Located on Clarke Road, just north of W Colonial Drive and the 408 on/off ramp, with a high traffic count of +24,000 cars per day in 2022. Across from West Oaks Mall and within a one-mile radius of Orlando Health Hospital and a variety of restaurants, retailers, medical, and professional services. Only a 5-minute drive from the SR 50 connector to Florida's Turnpike / SR 429 interchange, offering convenient access to major transportation routes.



## PROPERTY DETAILS

- **±1,600 SF** Office available in **excellent condition**
- Located in a +16,800 SF Retail Center with direct frontage on Clarke Rd
- **Full build-out** includes a waiting area, work area, 3 private offices, break room with kitchen, and a private restroom
- Monument signage available
- 84 Parking Spaces

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	7,874	82,478	235,633
Average HH Income	\$90,355	\$101,452	\$94,894
Median HH Income	\$60,270	\$70,726	\$63,310

### CONTACT FOR MORE INFORMATION

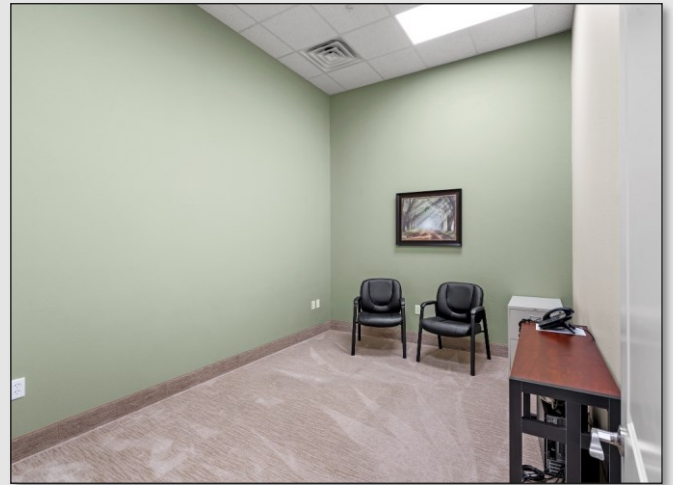
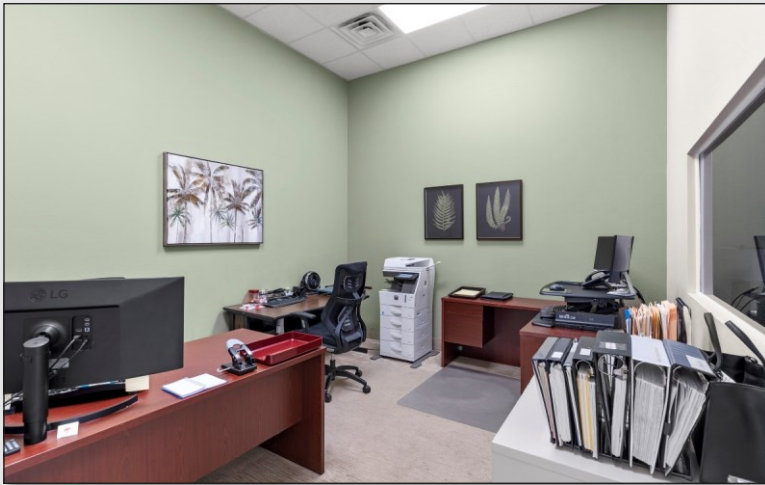
**Cindy Hall**

(407) 925-5976

[cindyhall@themortgagesolution.biz](mailto:cindyhall@themortgagesolution.biz)

# Oaks Commerce Center

1104 S Clarke Rd. Ste. 50, Ocoee, FL 34761



CONTACT FOR MORE INFORMATION

**Cindy Hall**

(407) 925-5976

[cindyhall@themortgagesolution.biz](mailto:cindyhall@themortgagesolution.biz)

# Oaks Commerce Center

1104 S Clarke Rd. Ste. 50, Ocoee, FL 34761



CONTACT FOR MORE INFORMATION

**Cindy Hall**

(407) 925-5976

[cindyhall@themortgagesolution.biz](mailto:cindyhall@themortgagesolution.biz)

# Oaks Commerce Center

1104 S Clarke Rd. Ste. 50, Ocoee, FL 34761

## ORLANDO HEALTH<sup>®</sup>



CONTACT FOR MORE INFORMATION

**Cindy Hall**

(407) 925-5976

[cindyhall@themortgagesolution.biz](mailto:cindyhall@themortgagesolution.biz)