

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 - 450 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: 48,000 vpd



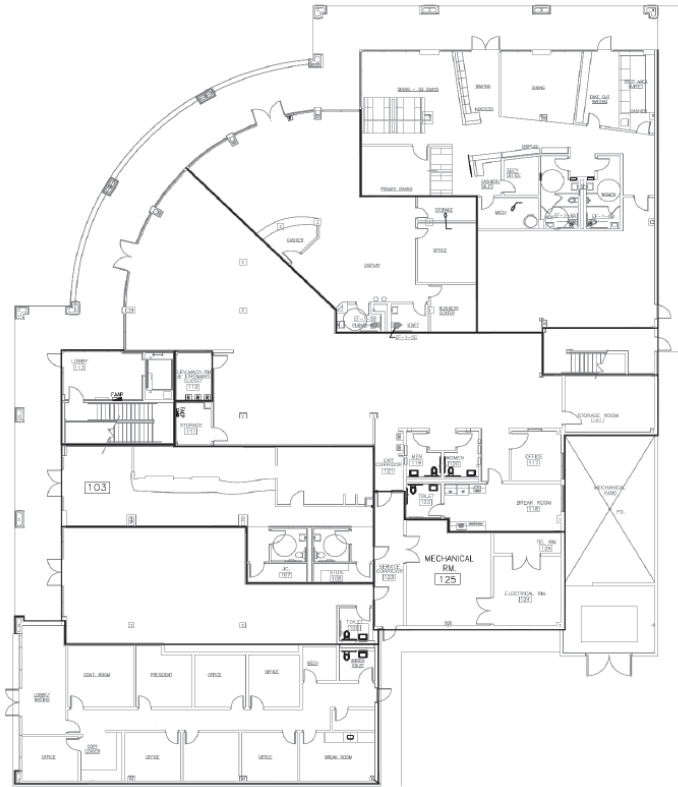
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www.FornessProperties.com | Licensed Real Estate Broker



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FIRST FLOOR



SECOND FLOOR



Demographics	1 Mile	3 Miles	5 Miles
Population	18,882	127,555	315,259
Average HH Income	\$58,976	\$69,437	\$77,755
Daytime Employees	10,127	61,539	261,561