

# IN-LINE RETAIL SPACE FOR LEASE

- 800 SF – 2,100 SF Available
- \$15.00/SF NNN
- Deal friendly owner
- Excellent visibility and signage from 17-92
- Highway 17-92 AADT: 38,000 CPD
- Close proximity to Seminole State College – Sanford/ Lake Mary Campus
- Placed in between I4 and HWY 417
- High Growth area



**DEMOGRAPHICS:**

**POPULATION**

1 miles	<b>2,967</b>
3 miles	<b>60,647</b>
5 miles	<b>159,333</b>

**DAYTIME BUSINESS POPULATION**

1 miles	<b>3,690</b>
3 miles	<b>22,671</b>
5 miles	<b>79,375</b>

**ESTIMATED HOUSEHOLDS**

1 miles	<b>1,048</b>
3 miles	<b>23,482</b>
5 miles	<b>62,762</b>

**AVERAGE HH INCOME**

1 miles	<b>\$116,917</b>
3 miles	<b>\$77,052</b>
5 miles	<b>\$77,619</b>

**TRAFFIC COUNTS**

On US HWY 17-92:  
± **38,000** vehicles/day



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