

# Oak Ridge Crossings ~ 1,668sf End-Cap Available

Anchored by



**Great  
Tenant  
Mix**



**Demographics:**

Radius	1 mile	3 mile	5 mile
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**Population:**

2018	25,253	112,556	260,895
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**Households:**

2018	9,317	41,457	98,548
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**Median HH Income**

2018	\$36,699	\$35,847	\$42,556
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**Business Population**

2018	6,010	91,696	212,077
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[www.RetailAssetManagementInc.com](http://www.RetailAssetManagementInc.com)

## OAK RIDGE CROSSINGS

77,198sq. ft.

**58% Occupied by  
National/Regional/Corporate Tenants**

**4015-4077 West Oak Ridge Road  
Orlando, Florida 32809**

For Additional Information Contact

**Retail Asset Management, Inc.**

**Sales • Management • Leasing • Development**

**Paul Cooley (727) 480-0063 ~ Wayne Purdy (727) 510-3707**

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**Ofc (727) 446-3032 ~ Fax (727) 446-3080**

**P.O. Box 5666 • Clearwater • Florida 33758-5666**

The information given herewith is obtain from sources considered reliable. However we are not responsible for misstatements of facts, errors or omissions, withdrawal from market, modification of terms and conditions, or change in pricing without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty or assurance that the information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

Pursuant to Section 475.25(1)(q) Florida Statutes, and Rule 21V-10.033 Florida Administrative Code, Retail Asset Management, Inc. makes the following disclosures, that in the event a lease or sales contract is entered into, Retail Asset Management, Inc. represents the Lessor/Seller exclusively and Lessee/Buyer may be responsible for additional costs such as their own attorney's fees, security deposit, and telephone and utility deposits.

**Oak Ridge Rd & Kings Gate  
opposite  
Sadler Elementary  
& West Ridge Middle**

**25,000 Cars Per Day**



**Shopping Center Features:**

Gross Leasable Area: 77,198sf  
 Construction: Concrete Block & Brick  
 Built: December 1990  
 Renovated/Expanded: March 2017  
 Parking: 367 spaces  
 Ratio: 4.5 per 1,000 sq. ft.  
 Acreage: 7.82 acres



**1,668sf End-Cap Space Available**

**FOR LEASE**  
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Licensed Real Estate Broker



Bravo's is a neighborhood supermarket chain which are independently owned and operated, with over 70 locations from New York to Florida, they have the unique ability to truly cater to the needs of the community, which is why no two Bravo Supermarkets are exactly alike! The Owner of Farm Fresh Food Corporation owns and operates 6 Bravo Supermarkets in Florida, for the past 15 and half years, 1 Bravo Supermarket and 2 C-Town Supermarkets in New York, for nearly 28 years. Bravo's opened in June 2008.

Family Dollar is an American variety store chain. With over 8,000 locations in all states, except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. It is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people. The first Family Dollar Store was founded in 1959 in Charlotte by Leon Levine, a 21-year-old entrepreneur. In early 2015, Family Dollar was acquired by Dollar Tree for \$9.5 billion. Family Dollar has a running tenancy of 25 years. With its recent expansion and renovation to the "Next Generation" Family Dollar Store, a substantial increase in traffic is anticipated.



Rent-A-Center owns and operates more than 4,285 stores in 50 states, Washington, D.C., Canada, and Puerto Rico. Their corporate headquarters are located in Plano, Texas. RAC offers name-brand furniture, electronics, appliances and computers through flexible rental purchase agreements that allow the customer to obtain ownership of the merchandise at the conclusion of an agreed upon rental period. RAC also has a 25 year running tenancy, and has found themselves a niche market.



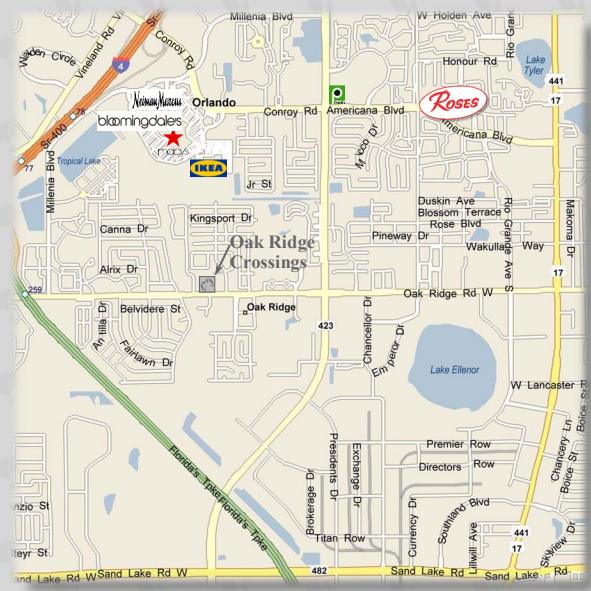
**25,000 AADT**



North View



West View



# Location ~ Location ~ Location



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## OAK RIDGE CROSSINGS SHOPPING CENTER

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