



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 |
| 7616 | 102 | 2,210± sf | Office/warehouse |
| 7632 | 105 | 2,933± sf | 100% office |
| 7648 | 100 | 1,876± sf | Office/warehouse |
| 7648 | 103 | 1,856± sf | 100% office |

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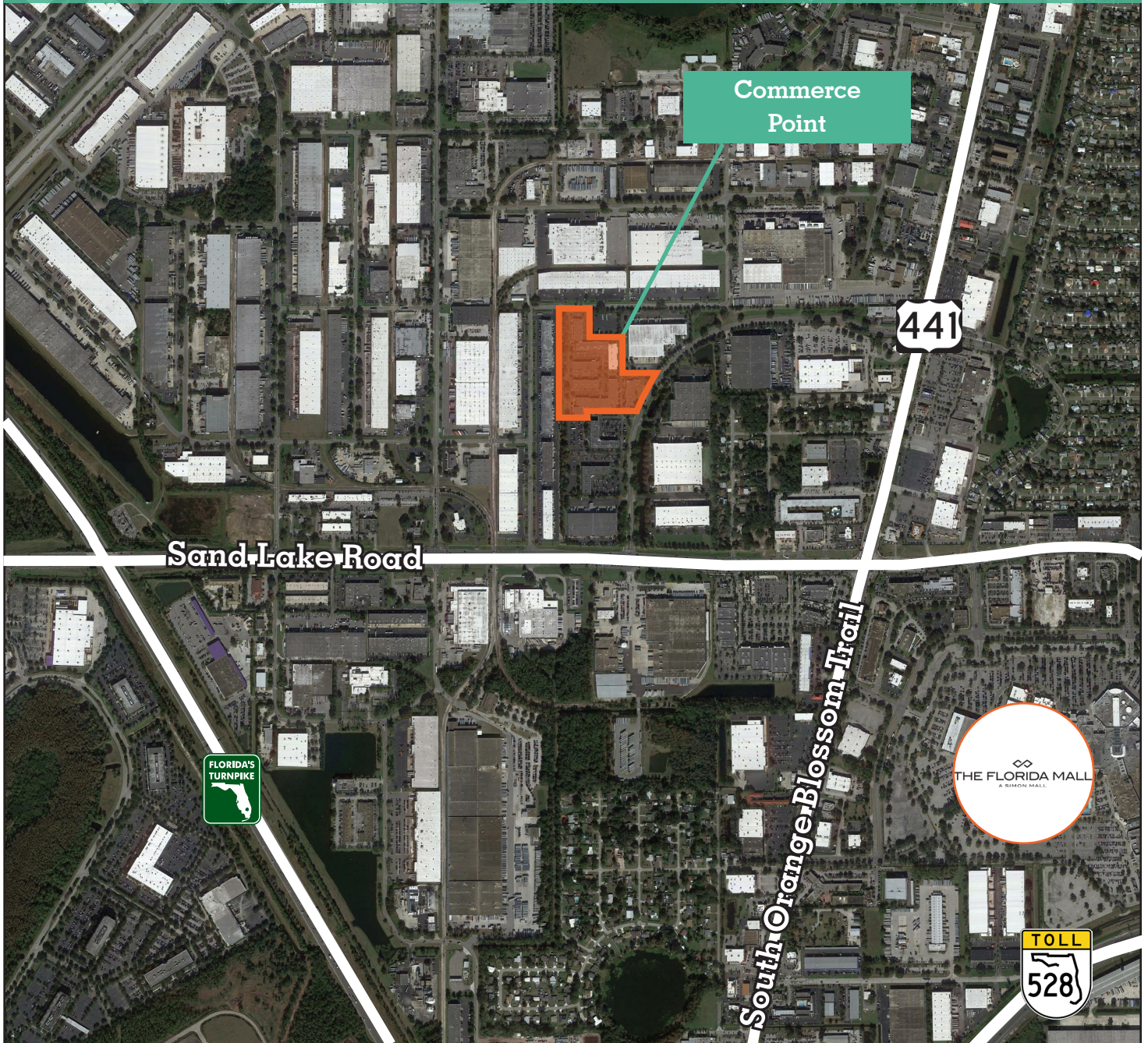
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Downtown Orlando - 7.8 Miles

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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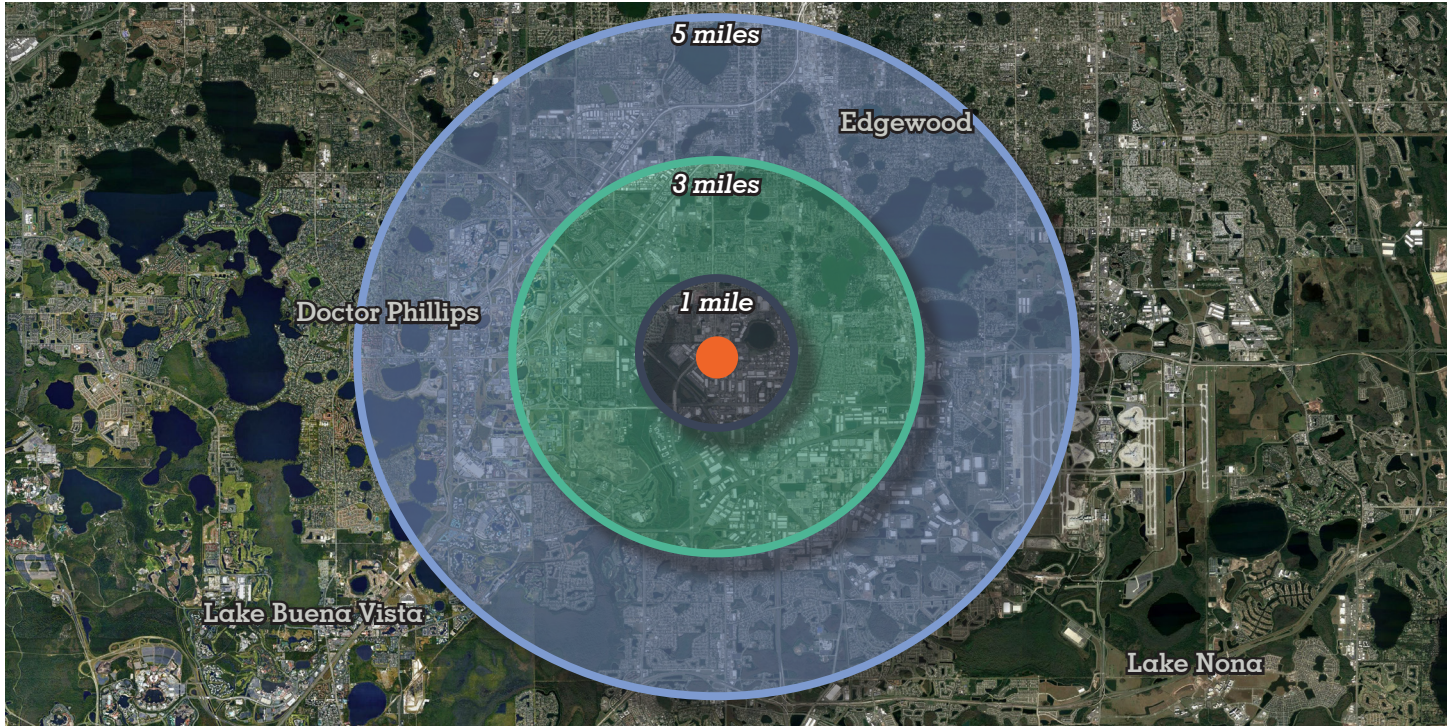


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1-3-5 Mile Demographics

| Population | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| 2024 Estimated population | 2,789 | 83,724 | 211,279 |
| 2029 Estimated population | 2,772 | 88,174 | 219,977 |
| Projected annual growth 2024 to 2029 | -0.12% | 1.04% | 0.81% |
| Households | 1 mile | 3 miles | 5 miles |
| 2024 Estimated households | 930 | 30,074 | 78,316 |
| 2029 Estimated households | 920 | 31,417 | 81,123 |
| Projected household growth 2024 to 2029 | -0.22% | 0.88% | 0.71% |
| Household income | 1 mile | 3 miles | 5 miles |
| 2024 Estimated average household income | \$70,390 | \$72,097 | \$88,544 |
| 2024 Estimated median household income | \$48,510 | \$56,421 | \$61,945 |
| Business and employees | 1 mile | 3 miles | 5 miles |
| 2024 Total businesses | 1,137 | 8,125 | 17,498 |
| 2024 Total employees | 16,976 | 96,837 | 216,451 |
| Employee / Residential Ratio (per 100 residents) | 609 | 116 | 102 |

5 Mile Highlights



Population
211,279



Growth by 2029
0.71%



Total employees
216,451



Avg. HH income
\$88,544

Data provided by ESRI

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Building 7550 - Suite 100 - 7,926± sf

100% Office Space

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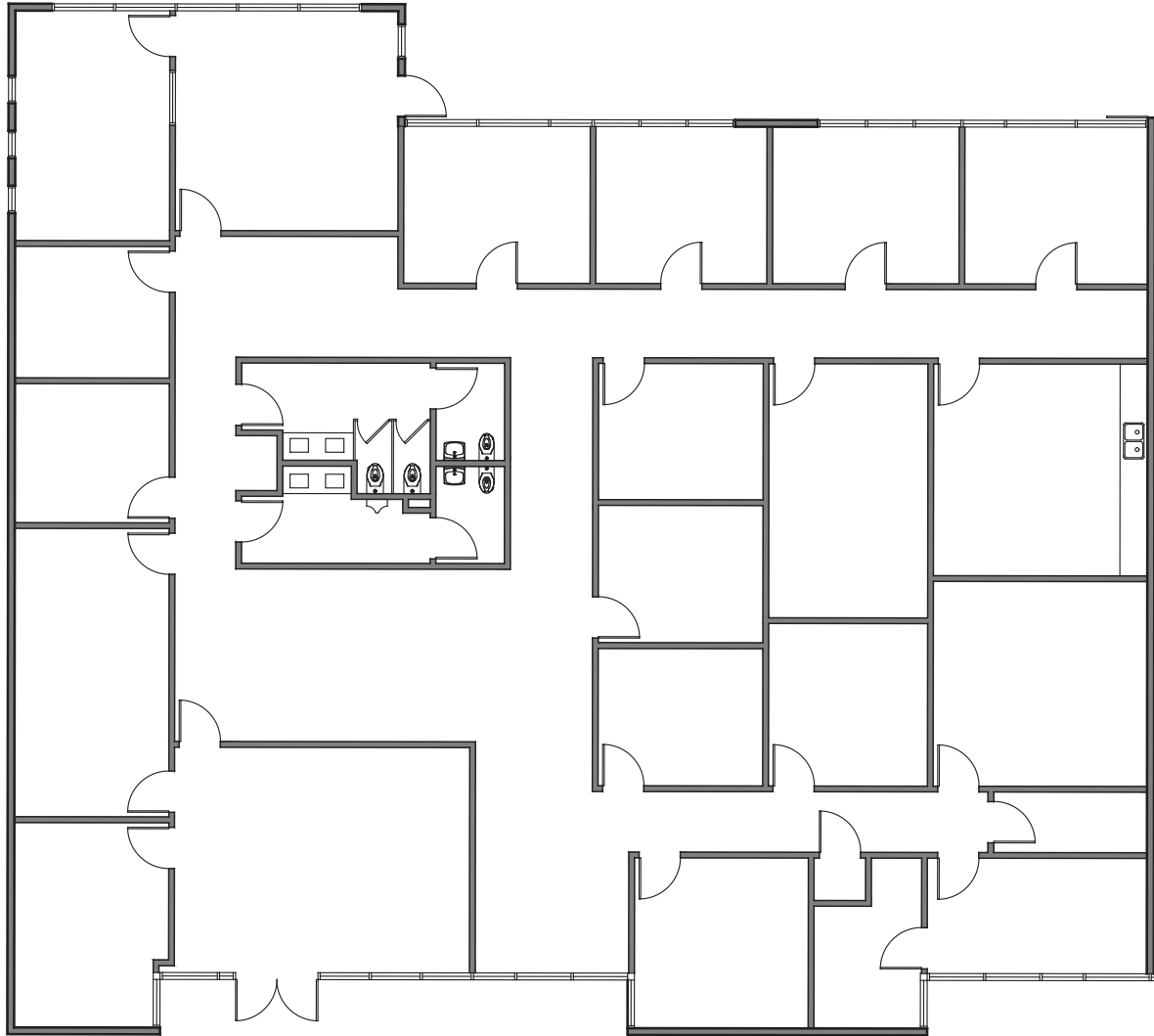
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Building 7550 - Suite 105 - 5,889± sf

100% Office Space

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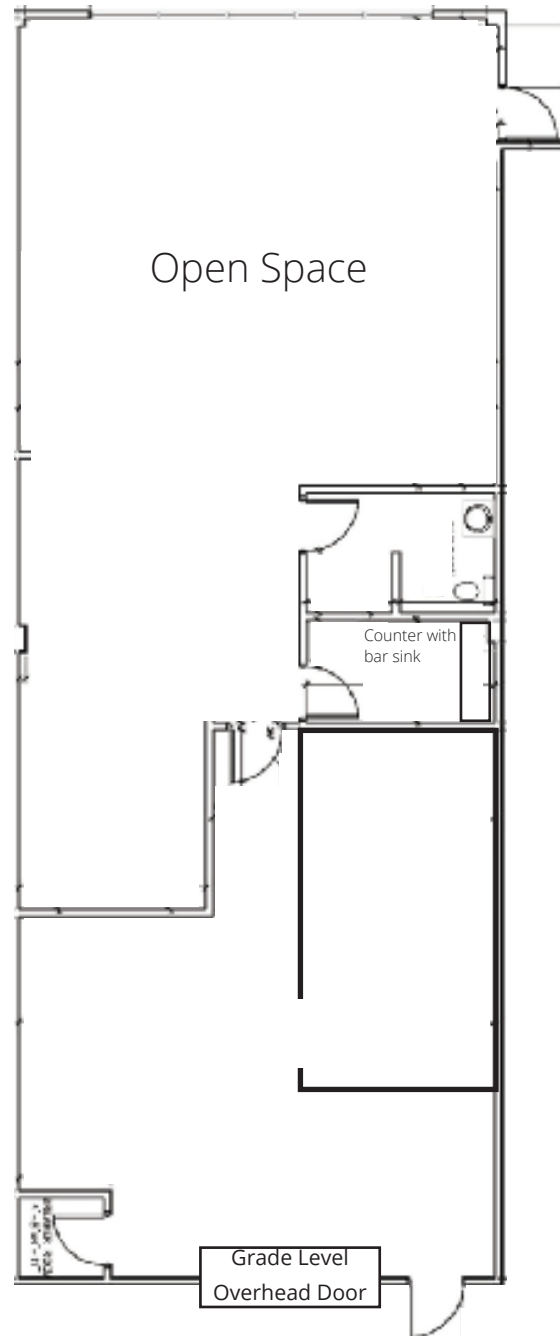
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Building 7616 - Suite 102 - 2,210± sf

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Office/Warehouse Space
Drop Ceiling
100% HVAC



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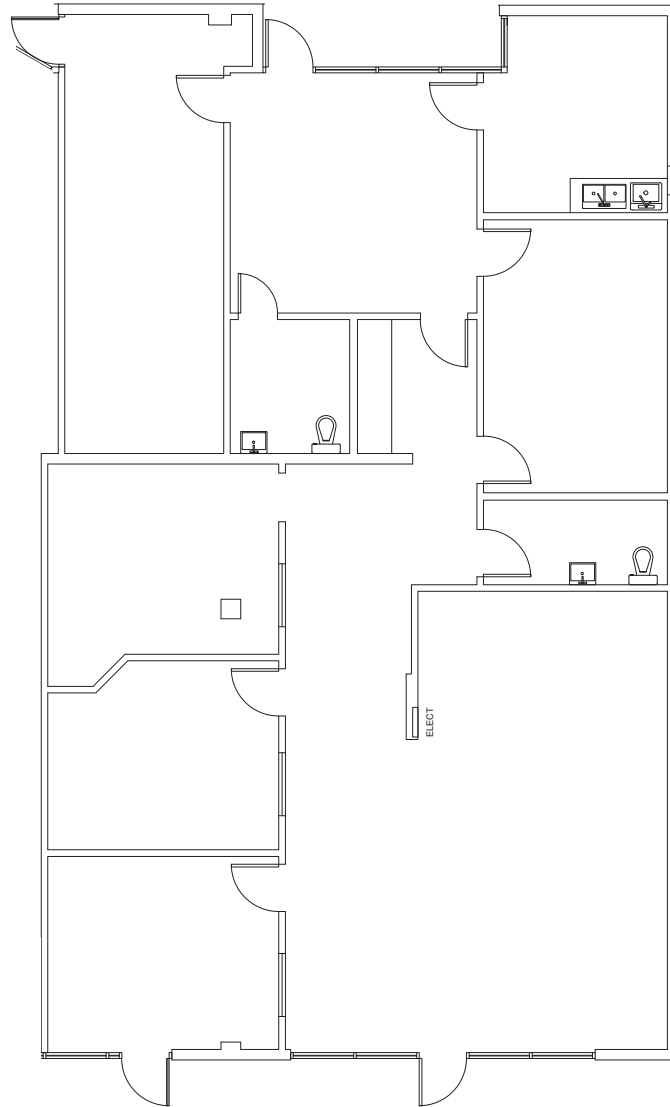
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Building 7632 - Suite 105 - 2,933± sf

Office Space
100% HVAC

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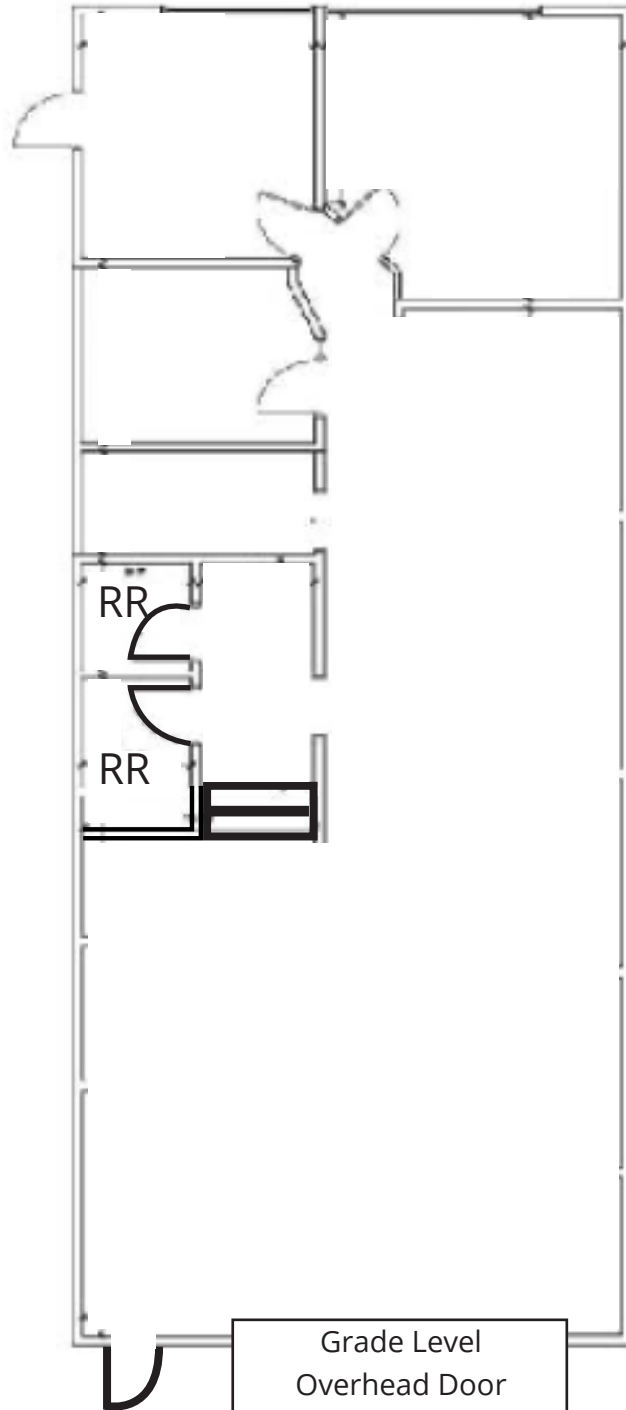
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Building 7648 - Suite 100 - 1,876± sf

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Office/Warehouse
100% HVAC
Partial Drop Ceiling and Open Girder
12'-14' ceiling height



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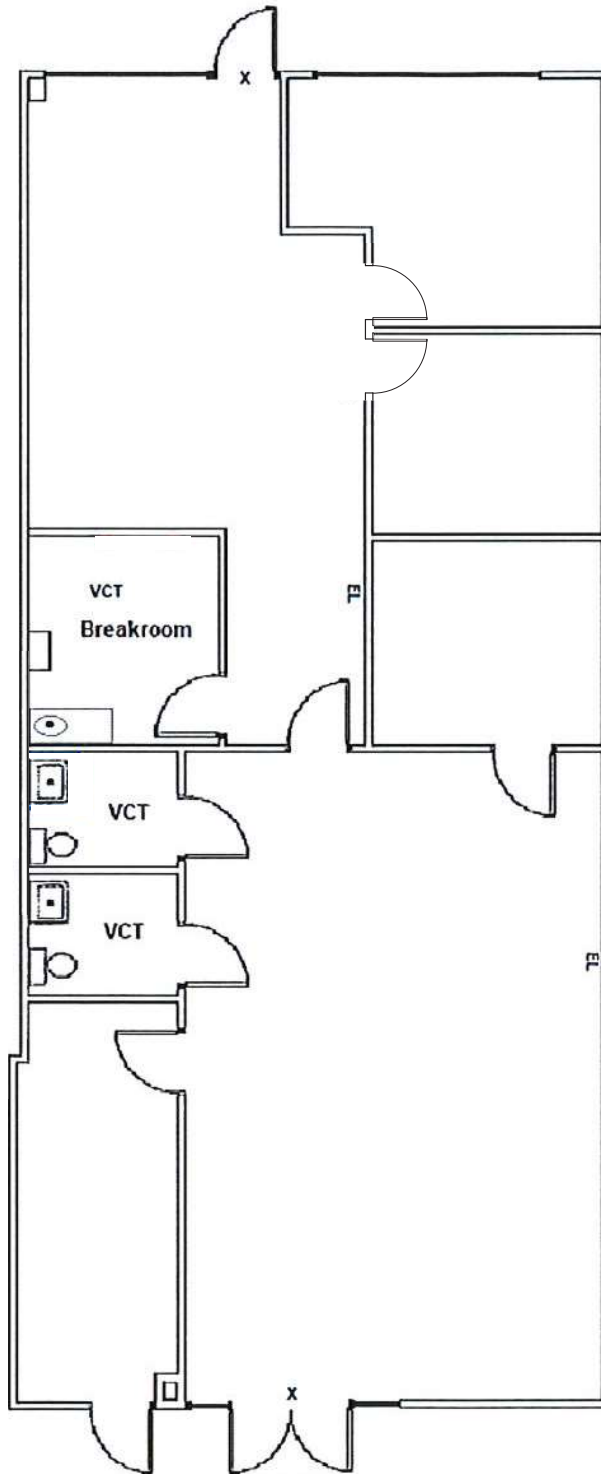
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Building 7648 - Suite 103 - 1,876± sf

Office/Warehouse

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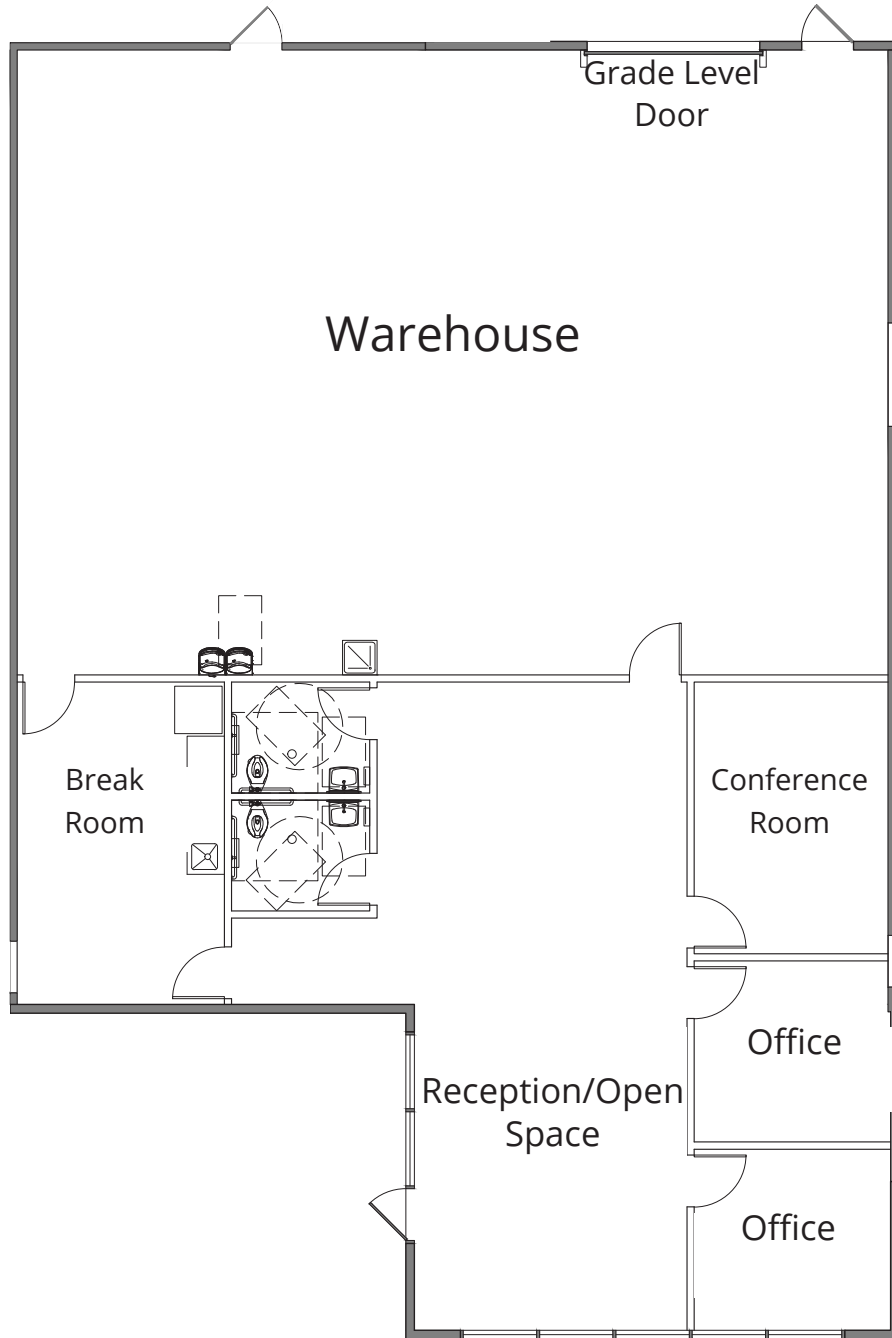
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Building 7558 - Suite 110 - 3,480± sf

*Office/Warehouse
Available Q1 2025*

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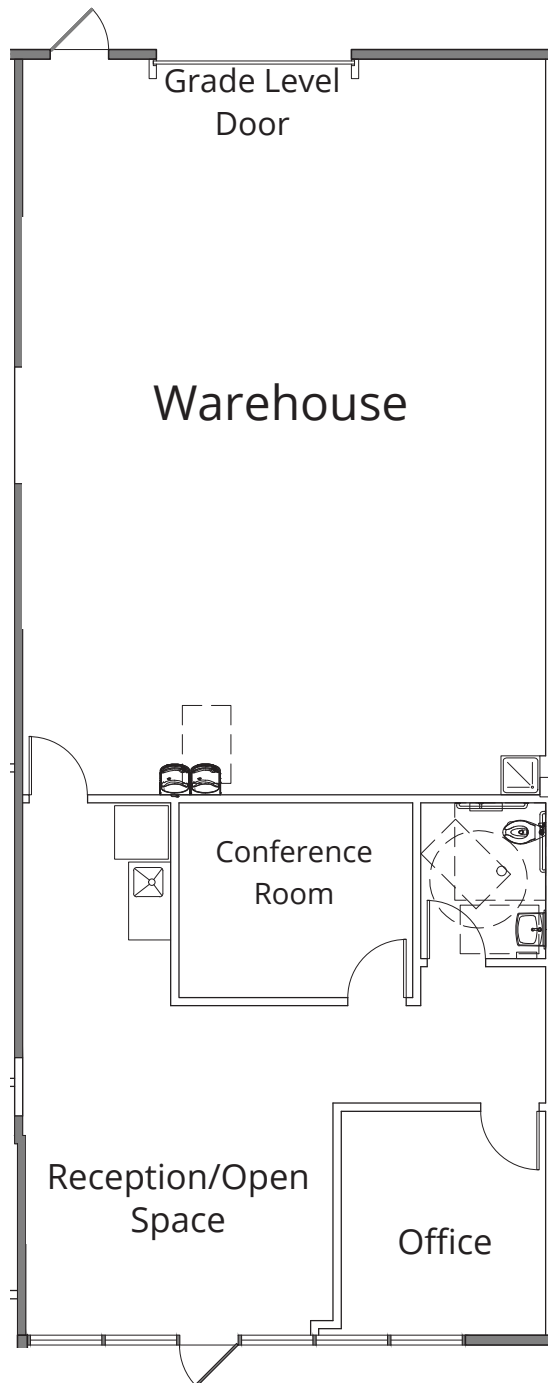
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Building 7558 - Suite 120 - 1,806± sf

*Office/Warehouse
Available Q4 2024*

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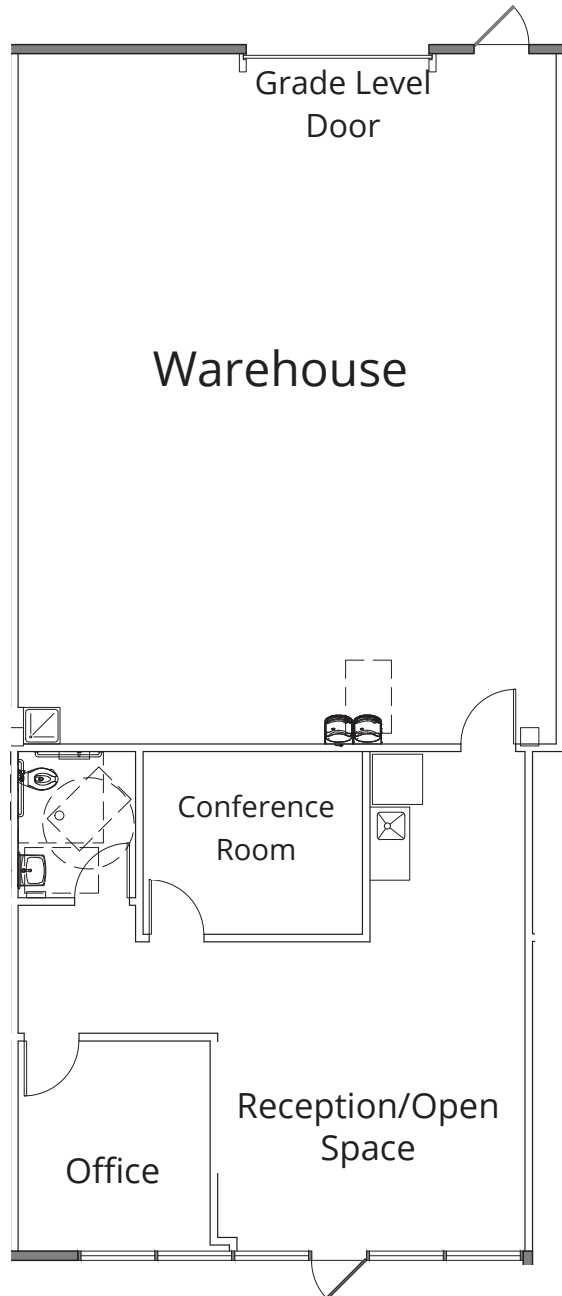
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Building 7558 - Suite 130 - 1,938± sf

*Office/Warehouse
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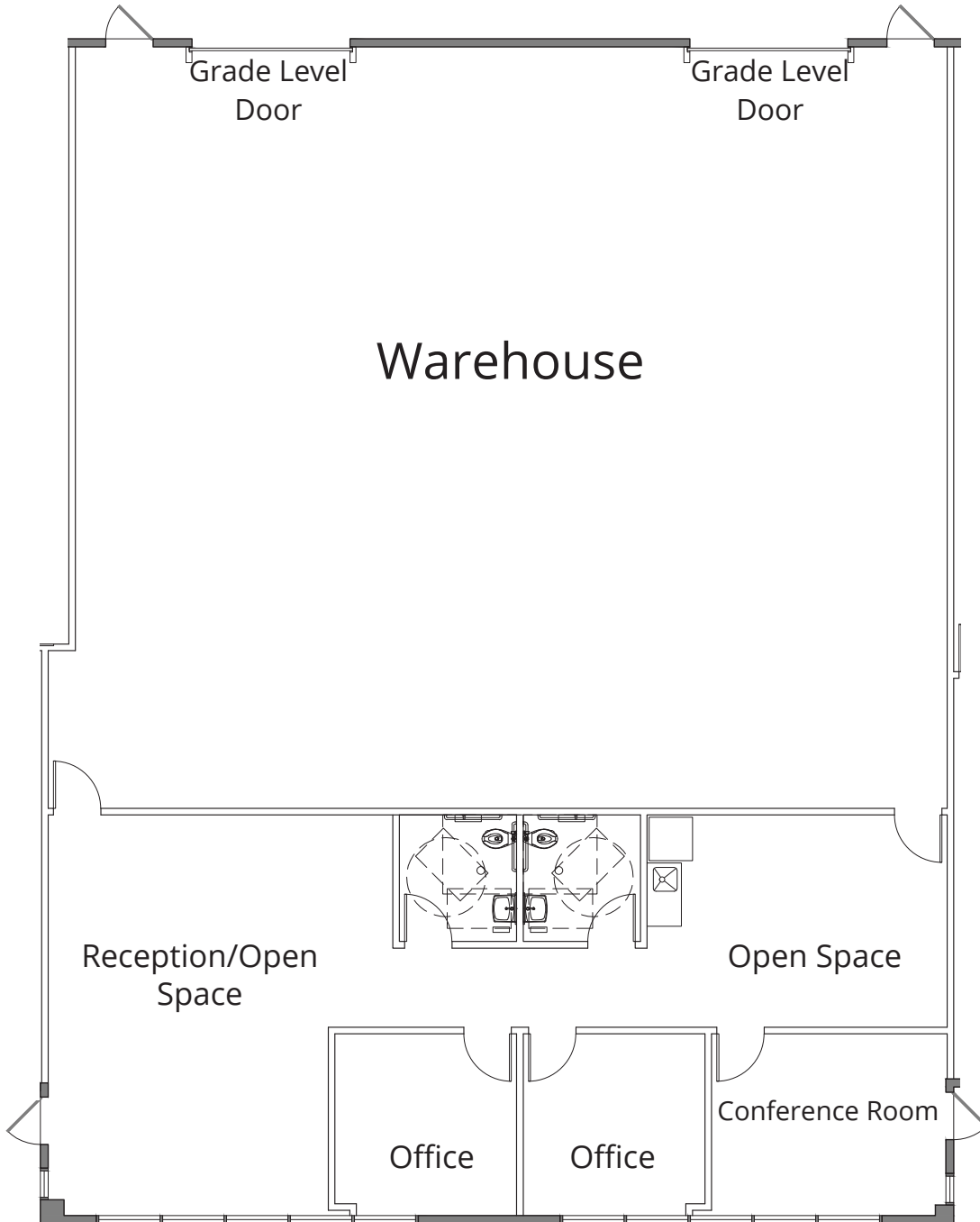
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Building 7558 - Suite 140-145 - 4,226± sf

*Office/Warehouse
Available Q4 2024*

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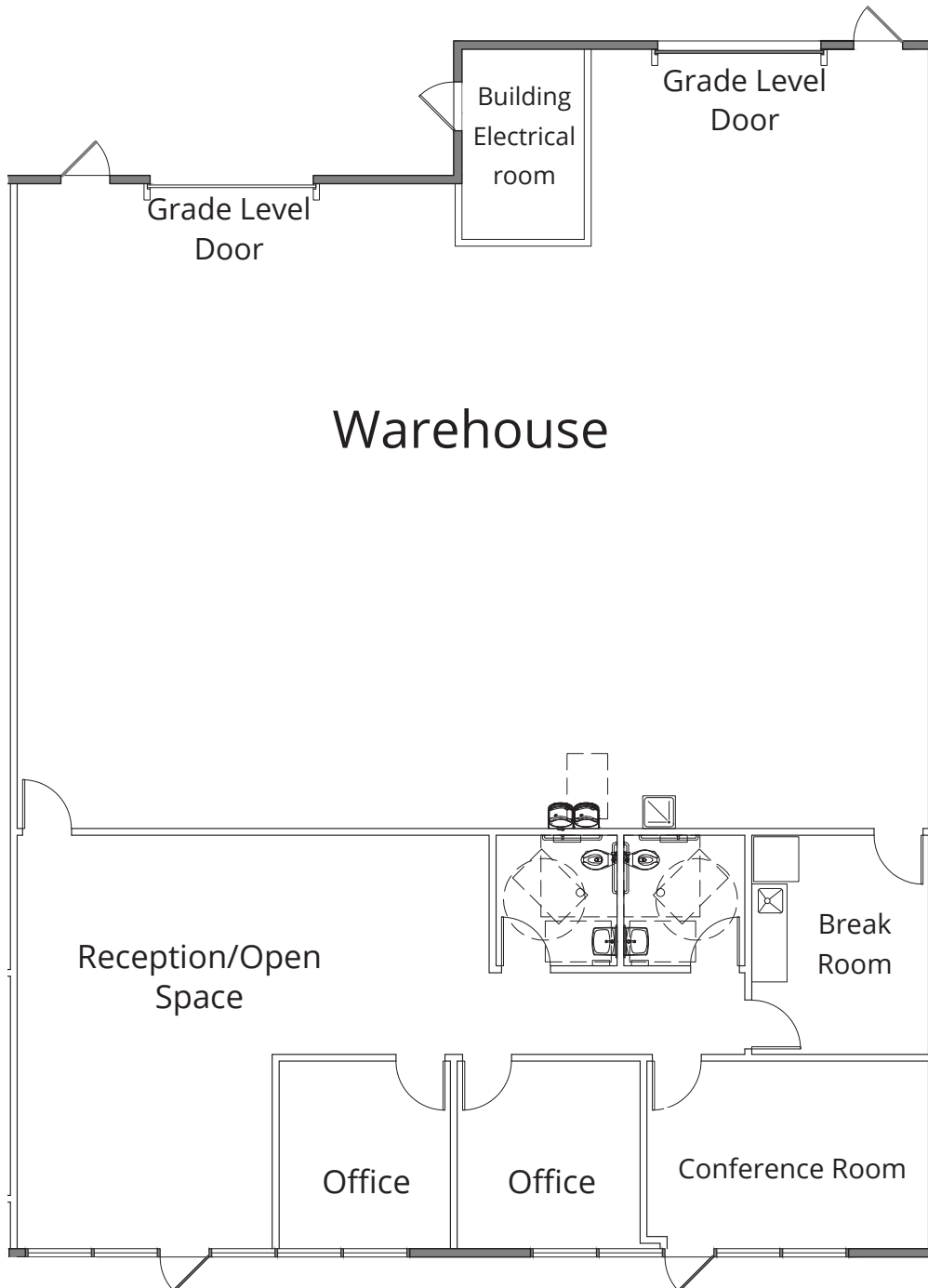
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Building 7558 - Suite 150 - 3,865± sf

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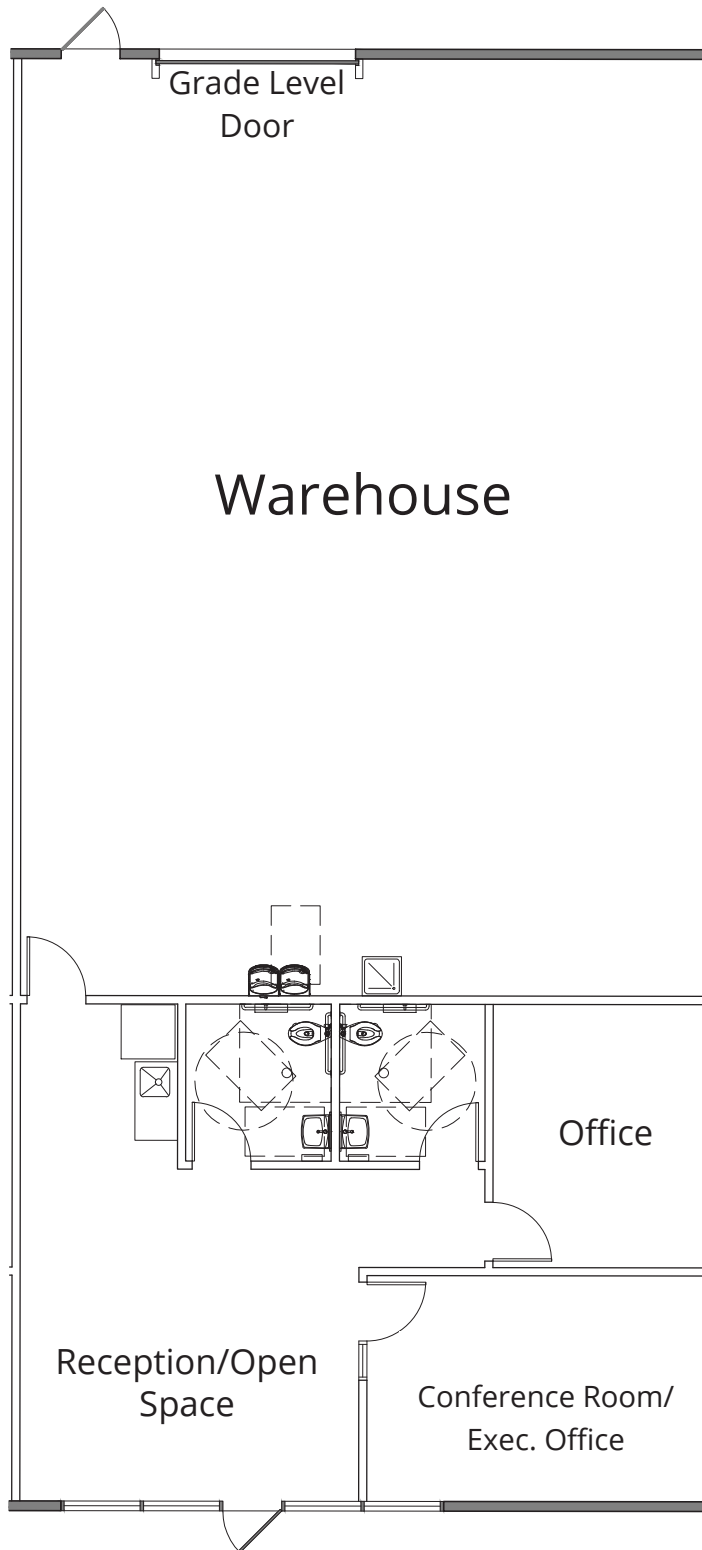
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Building 7558 - Suite 160 - 2,623± sf

*Office/Warehouse
Available Q4 2024*

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Building 7558 - Suite 170 - 3,355± sf

*Office/Warehouse
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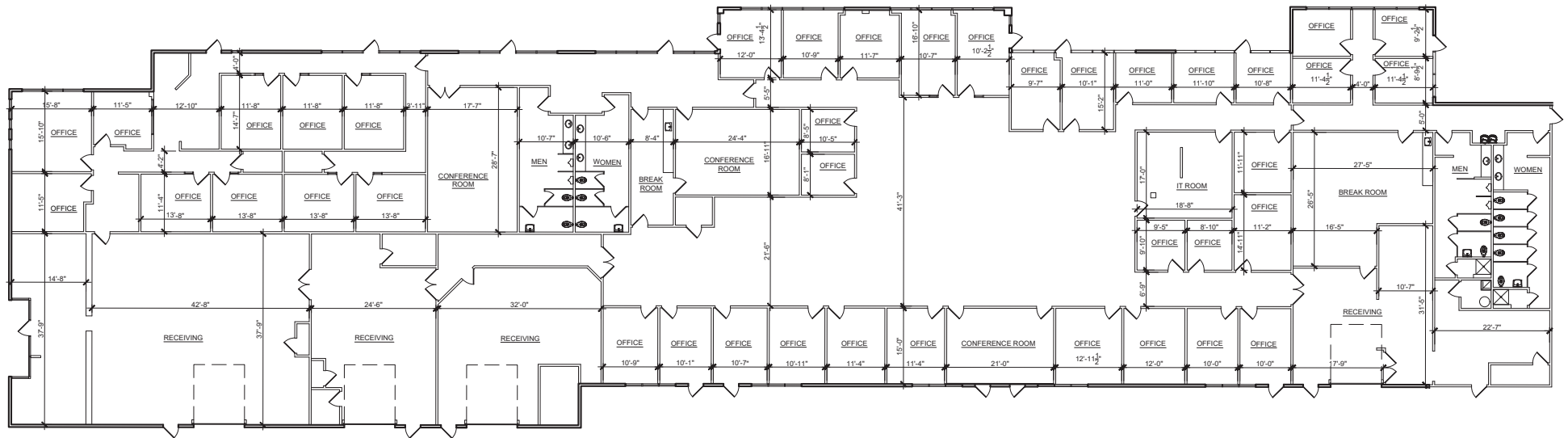


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