

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

**MAIN STREET
SQUARE**



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

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Senior Sales & Leasing Associate P: 407.872.0177 ext 130

For Lease: Negotiable, NNN

Suite 174: ± 1,050 SF		Available Immediately
Suite 182: ± 1,400 SF		Available 6.01.2024
Out Parcel: ± 1,500 RSF		Available Immediately

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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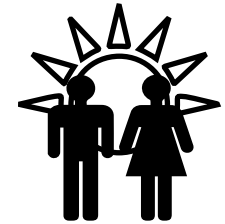
Winn-Dixie

metroPCS





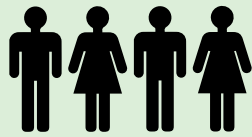
50,500
AADT ON HWY 17-92



413,927
DAYTIME POPULATION
WITHIN 15 MINS

DEMOGRAPHICS

2023



Total Population

18,000

5 Min

10 Mins

134,522

15 Mins

348,399



Total Households

7,900

59,165

148,136

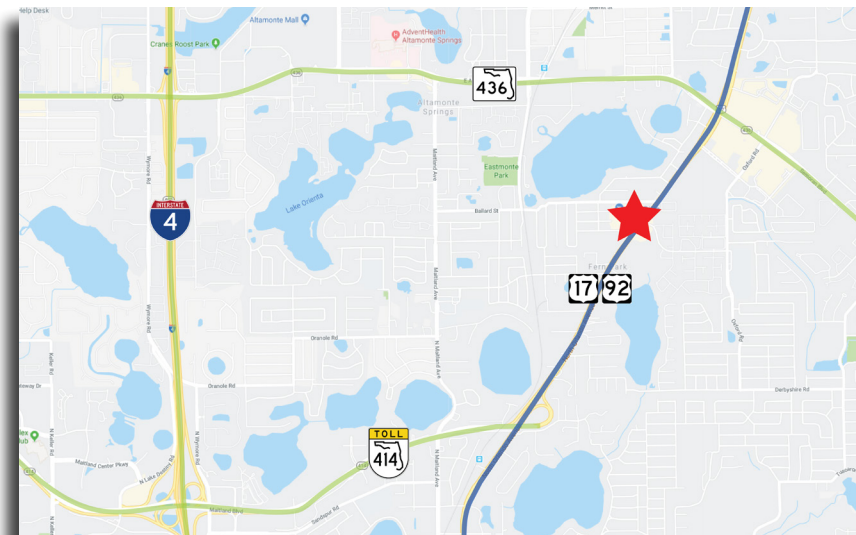


Average HH Income

\$98,430

\$91,720

\$99,840



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AVAILABILITY

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THE NEIGHBORHOOD



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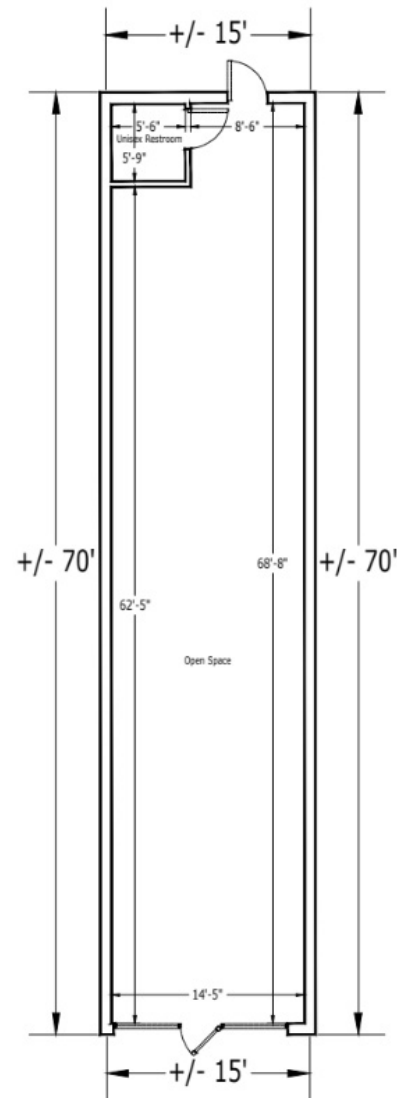
SUITES 174

SUITE 174

± 1,050 SF

Dimensions: ± 15' x ± 70'

Bathrooms: 1 (± 5'6" x ± 5' 9")



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