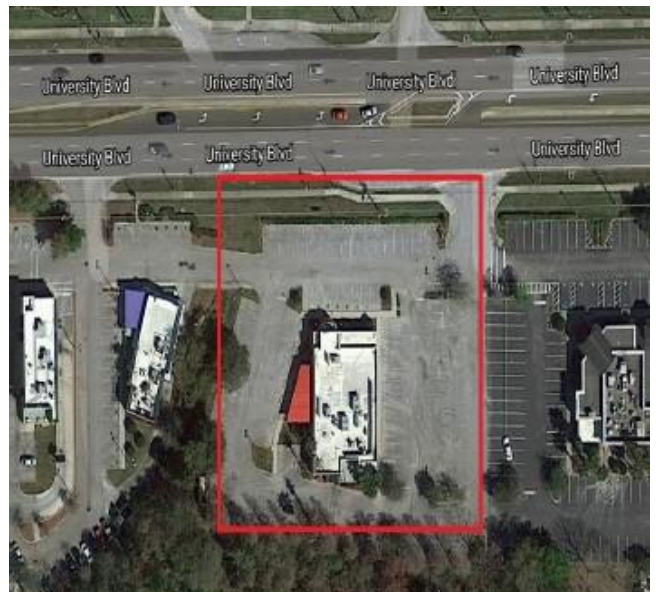


# 11650 University Blvd. Orlando, FL 32817



## 2,348 SF FOR LEASE

- Size: 2,348 SF Available for Retail/ Restaurant/Office use.
- Join Metro Diner!
- Great visibility and access on University Blvd. .
- Easy access to 417 and 434/Alafaya Trail.
- Less than 1 mile from the University of Central Florida with over 64,000 students.
- Traffic Count:  
51,000 VPD on University.  
47,000 VPD on 434/Alafaya Trail



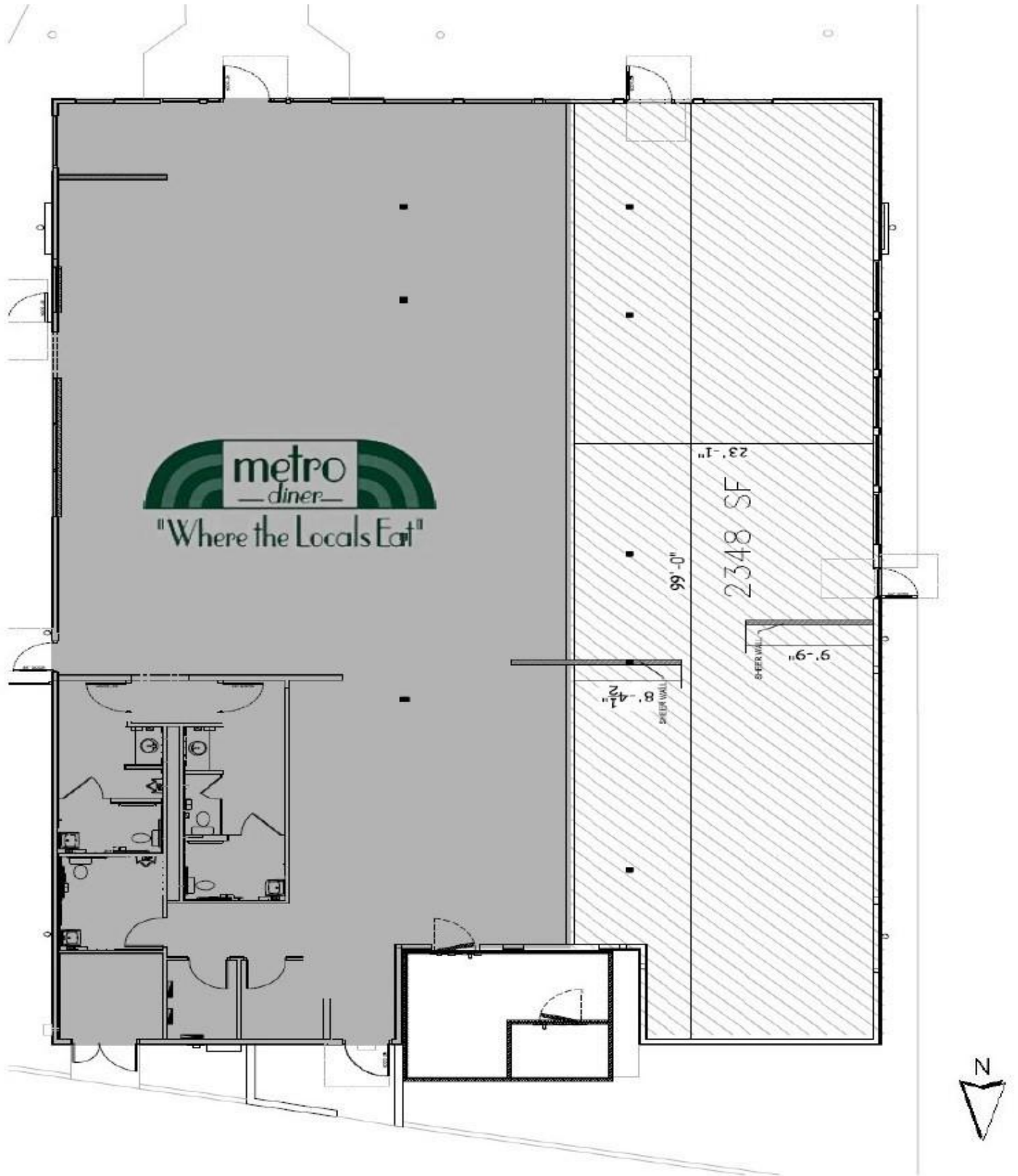
## 2017 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	16,332	97,789	213,957
Avg. HH Income	\$53,517	\$65,053	\$68,971
Households	5,218	33,148	82,929
Employment	21,554	43,211	77,763



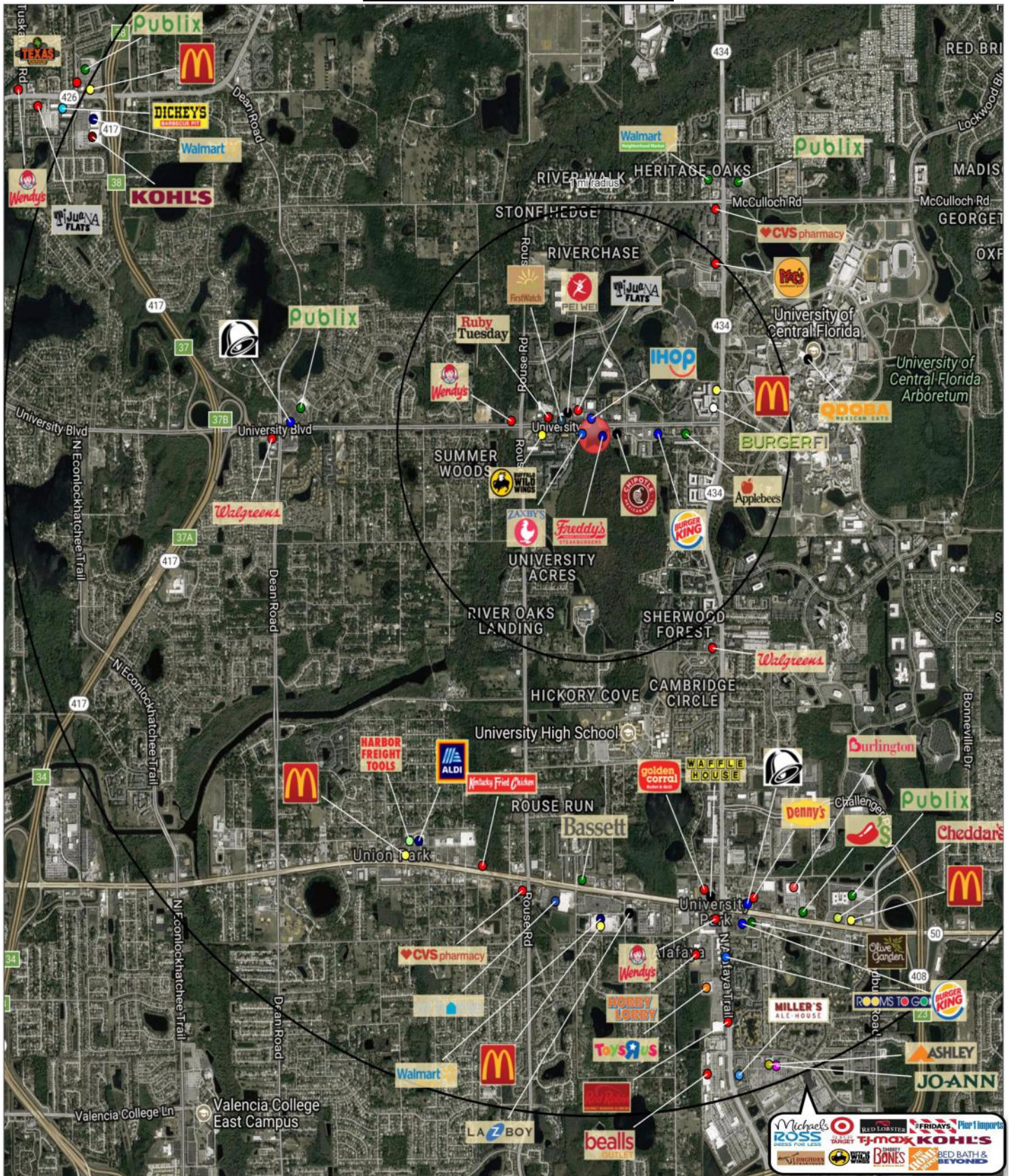
332 South Plant Ave.  
Tampa, FL 33606-2346  
Phone: 813-835-7747  
Fax: 813-839-3299  
[www.propertypro.com](http://www.propertypro.com)

# Site Plan





# Aerial Map



11650 University Blvd.  
Orlando, FL 32817