

# BEACON POINTE

801 - 805 S Kirkman Rd, Orlando, FL 32811



## HIGHLIGHTS

- 29,710 SF Retail/Office Building.
- Located at the signalized intersection of Kirkman Road and Westgate Drive.
- 382 - 2,447 SF office space available.
- Located close to Orlando International Airport, Universal Studios, and the attractions.
- Excellent visibility and strong daytime population.

### Traffic Counts

Kirkman Rd: 55,500 vpd



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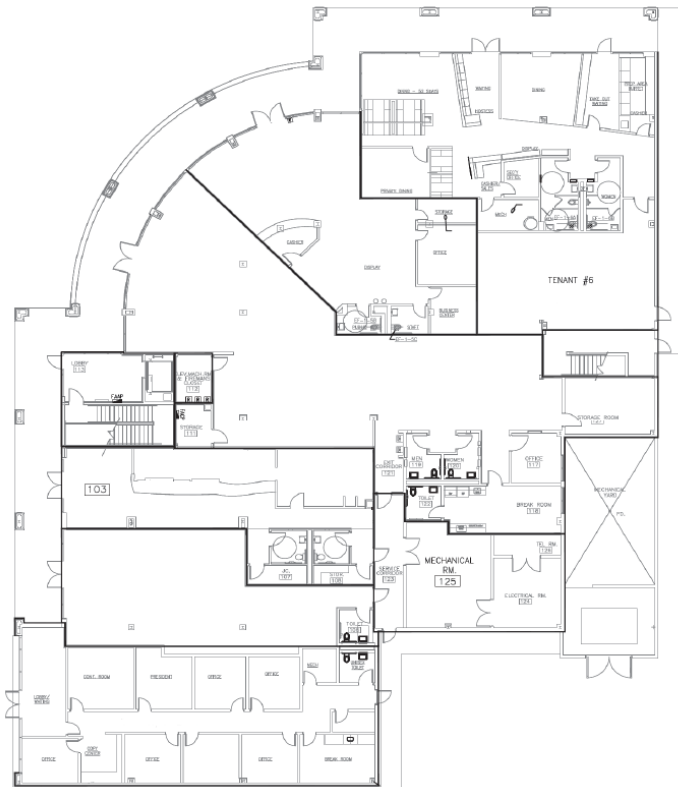
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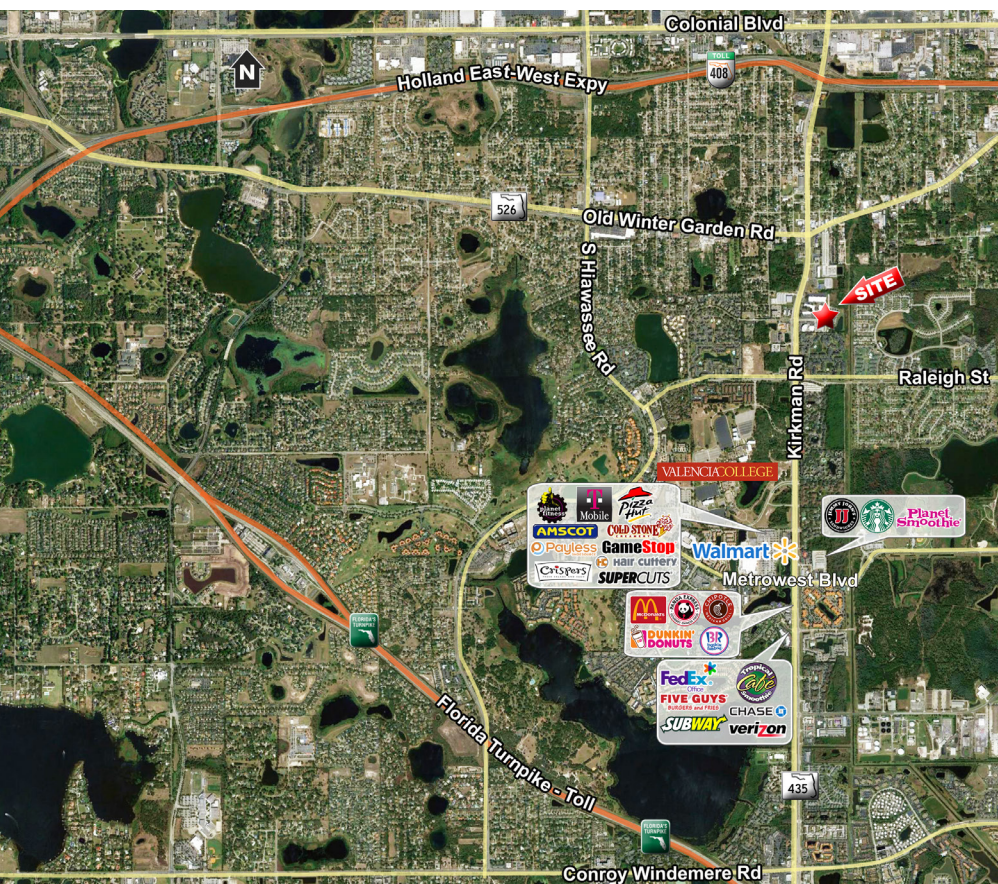
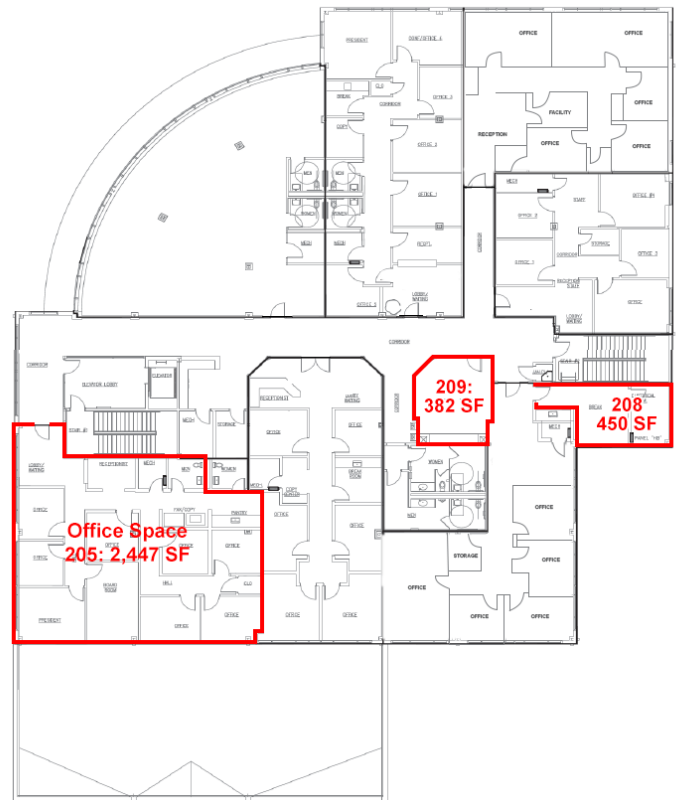


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## FIRST FLOOR



## SECOND FLOOR



Demographics	1 Mile	3 Miles	5 Miles
Population	19,299	123,930	305,795
Average HH Income	\$52,242	\$61,903	\$69,934
Daytime Employees	10,700	79,811	237,733

