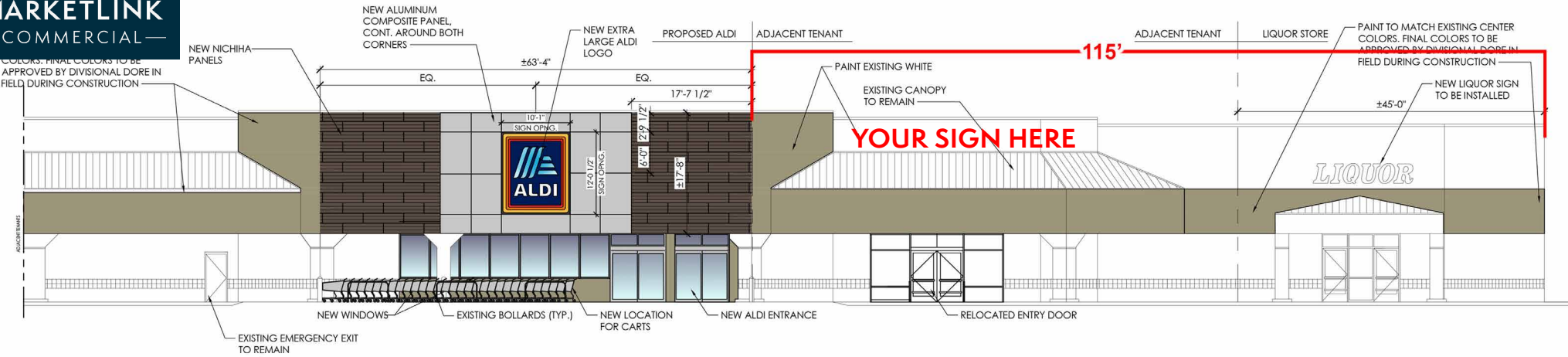




MARKETLINK
COMMERCIAL

COLORS: FINAL COLORS TO BE APPROVED BY DIVISIONAL DORE IN FIELD DURING CONSTRUCTION



AVAILABLE FOR SUB-LEASE

1401 S. Hiawasse Rd
Orlando, FL 32835

PROPERTY HIGHLIGHTS

- Available: 26,331 SF
- 115' frontage | 22' clear height
- Access to signalized intersection (46,000+ AADT)
- Delivery Immediately
- Adjacent to Valencia College West Campus - 20,000 Students

Join



2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	21,929	122,702	298,922
Median HH Income	\$56,821	\$62,930	\$63,471
Median Age	33.4	35.8	36.2

AREA TENANTS

Publix



Walmart

Wawa



VALENCIA
COLLEGE

ELIZABETH WRIGHT
561.699.2790
ewright@marketlinkcre.com

BRENT ANDREWS
772.708.1599
brent@marketlinkcre.com

www.marketlinkcre.com

MARKET AERIAL



ELIZABETH WRIGHT
561.699.2790
ewright@marketlinkcre.com

BRENT ANDREWS
772.708.1599
brent@marketlinkcre.com

ZOOM AERIAL



ELIZABETH WRIGHT

561.699.2790

ewright@marketlinkcre.com

BRENT ANDREWS

772.708.1599

brent@marketlinkcre.com

FLOOR PLAN

Hiawasse Rd

28,500 VPD ('24)



ELIZABETH WRIGHT

561.699.2790

ewright@marketlinkcre.com

BRENT ANDREWS

772.708.1599

brent@marketlinkcre.com

DRIVETIME MAP

2025 DEMOGRAPHICS

	3 MINUTE DRIVE TIME	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME
	5,783 POPULATION	24,751 POPULATION	106,950 POPULATION
	2,341 HOUSEHOLDS	9,336 HOUSEHOLDS	38,461 HOUSEHOLDS
	4,459 DAYTIME POPULATION	20,645 DAYTIME POPULATION	88,944 DAYTIME POPULATION
	\$71,759 AVERAGE HH INCOME	\$75,612 AVERAGE HH INCOME	\$87,076 AVERAGE HH INCOME
	33.3 MEDIAN AGE	33.5 MEDIAN AGE	35.9 MEDIAN AGE

