



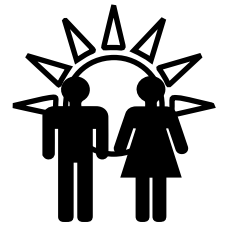
RETAIL SPACE FOR LEASE

7800 S US HWY 17-92, Fern Park, FL 32730

Contact: Trey Gravenstein E: Trey@FCPG.com
 Vice President of Brokerage Services P: 407.872.0177 ext 119
 Contact: Michael Castrilli E: Michael@FCPG.com
 Senior Sales & Leasing Associate P: 407.872.0177 ext 130

For Lease: Negotiable, NNN

Suite 124: \pm 3,007 SF
 Suite 174: \pm 1,050 SF
 Out Parcel: \pm 1,500 RSF



413,927
 DAYTIME POPULATION
 WITHIN 15 MINS

Located at signalized intersection off high traffic Hwy 17-92 with 50,500 AADT

Less than 0.7 miles south from Hwy 17-92 and SR 436 intersection (66,000 AADT on SR 436)

4 Points of access with cross access to Dunkin Donuts, Baskin Robbins and Advanced Auto Parts

Building façade and large elevated marquee signage facing Hwy 17-92 available

Direct site lines to Hwy 17-92 with over 400' of frontage

Winn-Dixie remodeled in 2012 with focused departments to better service the local demographic

JOIN THESE RETAILERS!

615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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Winn-Dixie

metroPCS

Davita
 Medical Group



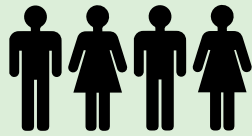
50,500
AADT ON HWY 17-92



**ALL SUITES AVAILABLE
IMMEDIATELY**

DEMOGRAPHICS

2023



Total Population



Total Households



Average HH Income

5 Min

18,000

7,900

\$98,430

10 Mins

134,522

59,165

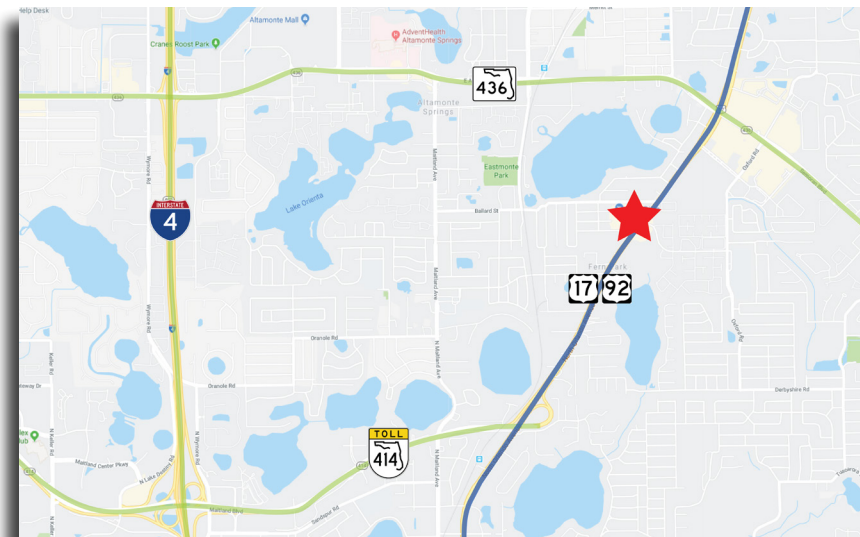
\$91,720

15 Mins

348,399

148,136

\$99,840



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AVAILABILITY

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THE NEIGHBORHOOD



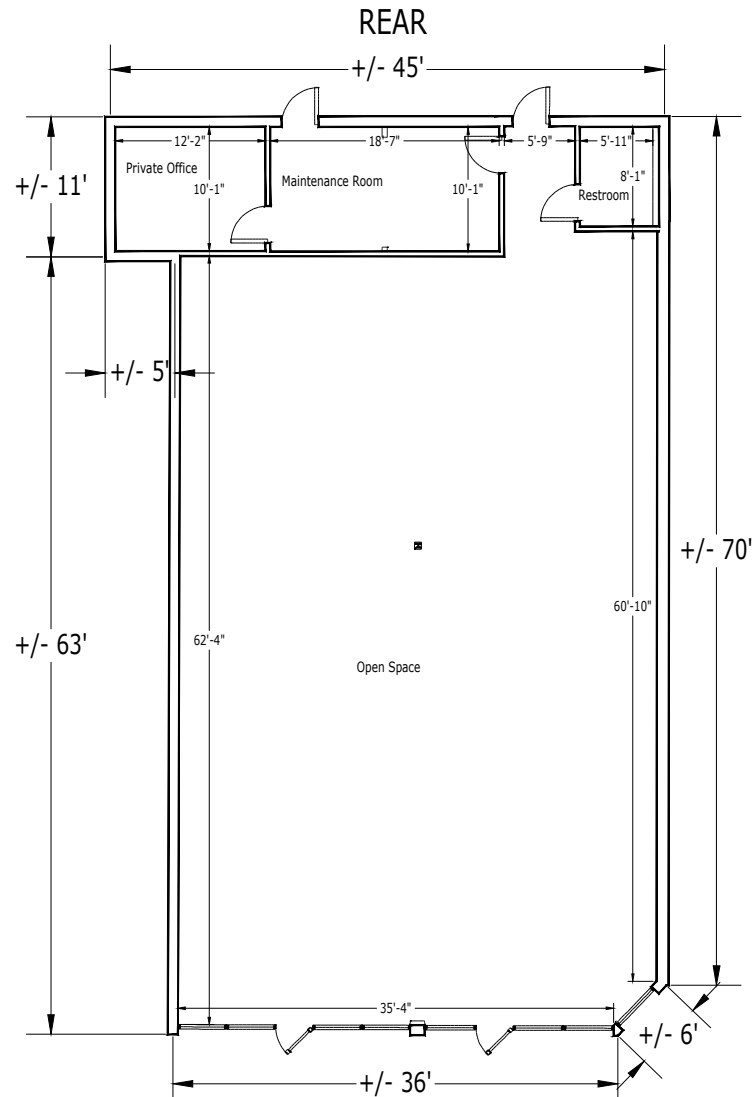
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SUITE 124

Dimensions: $\pm 36' \times \pm 70'$

1 Private Office: $\pm 12'2'' \times \pm 10'1''$



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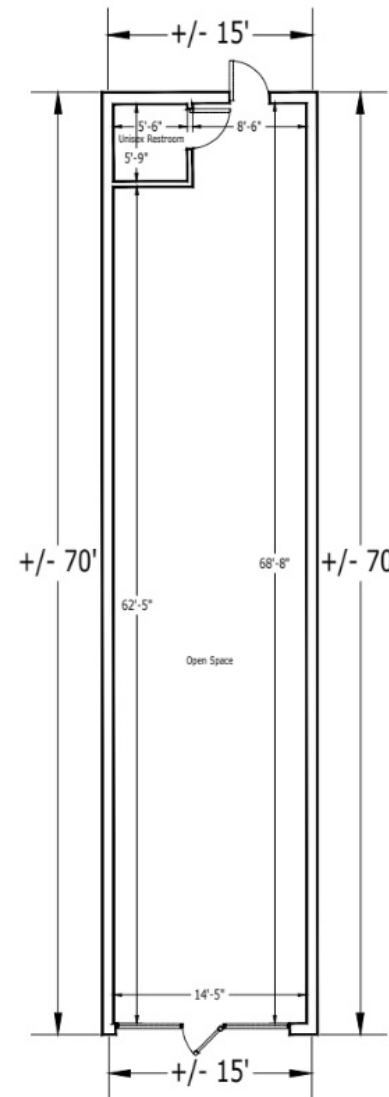
SUITES 174

SUITE 174

± 1,050 SF

Dimensions: ± 15' x ± 70'

Bathrooms: 1 (± 5'6" x ± 5'9")



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