

# Blackwood Medical/Office

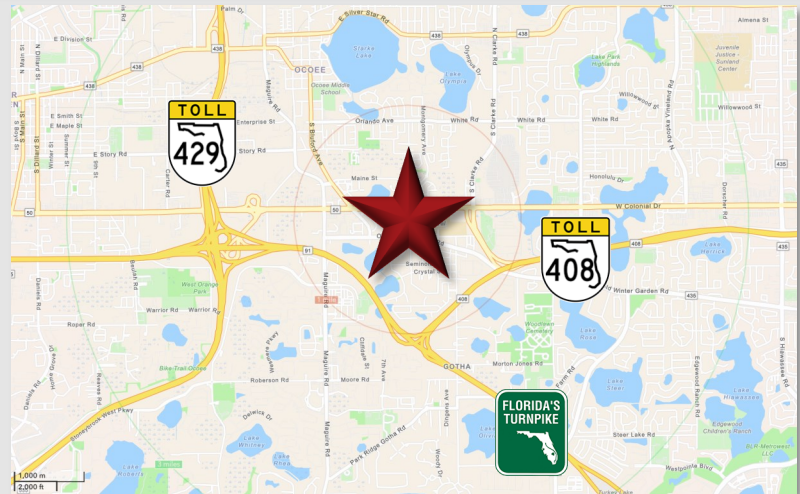
1189 Blackwood Ave, Ocoee, FL 34761



Lease Rate: \$30psf

## LOCATION DETAILS

Conveniently situated adjacent to the Walmart Supercenter on W Colonial Dr with shared access from Blackwood Ave. **Across from Orlando Health Central Hospital**, and surrounded by a mix of medical offices, shops, and dining options such as Chick-fil-A and the West Oaks Mall. Just half a mile west of the SR 50 and 408 on/off ramp, and less than a 5-minute drive from the SR 50 connector to Florida's Turnpike / SR 429 interchange, providing easy access to major transportation routes.



## PROPERTY DETAILS

- **±1,200 SF** Office/Medical space available in excellent condition
- **Shared access** with Walmart Supercenter, Chick-fil-A, and Wendy's
- **Full build-out** featuring a mostly open floor plan with office space in the back
- **Storefront signage facing Walmart & Blackwood Ave** available
- 54 Shared parking spaces

### 2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	8,043	73,616	219,977
Average HH Income	\$111,954	\$108,181	\$98,938
Median HH Income	\$75,989	\$76,006	\$66,716

## CONTACT FOR MORE INFORMATION

**Cindy Hall**  
(407) 925-5976  
[cindyhall@palkiper.com](mailto:cindyhall@palkiper.com)



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 **Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker

## ORLANDO HEALTH®



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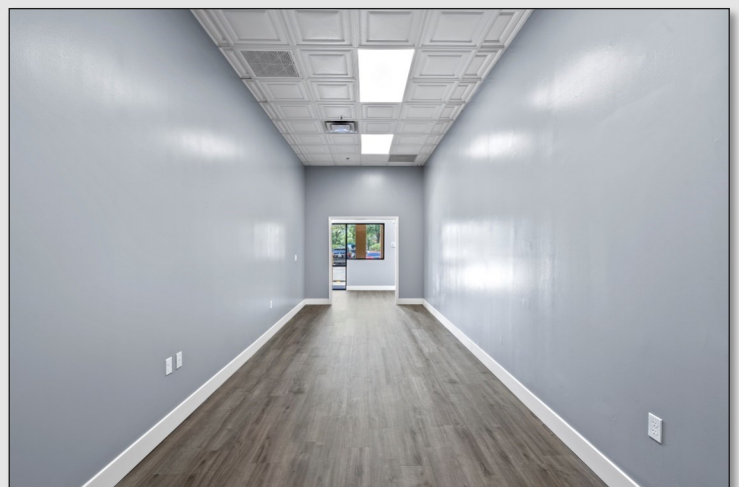
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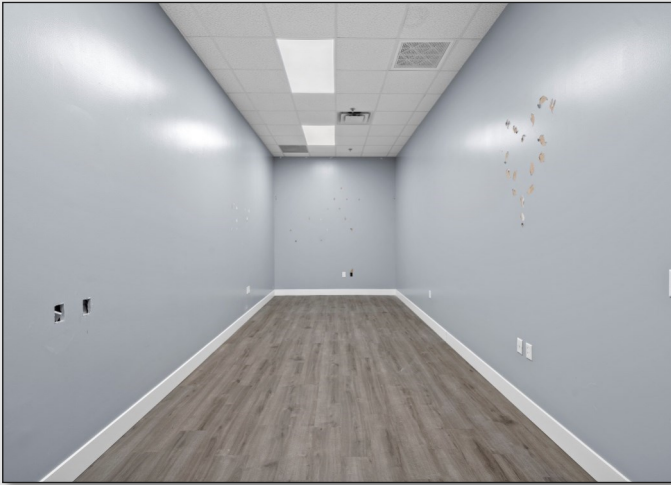
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