

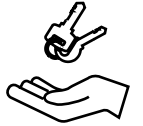
# OUTPARCEL AVAILABLE

**5524 Clarcona Ocoee Rd, Orlando, FL 32810**

Contact: Dan Van Nada, CCIM E: Dan@FCPG.com  
 Vice President of Brokerage Services P: 407.872.0177 ext. 117  
 Contact: Trey Gravenstein E: Trey@FCPG.com  
 Vice President of Brokerage Services P: 407.872.0177 ext. 119

## Available: Call to Inquire

± 10,000 SF of Land (± 0.23 Acres)  
 ± 6,000 Buildable SF



**SALE / LEASE /  
 BUILD-TO-SUIT**

Utilities to site and onsite retention already factored in,  
 allowing for maximum footprint within pad

Co-tenancy within the complex includes CenterWell and  
 We Love Kids Learning Center

Located within 10 minutes of 49,418 rooftops

Designated bus stop located directly in front of outparcel

Strategically positioned 5 minutes from high-traffic Orange  
 Blossom Trail and Maitland Blvd.

Situated across from the Walmart Neighborhood Market  
 anchored power center

## 2025 DEMOGRAPHICS



Total Population



Total Households



Average HH  
 Income

**5 Mins**

25,049

8,290

\$78,422

**10 Mins**

130,225

46,743

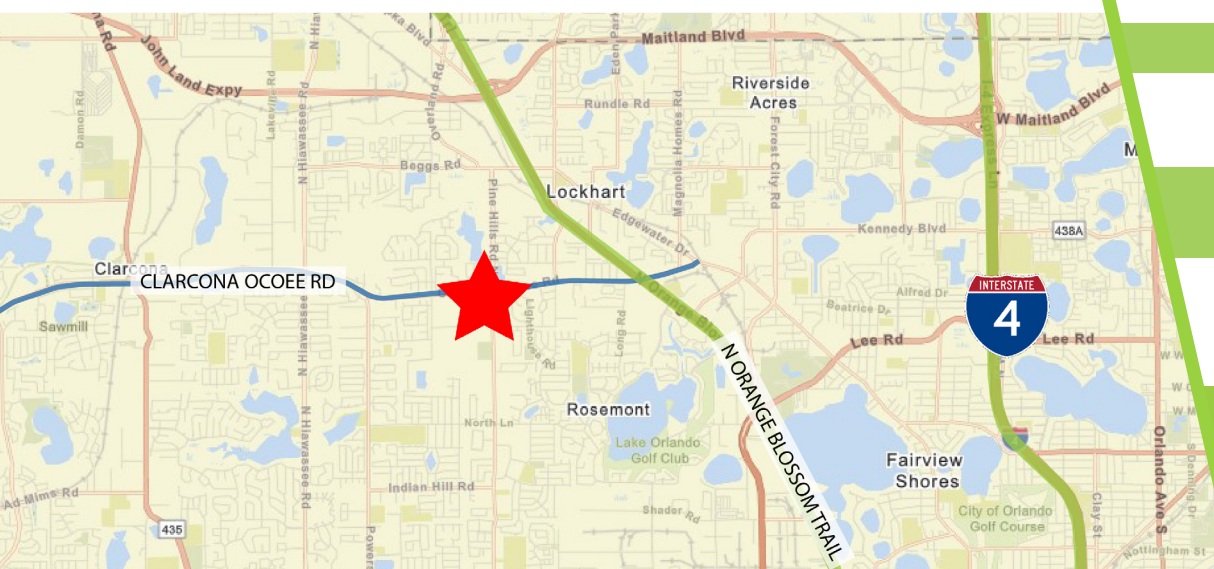
\$86,680

**15 Mins**

307,874

113,974

\$98,911



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

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# SITE MAP



## PROPERTY DETAILS

± 10,000 SF of Land (± 0.23 Acres)  
± 6,000 Buildable SF

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