

F C FIRST CAPITAL
P G Property Group, Inc.
 Commercial Real Estate Services

**STONEBROOK
 MARKETPLACE**



RETAIL SPACE FOR LEASE

2504 SOUTH ALAFAYA TRAIL ORLANDO, FL 32828

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 Senior Sales & Leasing Associate

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For Lease: \$20.00 / SF, NNN

Suite 310: ± 1,300 SF

Parking Ratio: 5 / 1,000



135,756
 DAYTIME POPULATION
 WITHIN 5 MILES

Located along main thoroughfare, S Alafaya Trail with 24,000 AADT

Encircled by dense residential developments along with renowned Stoneybrook East Gold Club and Eastwood Golf Club a championship course

Affluent high income community with Average Household Income of \$119,141 within 1 mile

Building façade & monument signage facing S Alafaya Trail

Constructed in 2007 with multi-colored brick façade and pillars along with stained wood accents

JOIN THESE RETAILERS!



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



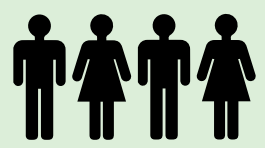
\$119,141
AVERAGE HOUSEHOLD
INCOME
WITHIN 1 MILE



24,000
AADT ON ALAFAYA TRAIL

DEMOGRAPHICS

2022



Total Population

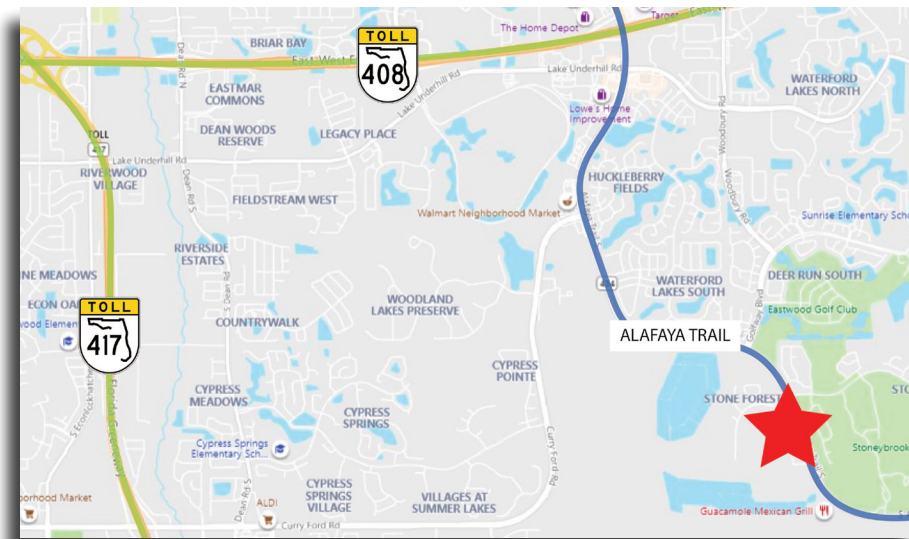


Total Households



Average HH Income

1 Mile	5,028	1,722	\$119,141
3 Miles	72,225	24,503	\$113,922
5 Miles	164,086	54,454	\$98,690



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BANANA LEAF RESTAURANT



SUITE 310
1,300 SF



THE WINDYESTON
ESTATE



ALAFAYA TRAIL - 24,000 ADT

AVAILABILITY

Suite 310: ± 1,300 SF

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THE NEIGHBORHOOD



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