

Stoneybrook Commercial

1890-1942 S Alafaya Trail, Orlando FL 32828

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker

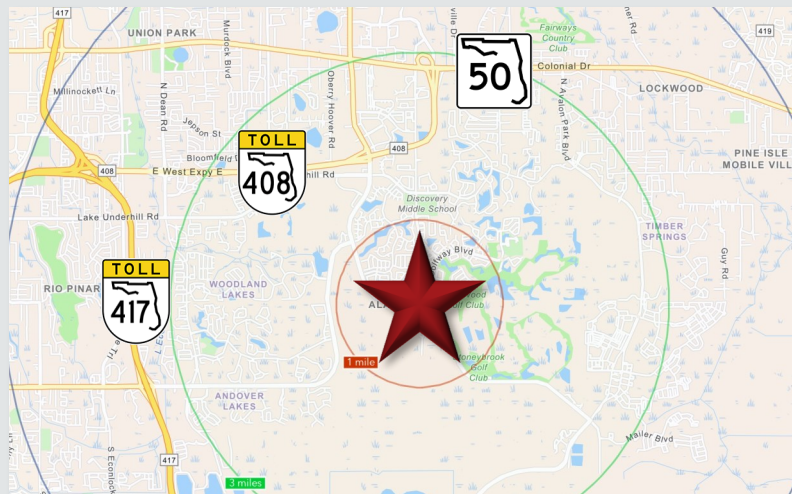


FOR GROUND LEASE

LOCATION DETAILS

Directly across from Publix on S Alafaya Trail, with an average daily traffic count of 31,000 vehicles.

Surrounded by the thriving communities of Waterford Lakes (3,104 households) and the Stoneybrook gated community (1,359 households), as well as the nearby Eastwood golf community (2,021 households). About 2 miles from the 408, offering convenient access to the 417 and the Greater Orlando Area.



LISTING DETAILS

- **Retail / Restaurant Pads Available:**
 - Pad #1: 3,850 SF Restaurant with drive-thru
 - Pad #2: 3,950 SF Restaurant with drive-thru
 - Pad #3: 2,000 SF Retail
 - Pad #2 & #3: Convenience with gas station
- **Access:** Ingress/Egress at the lighted intersection of Alafaya and Golfway Blvd; Right turn in/out on northwest side of property; Cross-access with adjacent parcels
- **Current Tenants:** CubeSmart; Starbucks (under construction)

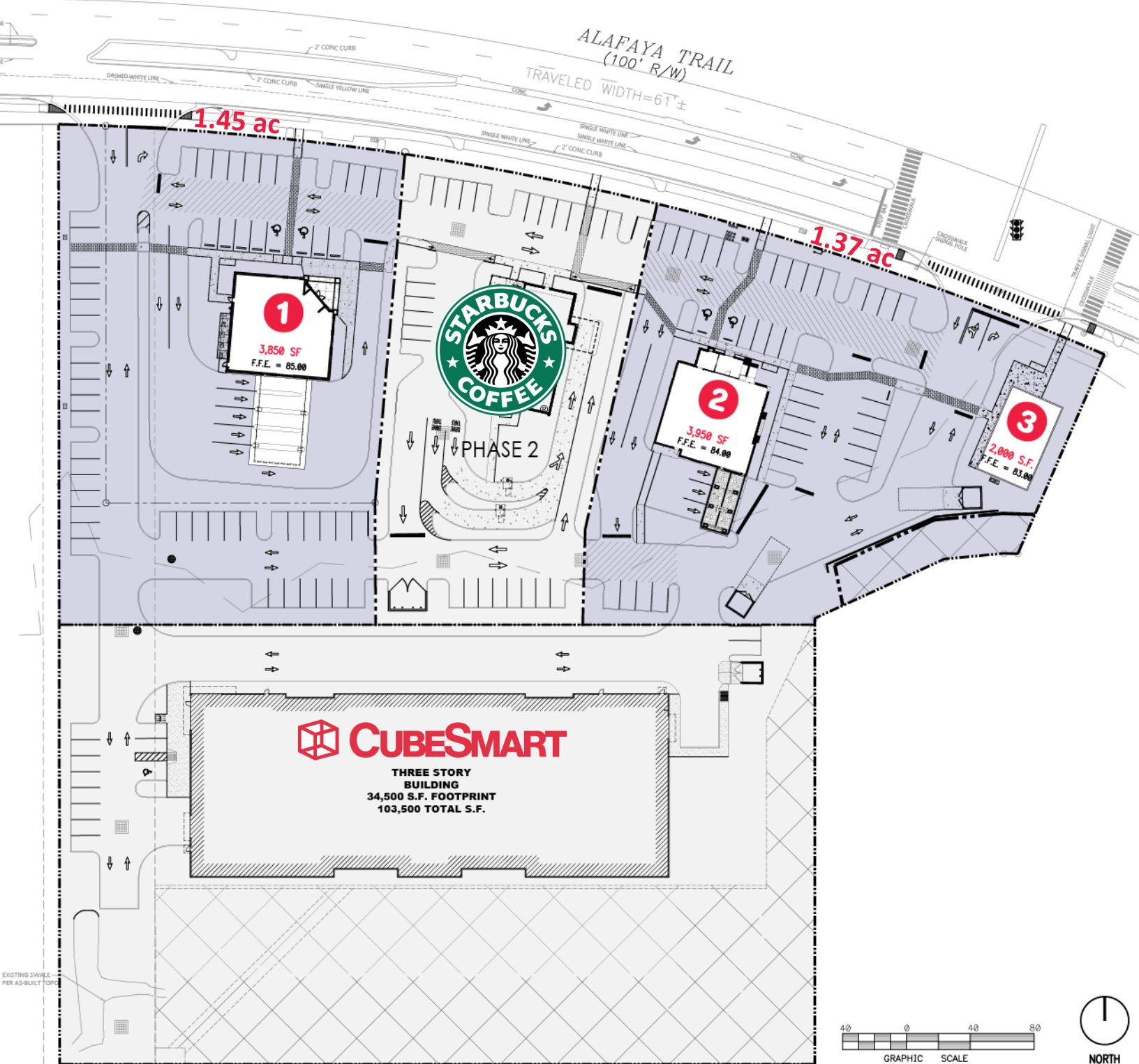
2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	8,081	84,007	183,248
Average HH Income	\$119,888	\$115,941	\$103,980
Median HH Income	\$100,430	\$89,013	\$79,082

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com

Stoneybrook Commercial

1890-1942 S Alafaya Trail, Orlando FL 32828



CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com