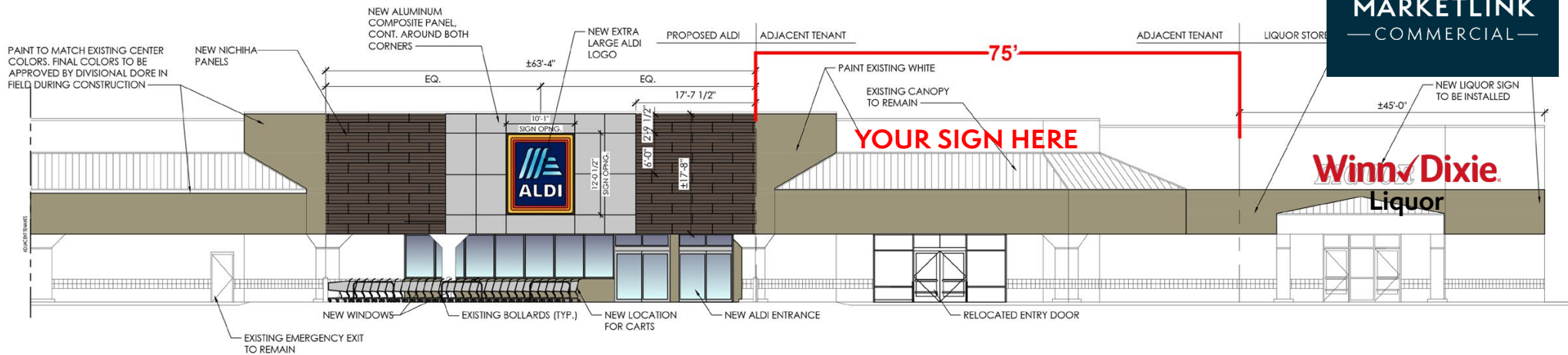




AVAILABLE FOR SUB-LEASE

1401 S. Hiwassee Rd
Orlando, FL 32835

PROPERTY HIGHLIGHTS

- Available: 20,330 SF
- 75' frontage | 22' clear height
- Access to signalized intersection (46,000+ADT)
- 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

MARKET AERIAL



ELIZABETH WRIGHT
561.699.2790
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BRENT ANDREWS
772.708.1599
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ZOOM AERIAL



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BRENT ANDREWS

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FLOOR PLAN

Hiawassee Rd

28,500 VPD ('24)



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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

