

# 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.
- **1,978 SF former salon space available.**
- **200 - 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: 48,500 vpd



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[www.FornessProperties.com](http://www.FornessProperties.com) | Licensed Real Estate Broker



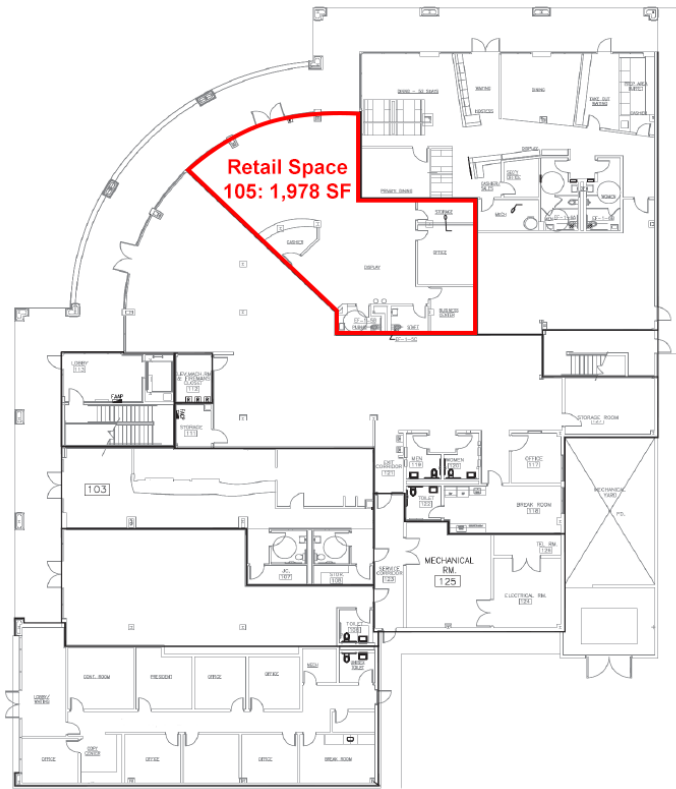
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COMMERCIAL REAL ESTATE SERVICES

## FIRST FLOOR



## SECOND FLOOR



| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 19,048   | 126,112  | 310,464  |
| Average HH Income | \$62,085 | \$72,785 | \$80,588 |
| Daytime Employees | 9,273    | 63,535   | 272,475  |

