



END-CAP RETAIL SPACE FOR LEASE

1529 Sunrise Plaza Dr., Clermont, FL 34714

Contact: Trey Gravenstein
Senior Sales & Leasing Associate

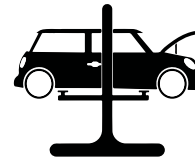
E: Trey@FCPG.com
P: 407.872.0209 ext. 119



For Lease: ~~\$ 18.00 / SF, NNN~~ **\$16.00 / SF, NNN**

Availability: ± 3,640 SF

High Parking Ratio of 7/1,000



**2nd Generation
Auto Repair Shop**



\$15,928,336 (15 min)
Vehicle Maintenance
& Repair Demand



39,500 AADT
HWY 27

2nd Generation Automotive Shop with 4 Double Bay Doors

Direct Site Lines to US Hwy 27 with 39,500 AADT

3 Access points to the Center via US Hwy 27, Sunrise Plaza Drive and Advanced Auto Parts




Positioned in the "Four Corners / Cagan Crossings" trade area less than 2-Miles from Kissimmee W Hwy 192

Less than 4 miles from new 40,000 SF Four Corners Orlando Health ER Pavilion

Monument signage & approximately 200 ± SF of Building Façade signage available



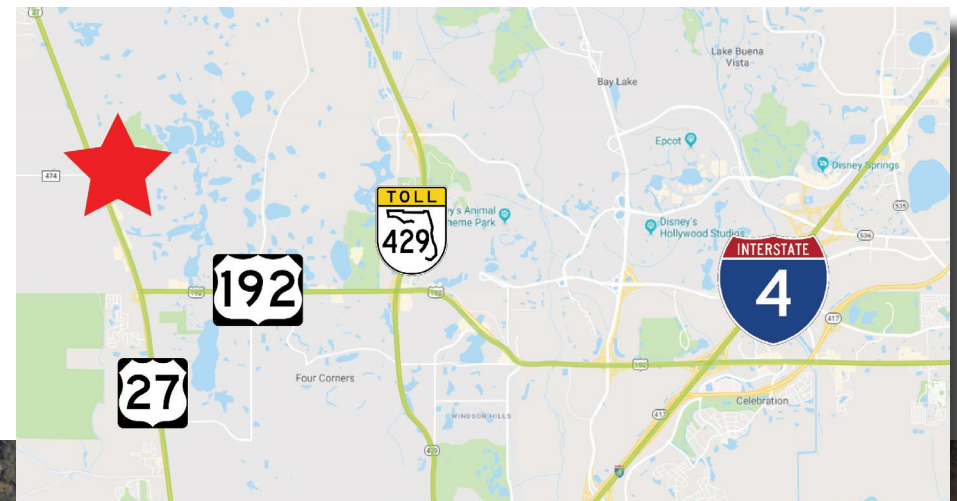
DEMOGRAPHICS

2019	 Total Population	 Total Households	 Average HH Income
5 Mins	8,830	3,225	\$65,610
10 Mins	27,153	10,116	\$69,234
15 Mins	45,251	16,721	\$72,843

1516 E. Hillcrest Street, Suite 210, 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. ©2018 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

THE NEIGHBORHOOD



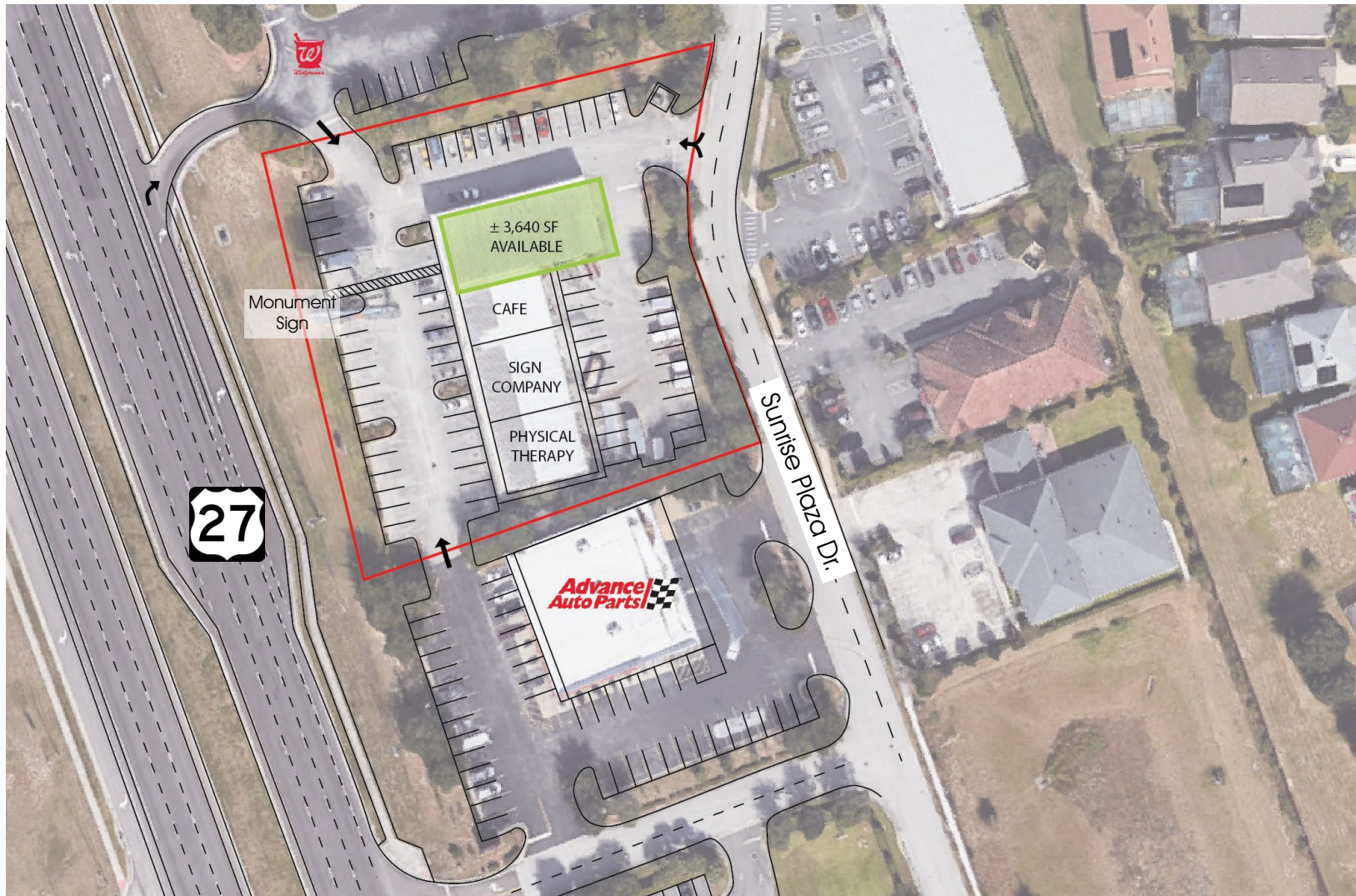
HWY 27 (39,500 AADT)

1516 E. Hillcrest Street, Suite 210, 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. ©2018 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



SITE MAP



■ 1516 E. Hillcrest Street, Suite 210, 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. ©2018 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.