

University Plaza

Winter Park, FL

4000 North Goldenrod Road
Winter Park, FL 32792



For Lease



EASY ACCESS from University Blvd. and Goldenrod Rd.

The Property is situated in an **established** node with a new Target and CVS Pharmacy directly across the street and a Costco less than 1 mile to the west.

The Property **benefits from its proximity** to the University of Central Florida (5miles to the east), Full Sail University (premier media arts school in the country 2 miles to the west), and Orlando International Airport (15 minutes to the south).

Developed by: North American Development Group



TRAFFIC COUNTS

21,500 VPD - on North Goldenrod Rd. directly in front of the site.
42,277 VPD - on University Blvd. directly on the side of the site.

DEMOGRAPHICS (2018 estimates)

	1 mile	3 miles	5 miles
Population	14,447	98,730	264,869
Households	6,780	41,437	104,816
Average HH Income	\$50,983	\$70,143	\$79,278
Daytime Population	7,074	35,525	107,617



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