



Commerce Point

- Office/flex business park totaling 146,000± sf
- Flex space available with grade level access and loading
- On-site management office and building engineer
- Security guard on-site from 7:00pm - 1:00am
- Zoning - IND-2/IND-3
- Within close proximity to SR 528, Interstate-4, the Florida Turnpike, and other major thoroughfares



Efficient floor plans



Abundant parking



Multiple restaurants within
1 mile of the property

For further information

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Office/Flex Space | For Lease

Commerce Point
7550-7648 Southland Blvd
Orlando, FL 32809



Available spaces

Building	Suite	Square Footage	Condition
7550	100	7,926± sf	100% office
7550	105	5,889± sf	100% office
7558	110-170	1,806 - 4,226± sf	Office/warehouse
7600	100	10,408± sf	100% Office
7616	112	1,700 sf	100% Office

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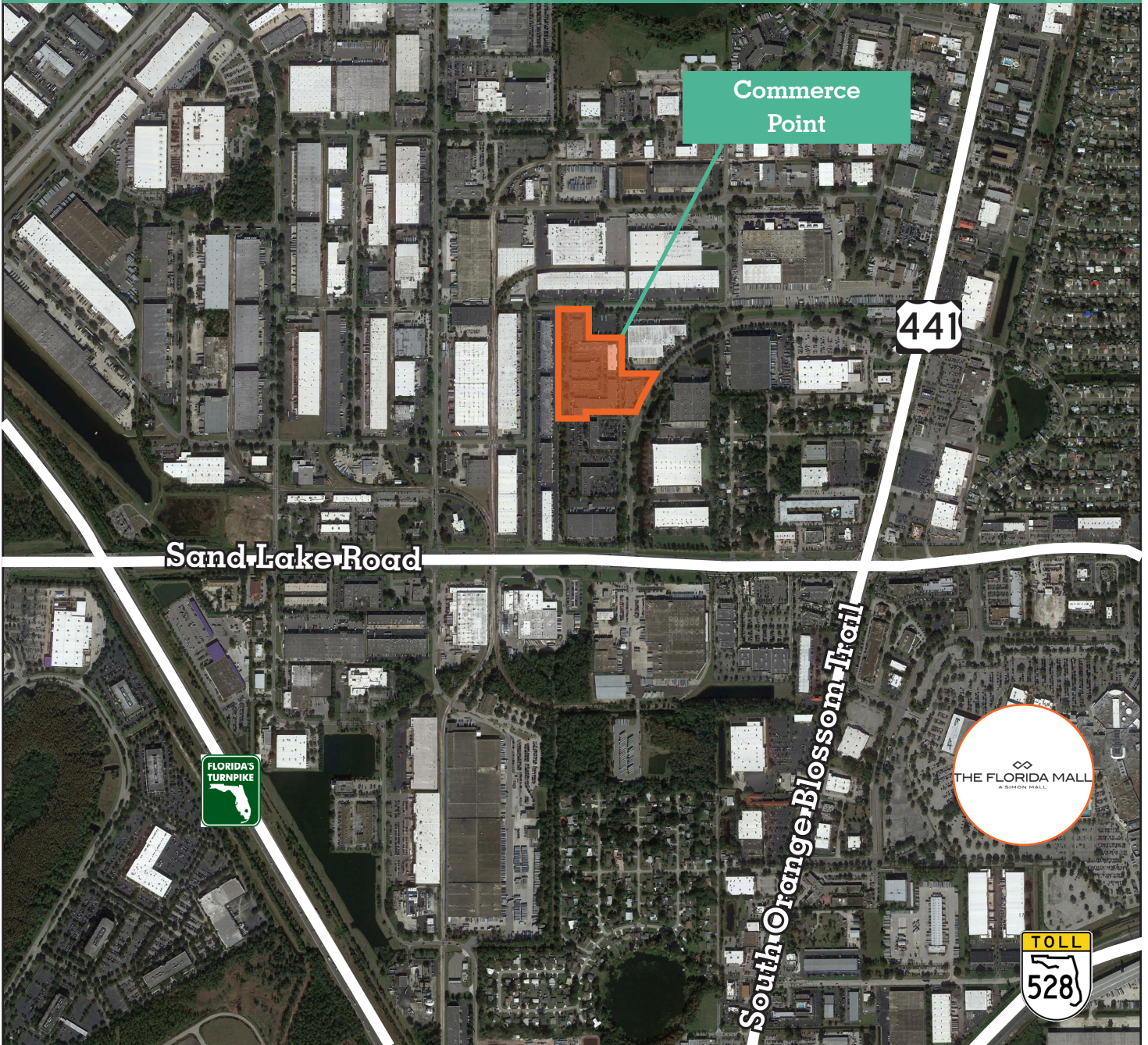
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Downtown Orlando - 7.8 Miles

Orlando International Airport - 8.3 miles



Universal Orland Resort - 6 Miles
Walt Disney World Resort - 11.8 Miles

Epic Universe - 3.1 Miles
SeaWorld Orlando - 7.1 Miles

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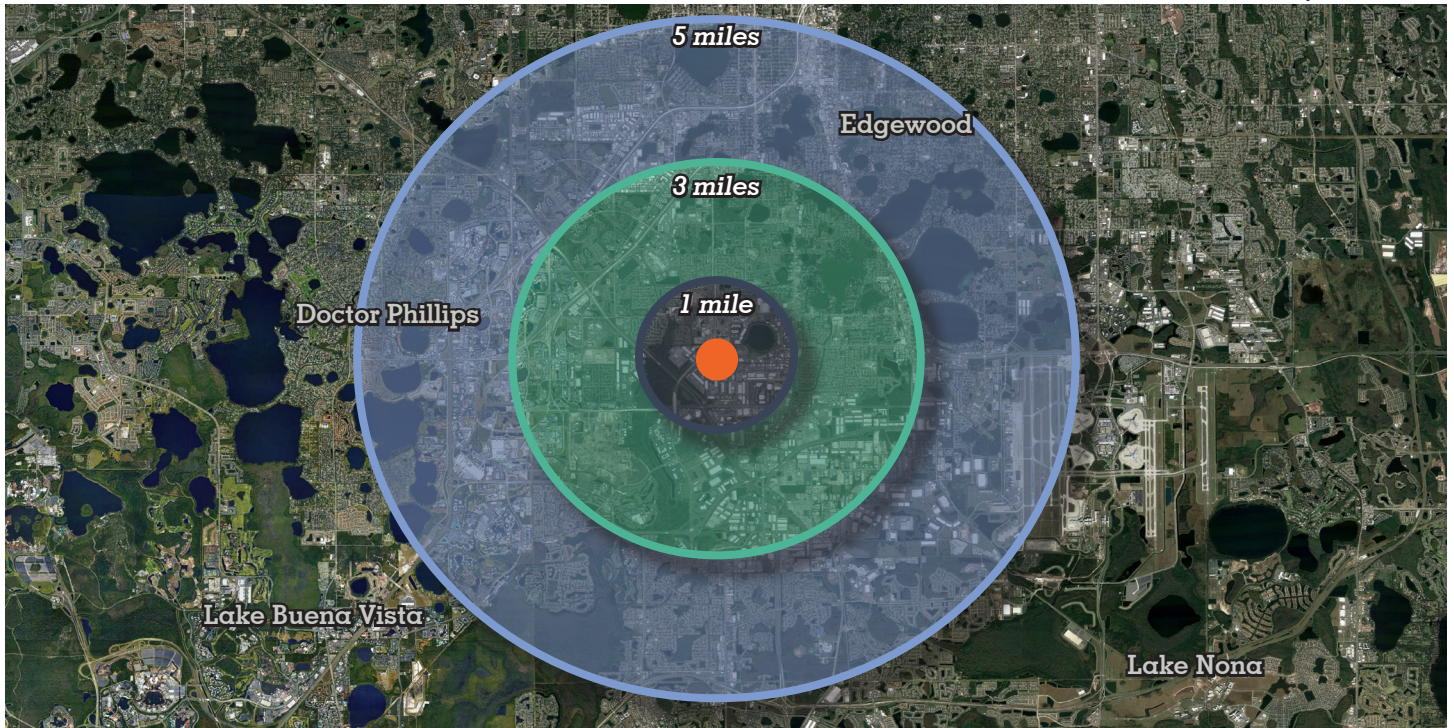


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1-3-5 Mile Demographics

Population	1 mile	3 miles	5 miles
2022 Estimated population	2,895	84,416	210,480
2027 Estimated population	2,939	87,911	216,287
Projected annual growth 2022 to 2027	1.9%	2.0%	1.8%
Households	1 mile	3 miles	5 miles
2022 Estimated households	987	30,320	78,272
2027 Estimated households	1,084	31,957	81,151
Projected household growth 2022 to 2027	1.9%	2.1%	1.8%
Household income	1 mile	3 miles	5 miles
2022 Estimated average household income	\$50,613	\$49,215	\$56,001
2022 Estimated median household income	\$73,965	\$66,302	\$80,587
Business and employees	1 mile	3 miles	5 miles
2022 Total businesses	984	8,226	17,681
2022 Total employees	14,584	93,012	221,122
Employee / Residential Ratio (per 100 residents)	504	110	105

5 Mile Highlights



Population
210,480



Growth by 2027
1.8%



Total employees
208,283



Avg. HH income
\$69,832

Data provided by ESRI

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