

FLEX WAREHOUSE SPACE FOR LEASE

6325 N Orange Blossom Trail, Orlando, FL 32810

Contact: Trey Gravenstein
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Senior Sales & Leasing Associate

E: Michael@FCPG.com
P: 407.872.0177 ext. 130



**Northpark
Commerce Center**



For Lease: \$12.00 / SF, NNN

Suite 6363: ± 6,400 SF | Available Immediately
Suite 6365: ± 3,200 SF | Available Immediately
Contiguous Space: ± 9,600 SF
Suite 6373A: ± 5,298 SF | Available Immediately

Located less than 4 miles from I-4, less than 7 miles from Orlando Central Business District/ Downtown Orlando

Two direct ingress & Egress located on North Orange Blossom Trail (US HWY 441) & Clarcona Ocoee Road

Located at a signalized intersection

Building facade signage available

Anchored by national tenants: Orthomerica, Family Dollar, Cash America, H&R Block & Metro PCS



2024 DEMOGRAPHICS



Total Population

5 Mins

22,204



Total Households

10 Mins

126,762

8,395



Average HH Income

15 Mins

346,970

47,966

\$87,496

134,387

\$98,187

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. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

JOIN THESE RETAILERS!



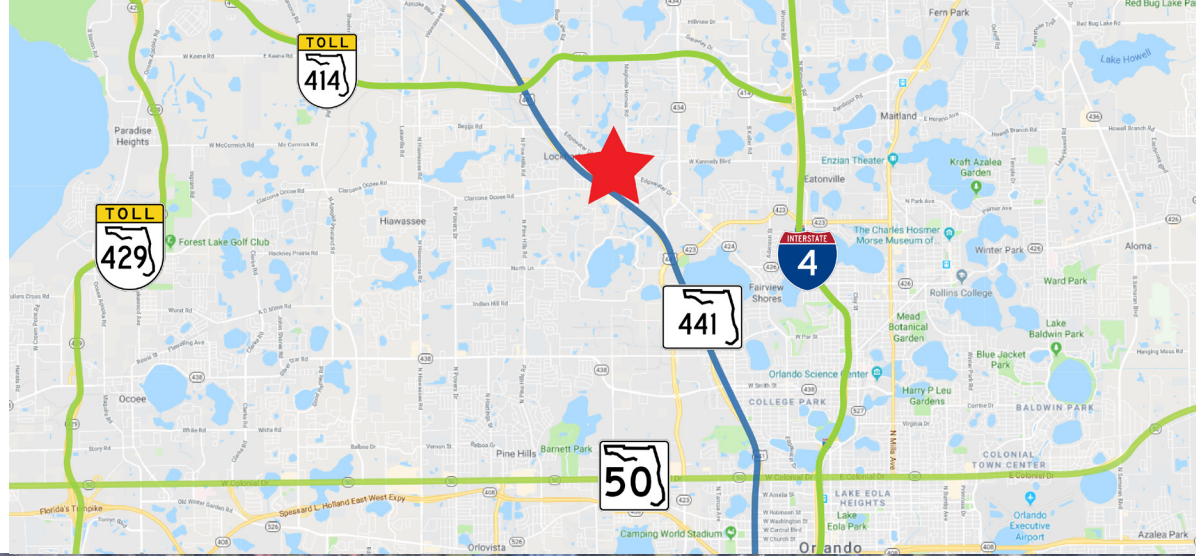
THE NEIGHBORHOOD



TRAFFIC COUNT
28,000 AADT
 North Orange
 Blossom Trail



**EMPLOYMENT
 POPULATION**
 ± 69,063
 (10 min. radius)

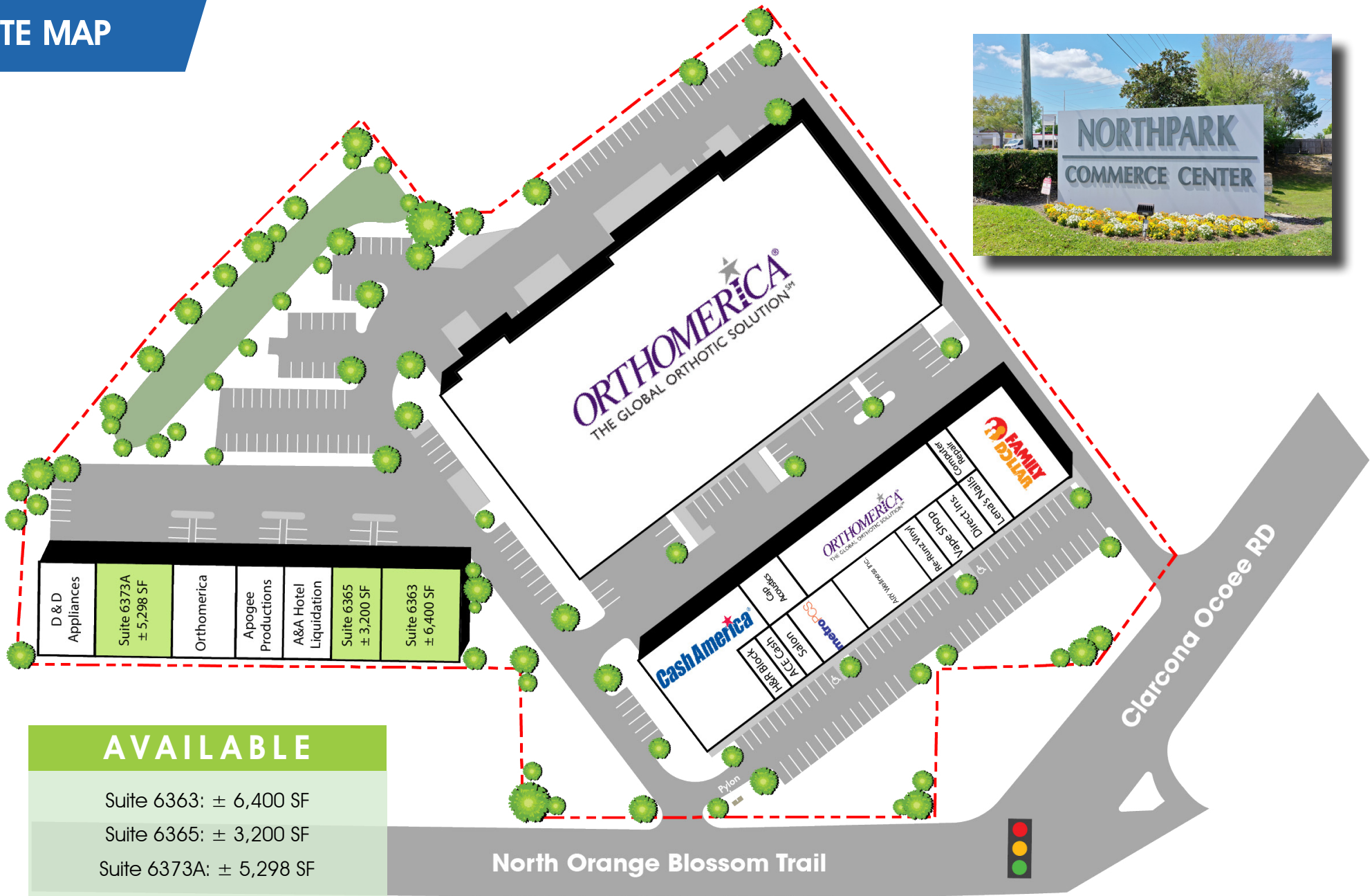


615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



SITE MAP



AVAILABLE

Suite 6363: ± 6,400 SF

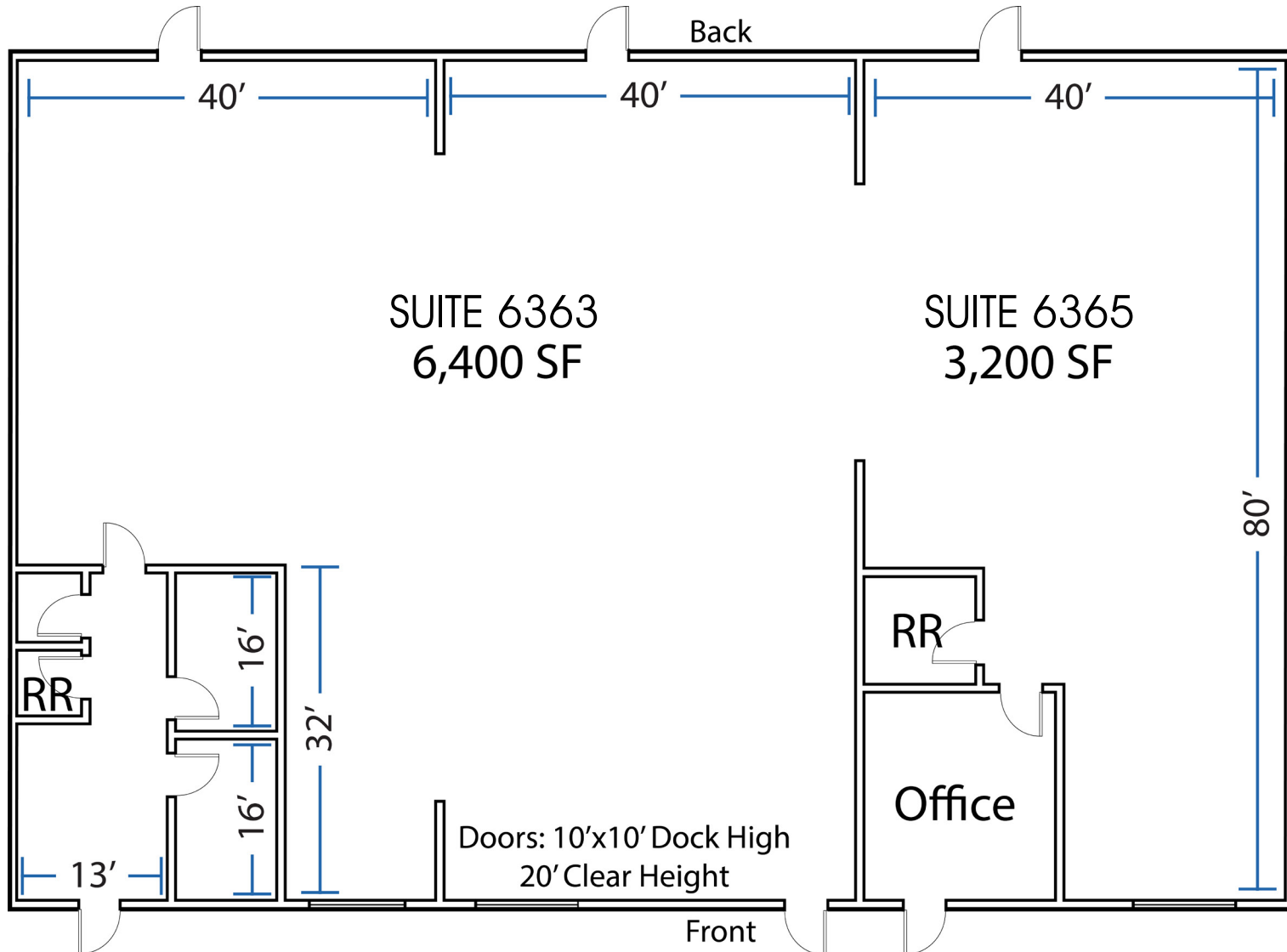
Suite 6365: ± 3,200 SF

Suite 6373A: ± 5,298 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. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

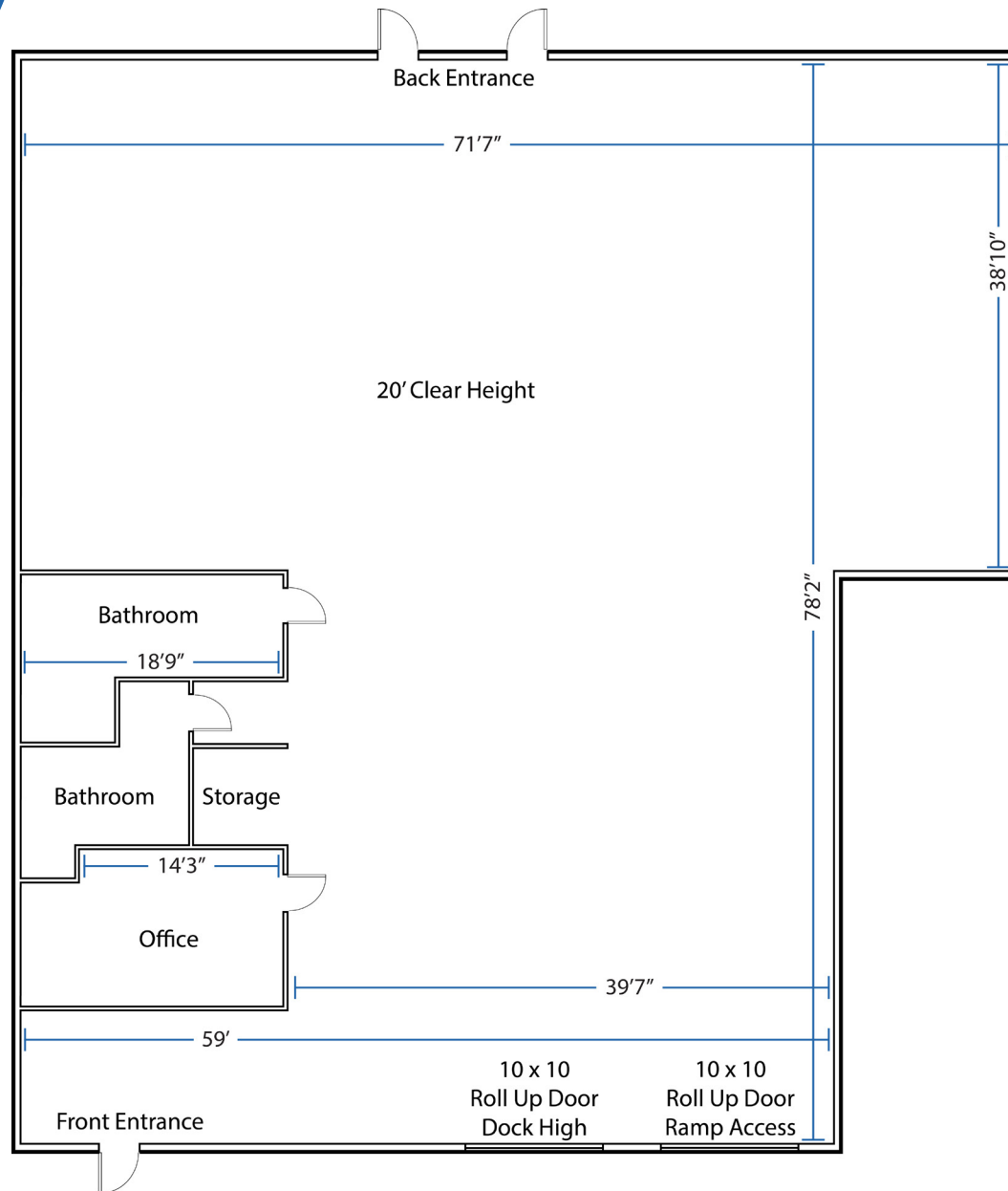
SUITE 6363 & SUITE 6365



■ 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. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

SUITE 6373A



■ 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. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.