FIRST CAPITAL Property Group
Commercial Real Estate Services





OFFICE SUITE FOR LEASE

5554 Clarcona Ocoee Rd, Orlando, FL 32810

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For Lease: $26.00 / SF, NNN

Suite 5554: ±6,840 SF

2ND GEN MEDICAL LAYOUT

Fully built-out, turnkey medical suite purpose-built by a national senior-care operator, ideal for primary care, senior care, specialty, urgent care, or multi-provider group use

Rising income gradient, from $79,575 (5 min) to $102,099 (15 min), supports both Medicare and commercial-pay practices

Over 240 feet of frontage on Clarcona-Ocoee Road (24,400 AADT), with monument and building façade signage available facing the road

5 minutes from the high-traffic Orange Blossom Trail (US 441) and Maitland Blvd. corridor

Directly across from a Walmart Neighborhood Market anchored power center

Designated public bus stop directly in front, providing a real accessibility advantage for primary care, senior care, and clinic uses serving transit-dependent patients

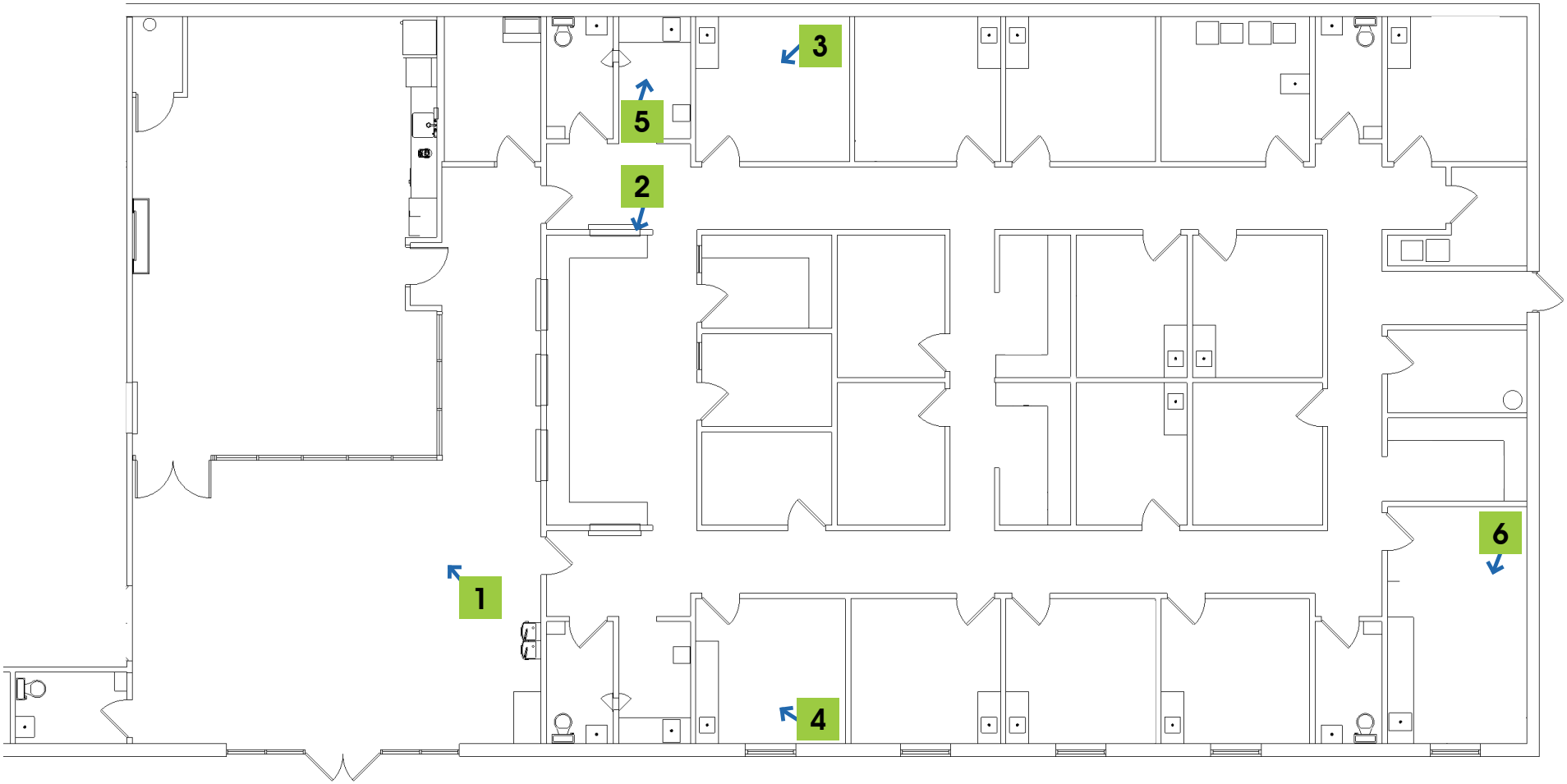
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FLOORPLAN

TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: https://FCPG.com/Rosemont-Matterport/





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

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IMAGES

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LOCATION

Drive Times & Traffic Counts

441

4 minutes
(1.3 miles)

50

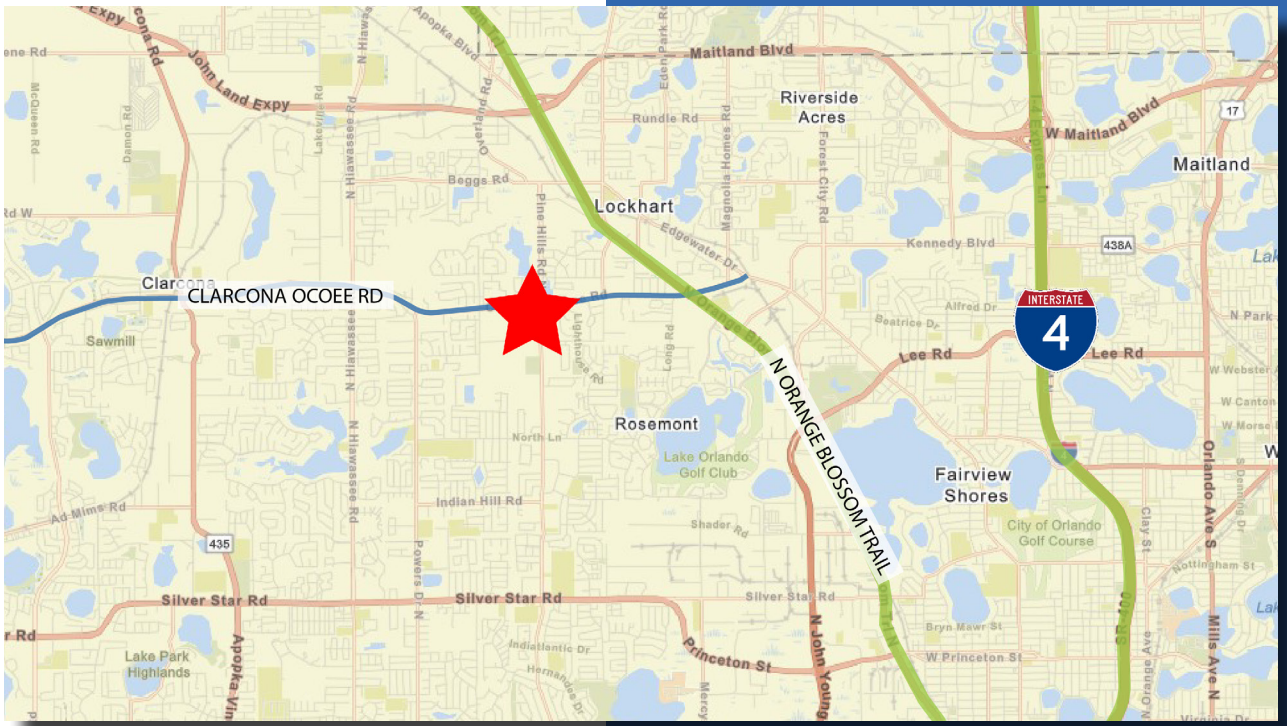
8 minutes
(4.2 miles)

INTERSTATE 4

12 minutes
6.0 miles)

TOLL 429

12 minutes
(6.8 miles)



Average Annual Daily Trips

2025	
Clarcona Ocoee	29,500
N Orange Blossom Trail (HWY 441)	26,000

DEMOGRAPHICS

2026	5 Mins	10 Mins	15 Mins
Total Population	24,396	119,861	301,677
Average HH Income	$79,575	$87,390	$102,099
Total Households	8,342	42,783	112,656

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