



**FOR SALE/LEASE**

**Metro Park One —  
Suite 214**

**6000 Metrowest Blvd, Suite 214, Orlando, FL 32835**

# Metro Park One — Suite 214

6000 Metrowest Blvd, Suite 214, Orlando, FL 32835



## PROPERTY SUMMARY

- Previously used as a chiropractic office — medical/professional ready
- Gross lease structure (no CAM/NNN surprises)
- Reserved parking + suite-entrance signage rights
- MetroWest corridor — access to I-4 and Florida Turnpike

## HIGHLIGHTS

- Size: 915 SF  
2<sup>nd</sup> floor Office Condo
- Sale Price: \$310,000
- Price per SF: \$338.80/SF
- Lease Rate: \$31.00/SF/Year (Gross)  
\$2,363.75/month

**Richard Wagner**

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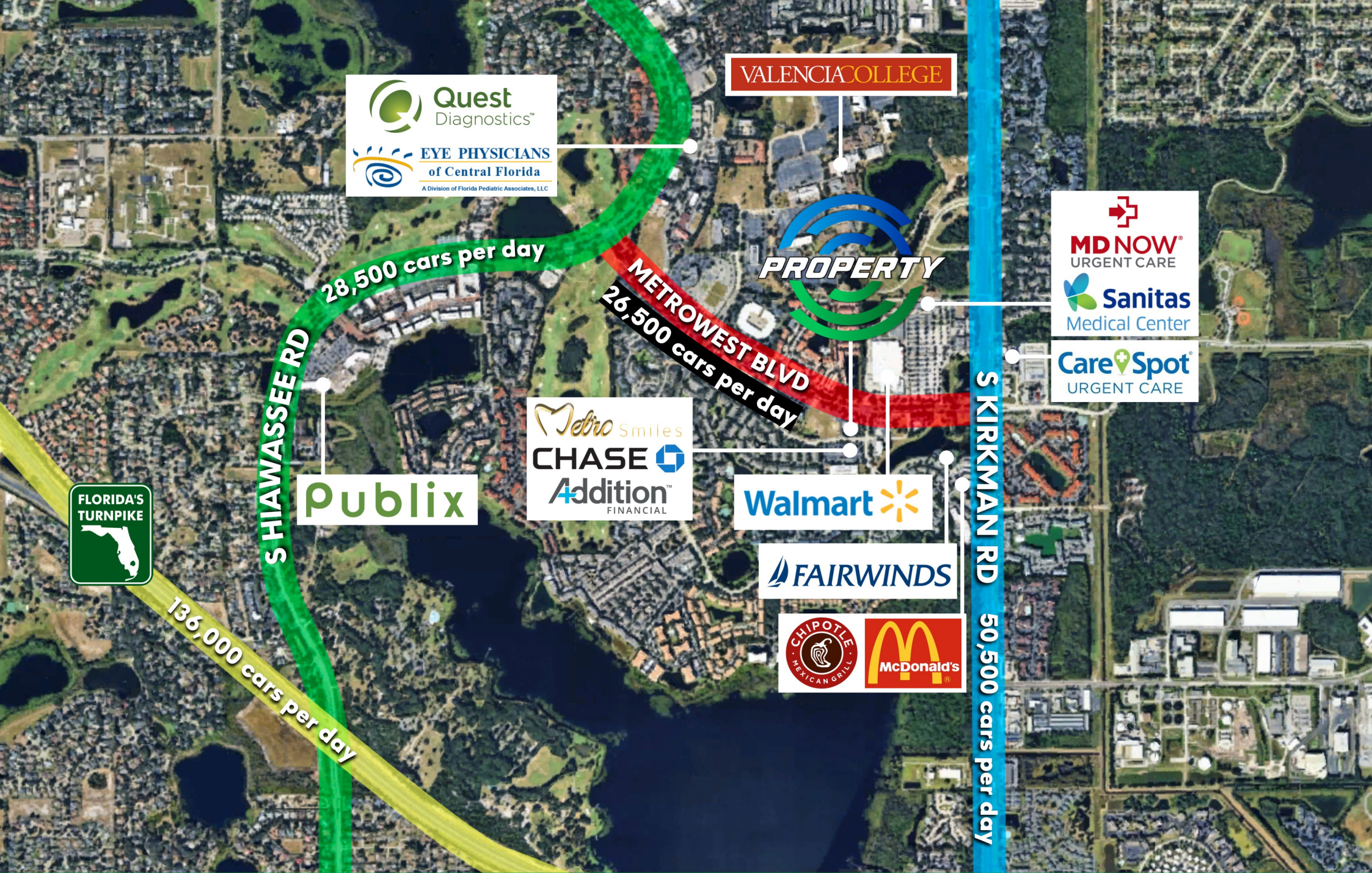
**PROFESSIONAL COMMERCIAL  
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000  
Orlando, FL 32801

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# PROPERTY PHOTOS





**Quest**  
Diagnostics™

**EYE PHYSICIANS**  
of Central Florida  
A Division of Florida Pediatric Associates, LLC

**VALENCIA COLLEGE**



**MD NOW**  
URGENT CARE

**Sanitas**  
Medical Center

**Care Spot**  
URGENT CARE

**S HIAWASSEE RD**  
28,500 cars per day

**METROWEST BLVD**  
26,500 cars per day

**S KIRKMAN RD**  
50,500 cars per day



**136,000 cars per day**

**Publix**

*Metro Smiles*

**CHASE**

**Addition**  
FINANCIAL

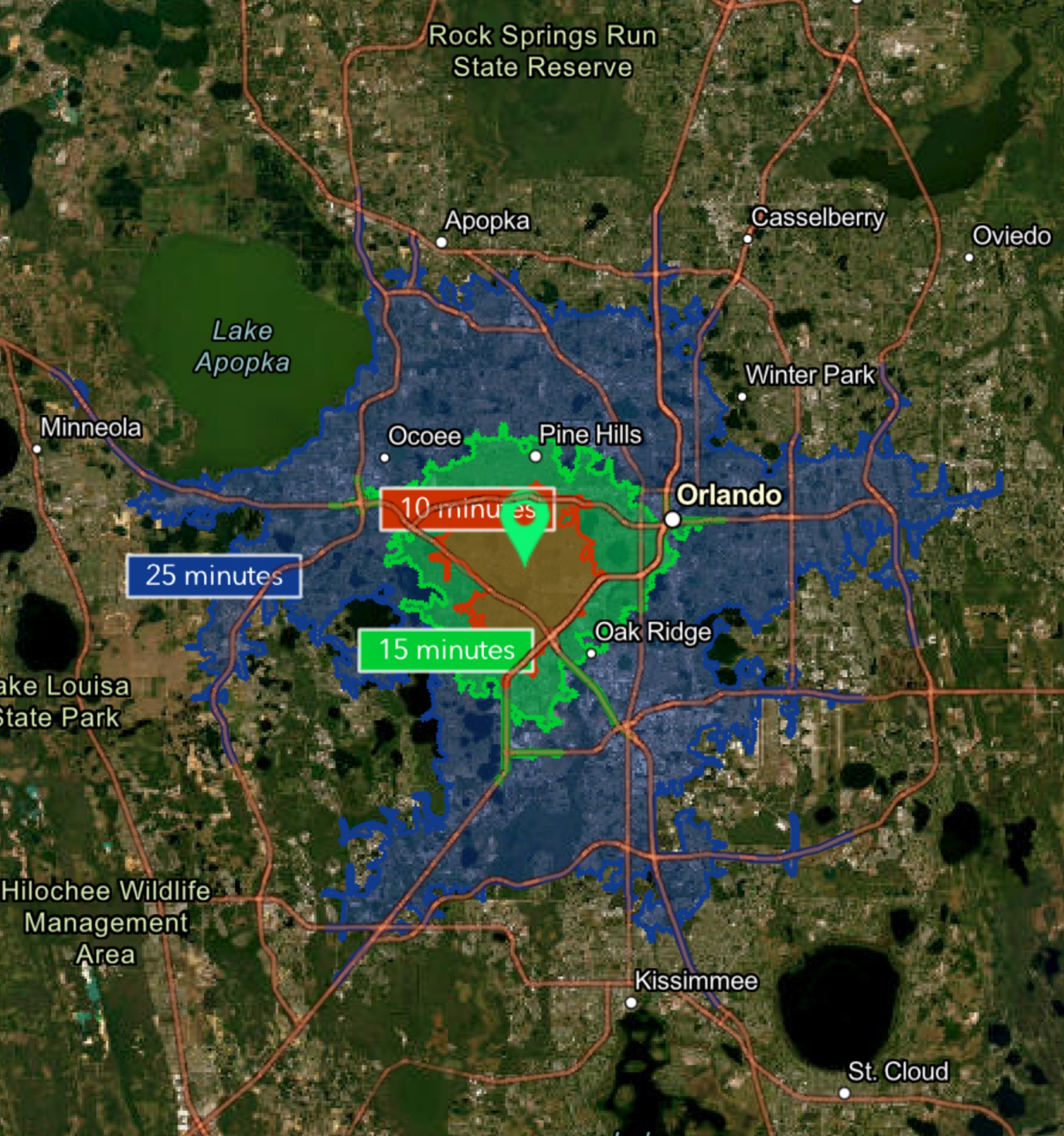
**Walmart**

**FAIRWINDS**

**CHIPOTLE**  
MEXICAN GRILL

**McDonald's**

**AERIAL TRADE MAP**



2025 Estimated Population	
10 minutes	92,572
15 minutes	233,440
25 minutes	893,790
2025 Total Households	
10 minutes	34,741
15 minutes	85,532
25 minutes	337,397
2025 Average Household Income	
10 minutes	\$86,415
15 minutes	\$89,185
25 minutes	\$108,019

# DRIVE-TIME DEMOGRAPHICS



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