

# RETAIL SPACE FOR LEASE

**• AVAILABLE FOR LEASE:**

**Suite 1050** - 1,433 SF

**Suite 2040** - 1,139 SF

- First floor second generation endcap
- +/- 16,000 SF 2 story office / retail / medical center
- Abundant free parking
- Excellent building and monument signage opportunity
- Former Wine Shop; includes Oviedo permit for single serve "by-the-glass" wine and beer
- Rate: Negotiable



**DEMOGRAPHICS:**

**POPULATION**

1 miles	<b>5,000</b>
3 miles	<b>46,029</b>
5 miles	<b>102,415</b>

**TRAFFIC COUNTS**

**+/-30,000** vehicles/day  
at the site

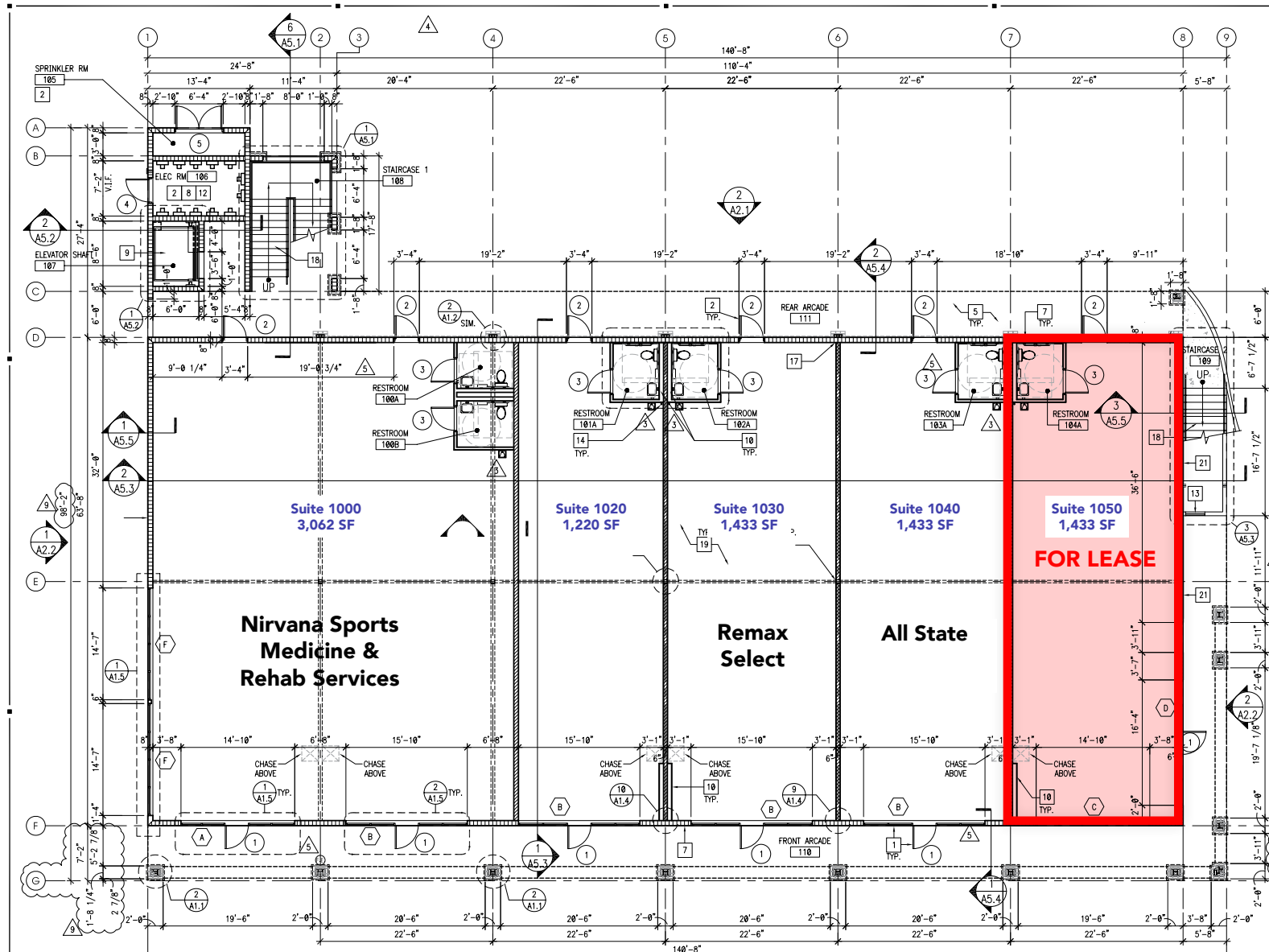
**DAYTIME BUSINESS POPULATION**

1 miles	<b>1,823</b>
3 miles	<b>9,740</b>
5 miles	<b>38,676</b>

**AVERAGE HOUSEHOLD INCOME**

1 miles	<b>\$91,035</b>
3 miles	<b>\$97,000</b>
5 miles	<b>\$96,110</b>





1st Floor

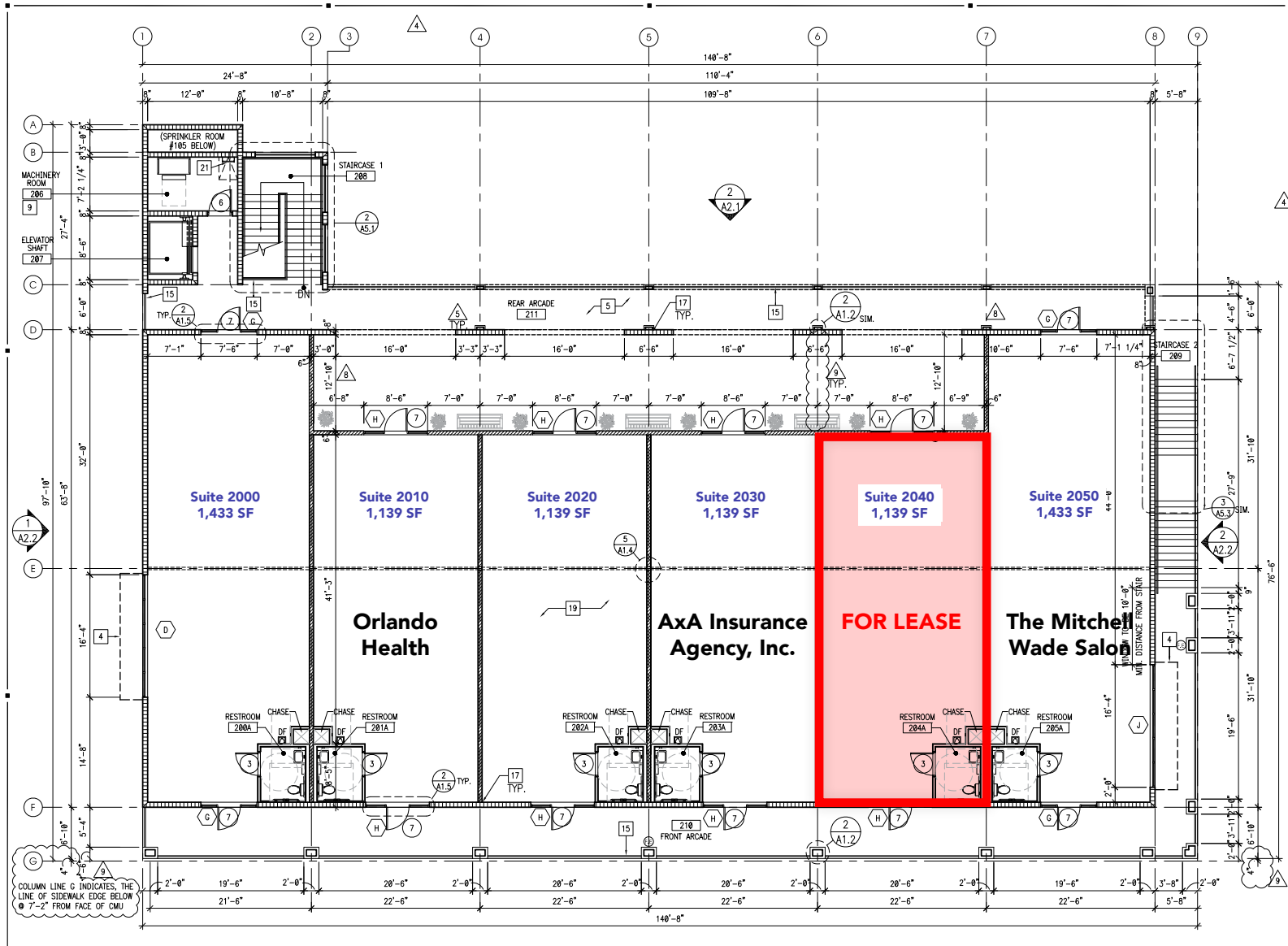


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2nd Floor