

OUTPARCEL AVAILABLE

5524 Clarcona Ocoee Rd, Orlando, FL 32810

Contact: Trey Gravenstein E: Trey@FCPG.com
 Vice President of Brokerage Services P: 407.872.0177 ext. 119
 Contact: Michael Castrilli E: Michael@FCPG.com
 Vice President of Brokerage Services P: 407.872.0177 ext. 130

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

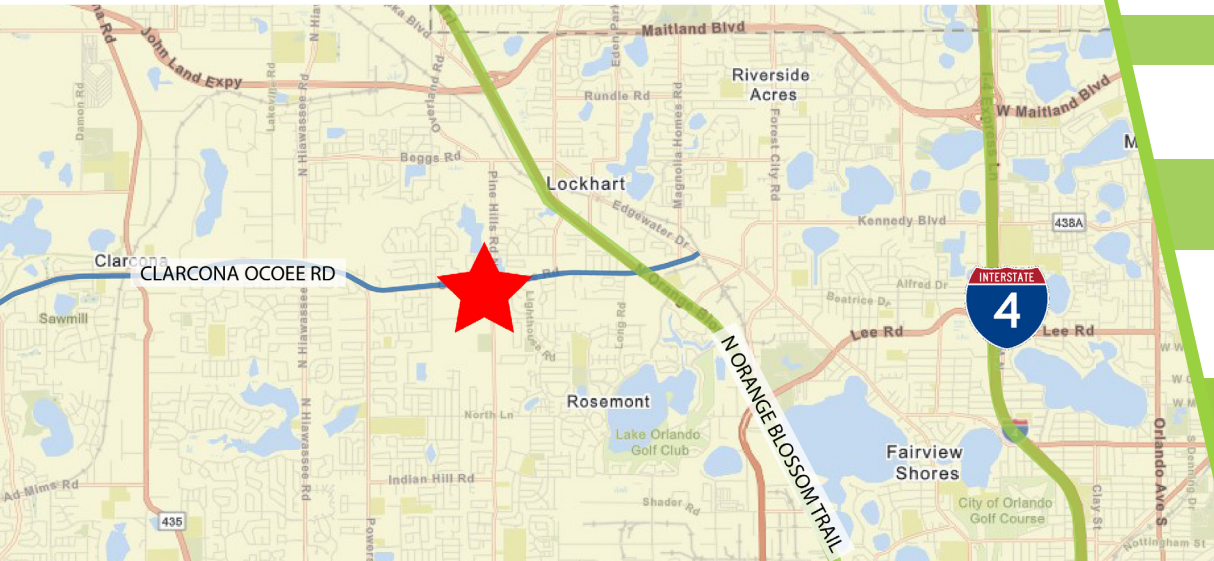


Total Households



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SITE MAP



PROPERTY DETAILS

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

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.