

Retail | For Lease or Sale

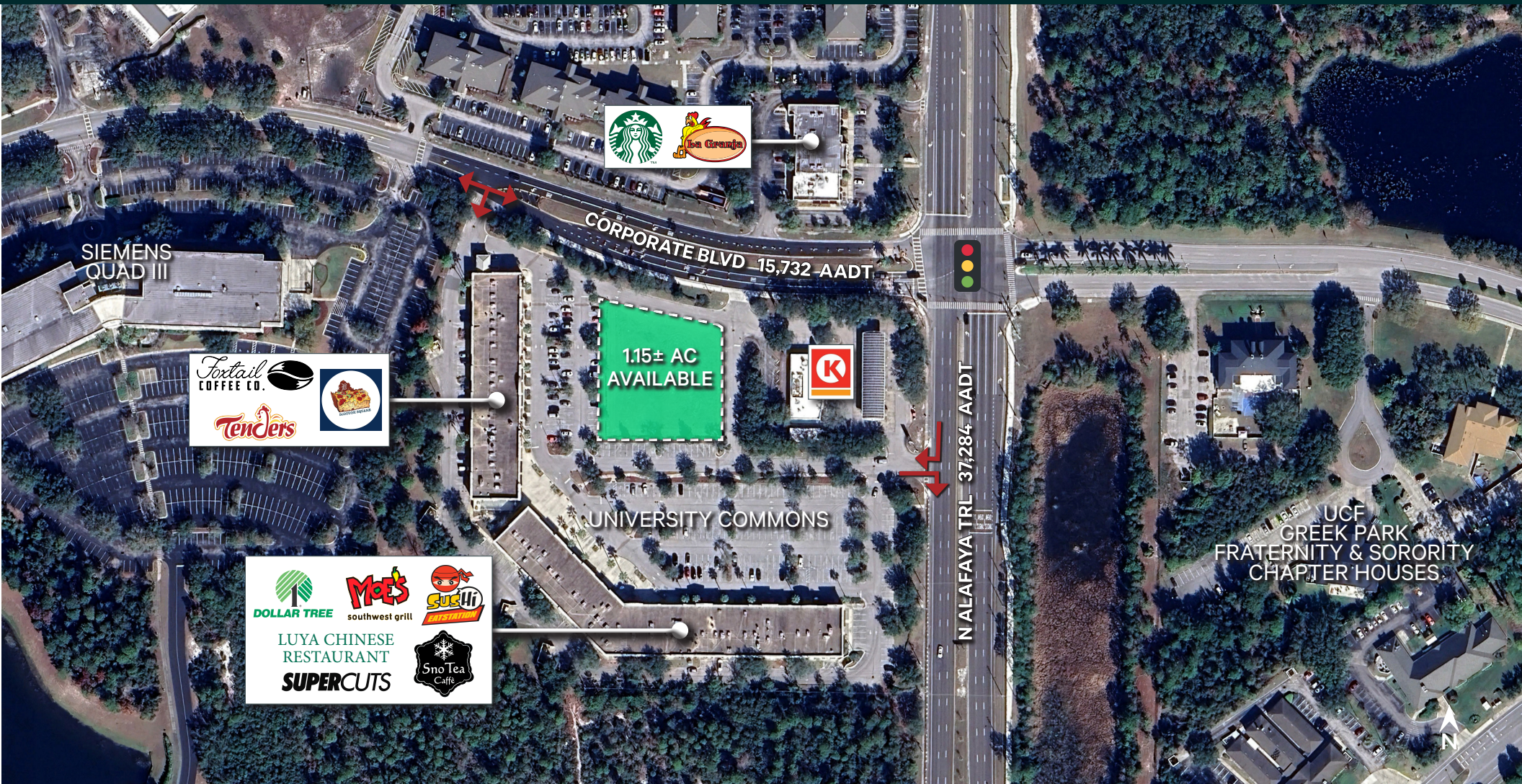


CBRE

1.15± Acre Outparcel

Located across from the University of Central Florida

N. Alafaya Trl & Corporate Cir
Orlando, FL 32817
www.cbre.com/orlando



Property Highlights

- + Outparcel for Lease or Sale:
 - 1.15± AC
- + Prime location at the signalized intersection of N. Alafaya Trail and Corporate Blvd, offering exceptional visibility and access
- + Directly across from the University of Central Florida campus with an approximately 71,948 students
- + Surrounded by major employers and office parks
 - Siemens - 6,062 employees
 - University of Central Florida - 13,139 faculty and staff
 - Central Florida Research Park - 10,000+ employees
- + Traffic Counts
 - N. Alafaya Trl: 37,284 AADT
 - Corporate Blvd: 15,732 AADT

10 Minute Drive Time



\$104,659

Average Household Income



26

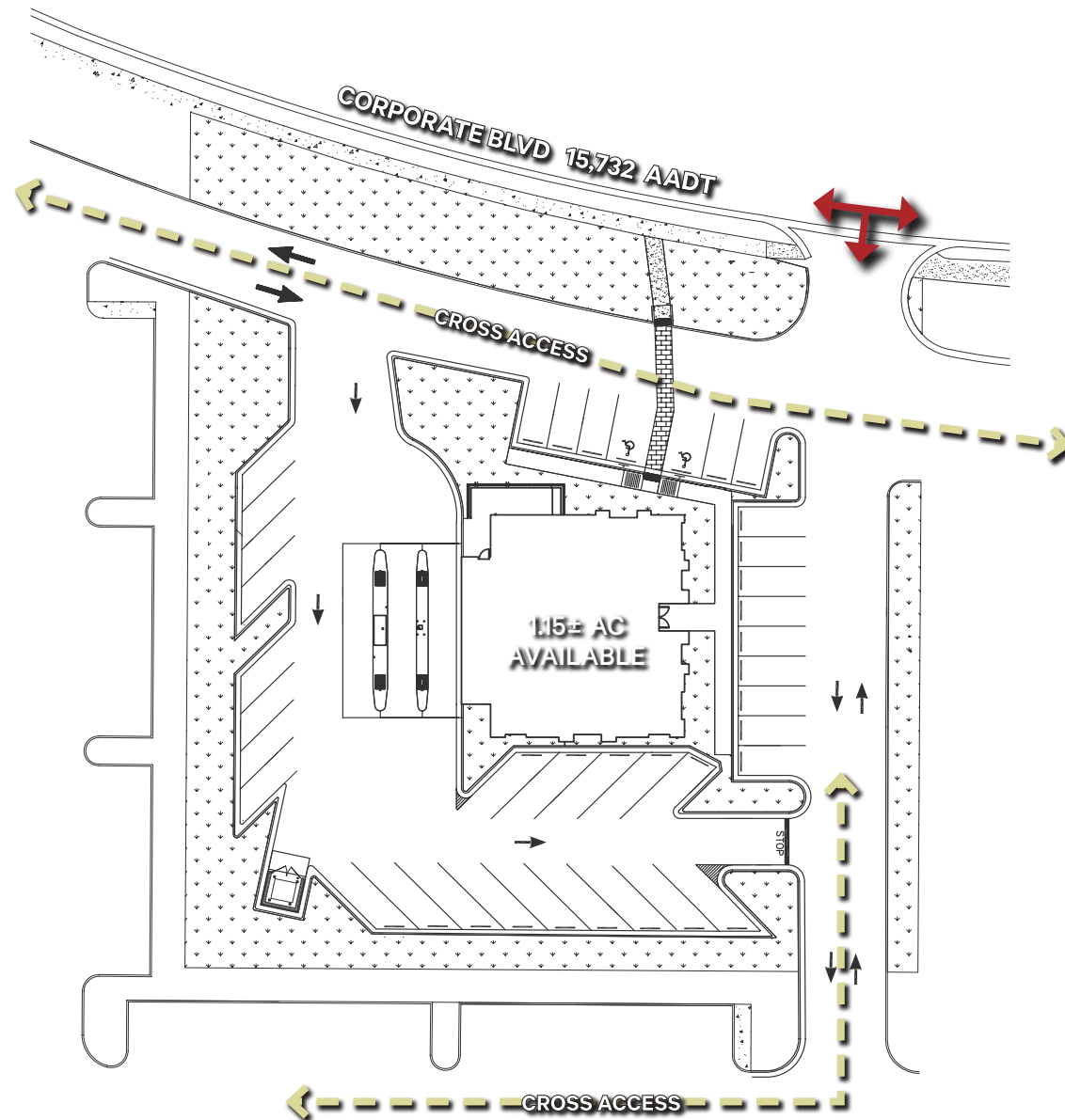
Median Age



138,101

Daytime Population

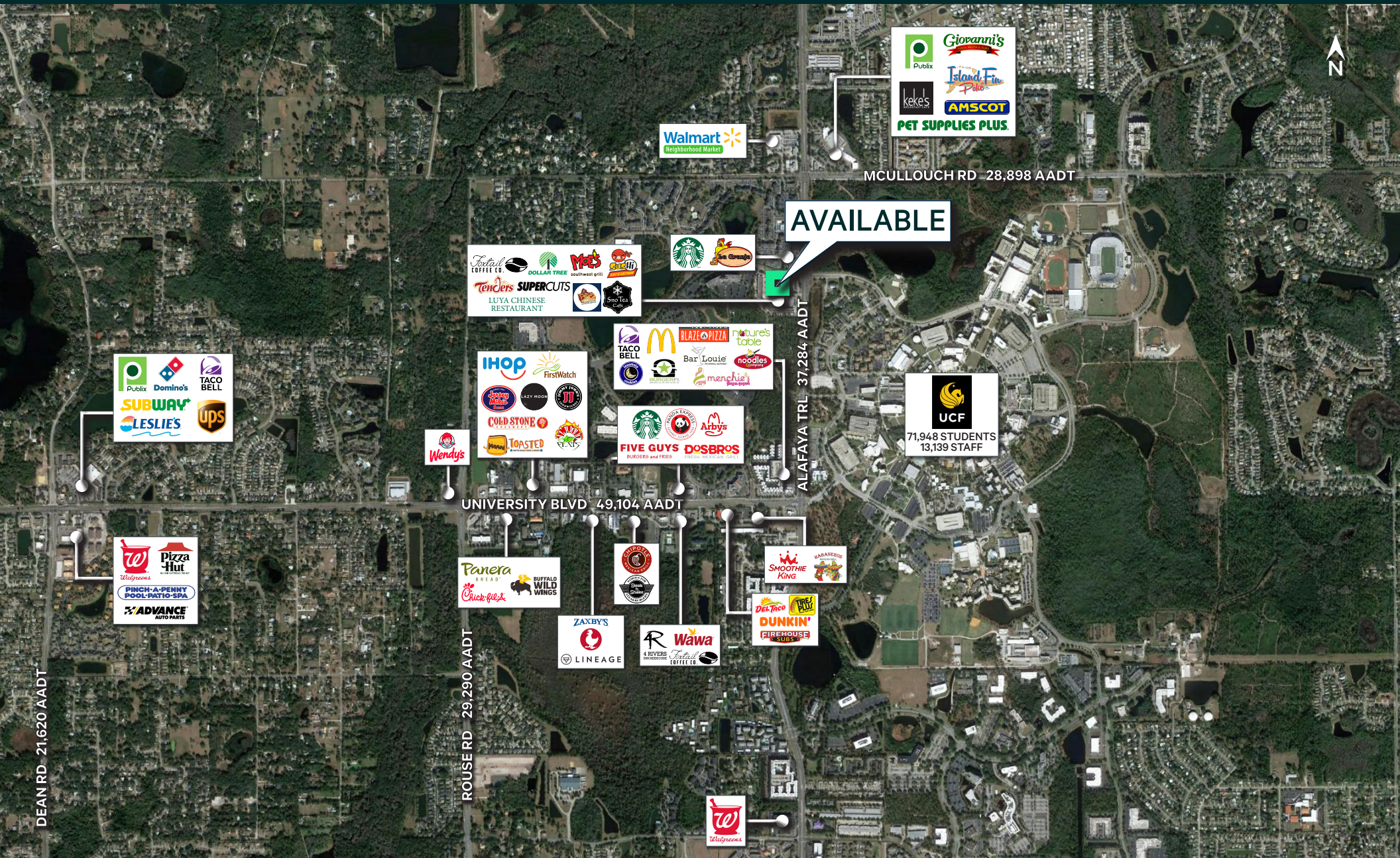
Site Plan | Conceptual



New Retail Development Opportunity | 1.15± AC Outparcel
N. Alafaya Trl & Corporate Cir | Orlando, FL 32817

For Lease or Sale

Aerial | Trade Area



2024

Demographics

5 Minutes

29,367

Total Population

21.2

Median Age

57,458

Daytime Population

\$76,665

Average Household
Income

10 Minutes

114,055

Total Population

26

Median Age

138,101

Daytime Population

\$104,659

Average Household
Income

15 Minutes

263,357

Total Population

31.4

Median Age

272,296

Daytime Population

\$103,444

Average Household
Income

20 Minutes

531,235

Total Population

35.2

Median Age

526,762

Daytime Population

\$110,310

Average Household
Income



For leasing information
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