



MEDICAL OFFICE SPACE FOR LEASE

6342 W Colonial Dr, Orlando, FL 32818

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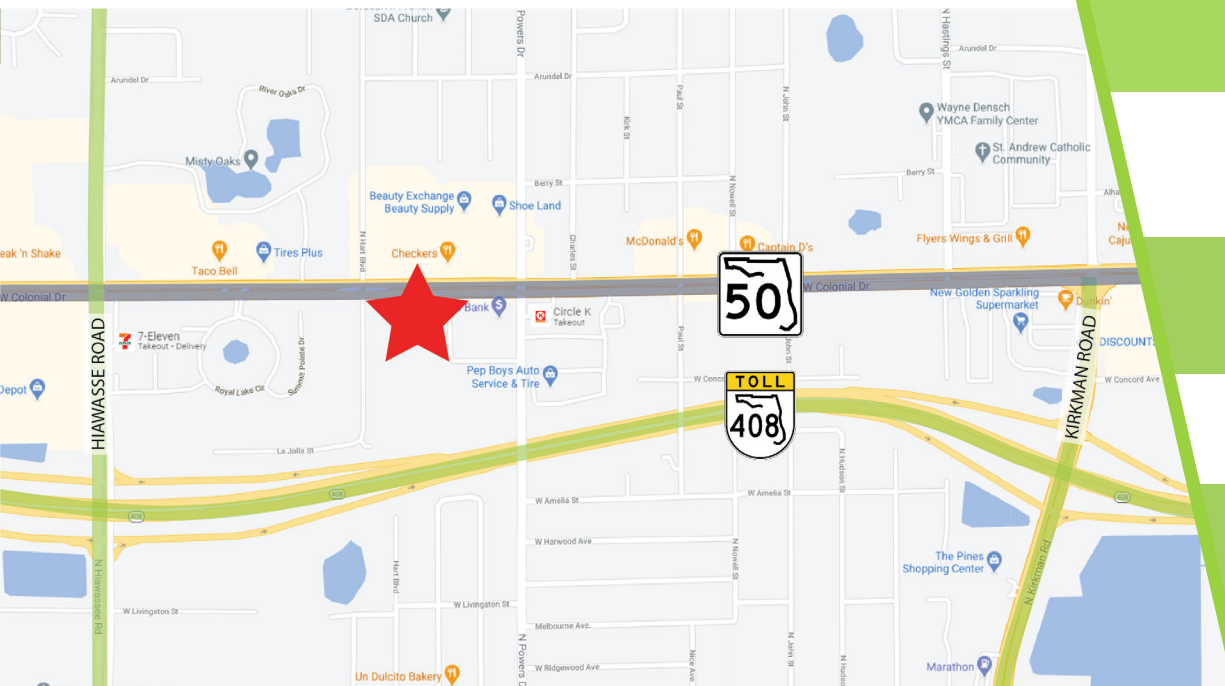
For Lease: Inquire For Rate

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 Hiawassee, with access to both 408 East-West Expressway on-ramps within a 2-minute drive

High traffic count by property on Highway 50 with 49,500 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

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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



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AERIAL



ORLANDO
FAMILY PHYSICIANS
By INNOVACARE HEALTH

Building 6342
± 8,500 SF Medical Office
AVAILABLE NOW

ORLANDO
FAMILY PHYSICIANS
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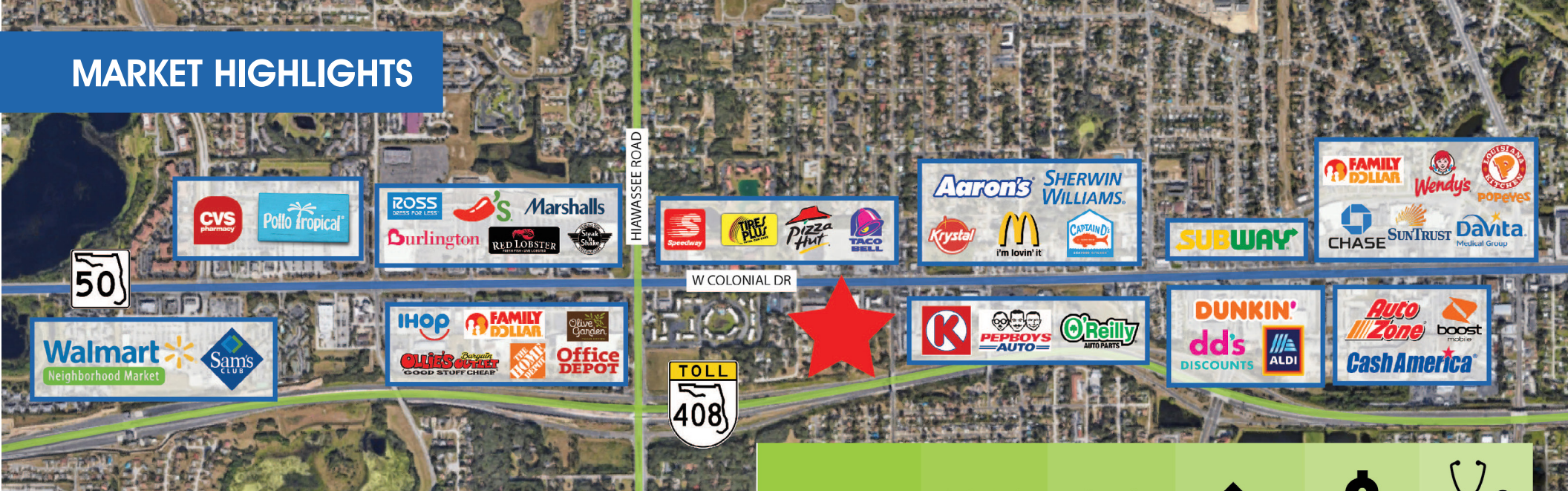


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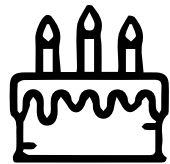
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F C FIRST CAPITAL
P G Property Group, Inc.
Commercial Real Estate Services

MARKET HIGHLIGHTS



EASY ACCESS
to Orlando
via SR 408



MEDIAN AGE
35.3
(5 min radius)



**EMPLOYMENT
POPULATION**
± 6,632
(5 min radius)



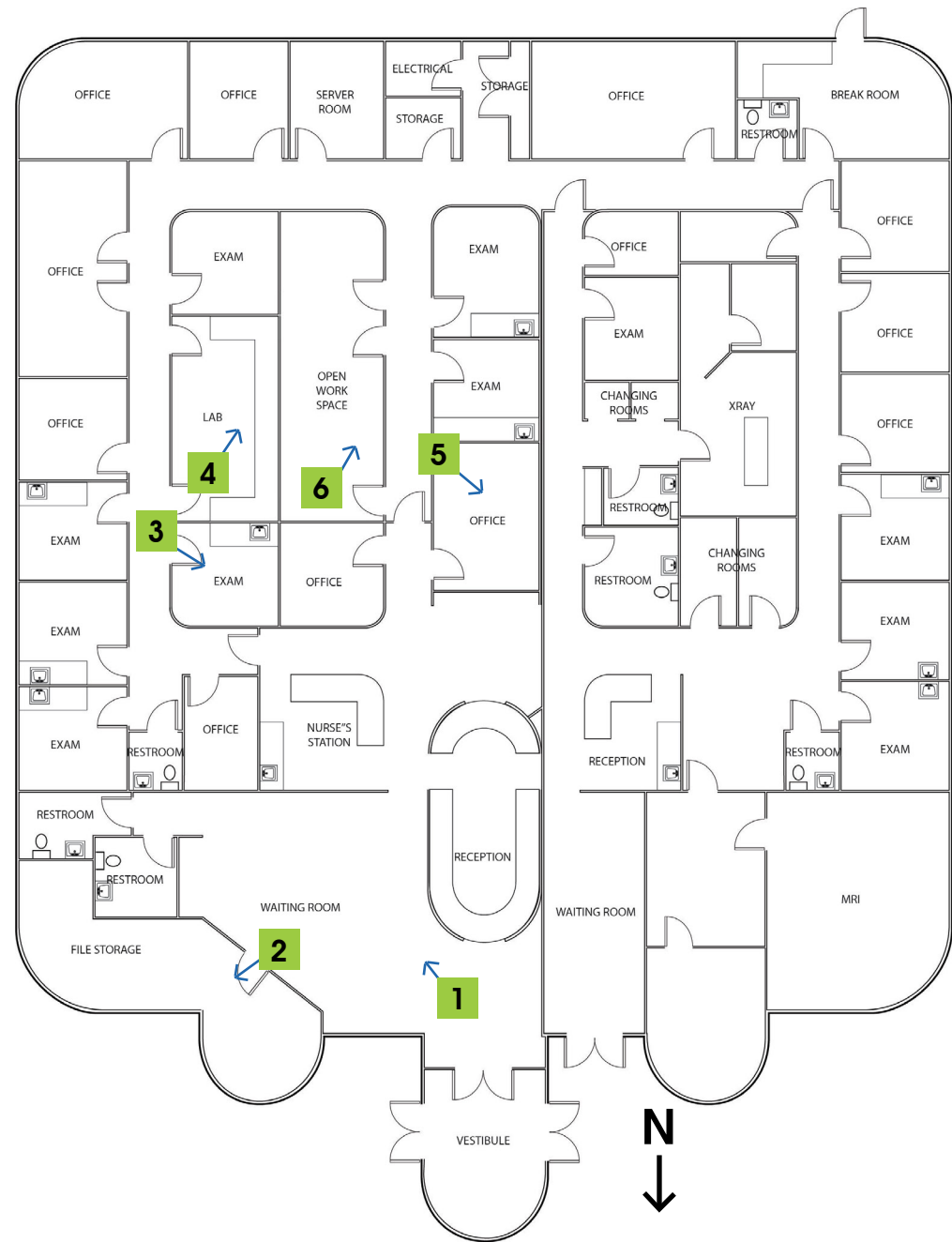
**#1 IN U.S.
FOR JOB
GROWTH
2014-2018**
U.S. Dept. of Labor, Bureau
of Labor Statistics

		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 Mins	2024	17,508	3,906	5,647	\$63,927	\$8,561,946
	2029	17,266	3,820	5,551	\$75,584	
10 Mins	2024	130,198	30,236	45,896	\$74,286	\$79,554,290
	2029	131,327	30,253	46,429	\$87,798	
15 Mins	2024	344,652	78,847	129,925	\$95,294	\$283,470,480
	2029	350,476	79,301	132,869	\$110,171	

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FLOORPLAN: BUILDING 6342 ±8,500 SF



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BUILDING 6342 PICTURES



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