



WESTWOOD CENTER

6427 Westwood Boulevard
Orlando, FL 32821

FOR SALE OR LEASE - MEDICAL/RETAIL/OFFICE

This 2-story, 13,300 sf Class A property features a 3,100 sf **move in ready urgent care facility**, a 4,000 sf **fully equipped restaurant** space with patio, as well as 6,200 sf of second floor **shell office space**. It is ideally located in the heart of the Tourist Corridor, less than one mile from **Sea World** and the **Orange County Convention Center** and offers **excellent access** to the **Beachline Expressway (SR 528)** and **Interstate 4 (I-4)**.

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**AVISON
YOUNG**

WESTWOOD CENTER

BUILDING FEATURES

- > 13,300 sf building on 1 acre
- > Elevator accessible
- > Building and monument signage available
- > Ample parking
- > 3-phase power
- > Masonry construction
- > Zoned P-D

SALE PRICE: \$4,000,000



WESTWOOD CENTER

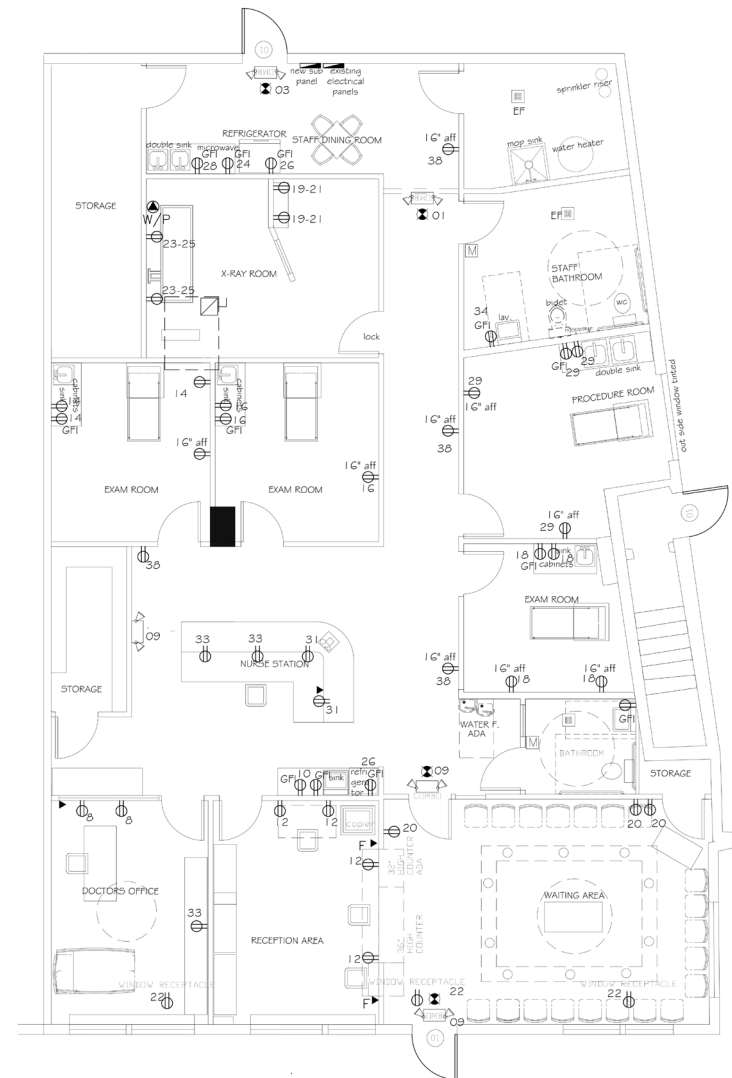
MEDICAL/OFFICE

- > 6,200 sf of second floor shell office space
- > **3,100 sf plug-n-play urgent care facility**
- > First class build out with granite countertops
- > Fully furnished to include medical furniture, equipment, computers and security system
- > Medicare, Medicaid, and NPI numbers in place



For more information, including a 360° tour, please visit:

[Urgent Care Facility](#)

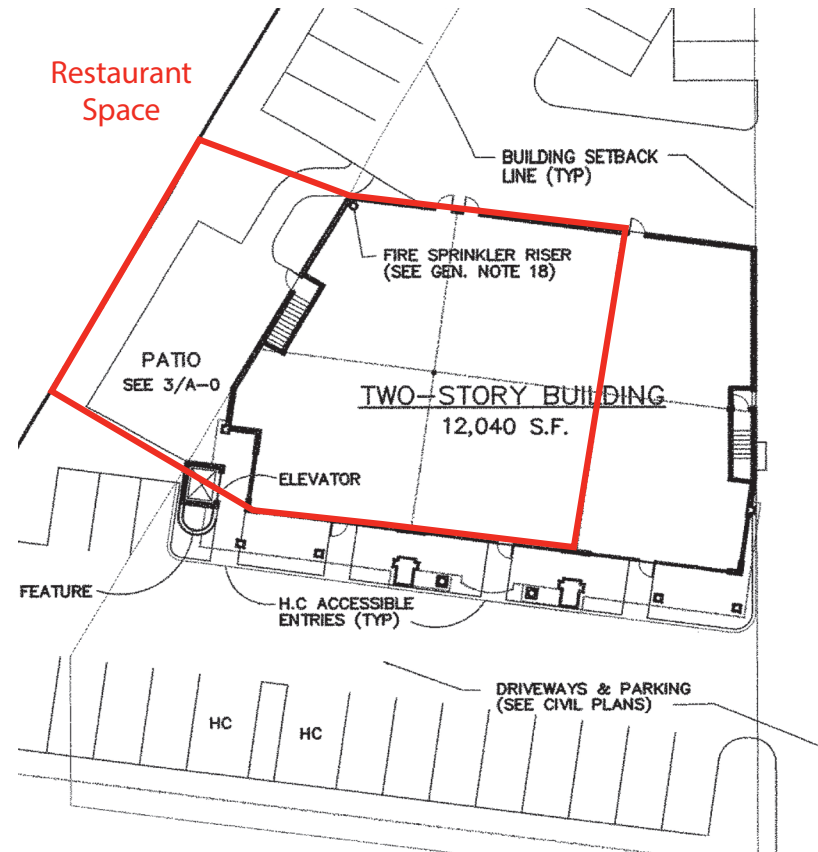


Urgent Care Facility Space Plan

WESTWOOD CENTER

RETAIL

- > 4,000 sf of restaurant space seats 400 people
- > Patio seating
- > Full kitchen with grease trap and gas in place
- > Liquor, health, and fire department licenses available
- > All essential restaurant items (tables, chairs, plates) obtainable



WESTWOOD CENTER

AREA HOTELS



- ### AREA HOTELS
- JW Marriott
 - The Ritz Carlton
 - Grand Bohemian
 - Hyatt Regency
 - Rosen Shingle Creek
 - Marriott Lakeshore Reserve
 - Renaissance Orlando
 - Marriott Cypress Harbour
 - Loews Portofino
 - Westgate Lakes Resort & Spa
 - Courtyard by Marriott
 - Hampton Inn
 - Days Inn Convention Center
 - Doubletree by Hilton
 - Extended Stay America
 - Florida Hotel & Conference Center
 - Four Points Sheraton
 - Grande Lakes Orlando
 - Hilton Garden Inn
 - Hilton Orlando
 - Hilton at Tuscany Village
 - Homewood Suites
 - Marriott's Harbour Lake
 - Quality Inn
 - Residence Inn
 - Rosen Inn Pointe Orlando
 - Rosen Plaza Hotel
 - Sheraton Vistana
 - Woodspring Suites

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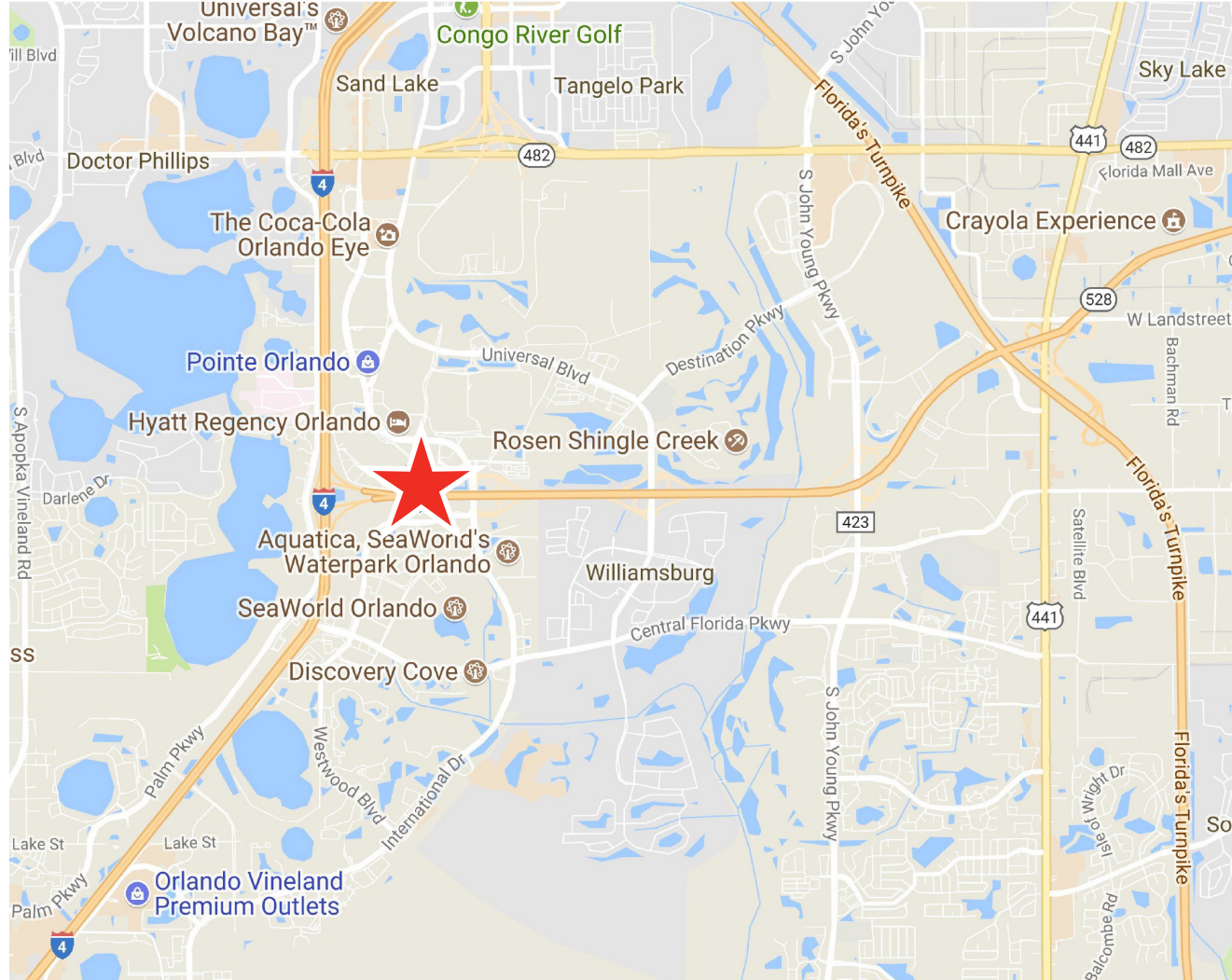
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Demographics	1 Mile	3 Mile	5 Mile
Population	2,299	39,200	135,229
Average HH Income	\$46,939	\$89,677	\$78,778
Daytime Population	1,186	14,830	48,400
2017 Annual Visitors to Orlando	68 million		
Yearly Conventions Held at Orange County Convention Center (average)	230		

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