

3,467 SF
Available

METRO STATION

2252 South Kirkman Road, Orlando, FL 32811

ONE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- 45,921 SF center located at the main entrance to MetroWest, adjoined to Super Walmart
- Join other national tenants such as Dollar Tree, Cato Fashion, and Sally Beauty
- 2.5 miles from Universal Studios & adjacent to Valencia College with 26,000 students
- Great visibility and access from Kirkman Rd, with 5 separate points of ingress and egress, including a signalized full access point on S. Kirkman Road
- Overall site also includes three separate strip centers comprising 63,772 SF
- Traffic Counts:** Kirkman Road – 52,500 AADT
Metrowest Blvd – 19,200 AADT

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	23,690	112,097	265,260
Avg. HH Income	\$46,636	\$52,202	\$55,993
Number of Businesses	551	4,728	12,440
Daytime Employees	5,306	56,826	178,540



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Surrounding
Retail

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Archon Commercial Advisors is an affiliate of [SITE SOURCE](#)



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