



AVAILABLE FOR LEASE 2,450 SQFT

\$13.50 NNN - RETAIL BUILDING



CFP Plaza has excellent curb appeal and is highly visible from Central Florida Parkway. This busy Retail shopping strip is composed of Restaurant and office space. 45,000 cars recorded to pass at OBT and 38,000 cars at the intersection of Central Florida Parkway a day. Please call to schedule a showing.

Retail Strip is at the heart of Orlando a couple of miles from the Florida Mall located off of South Orange Blossom Trail and Central FL parkway.

For more information or to schedule a tour, please contact:

RODRIGO SCHIAVO

Principal Broker

407.877.6060 Office

407.576.5660 Cell

Rodrigo@PremierCapitalRealty.Com

1921 Central Florida Pkwy

ORLANDO, FL 32837

WWW.PREMIERCAPITALREALTY.COM



1921 Central Florida Pkwy

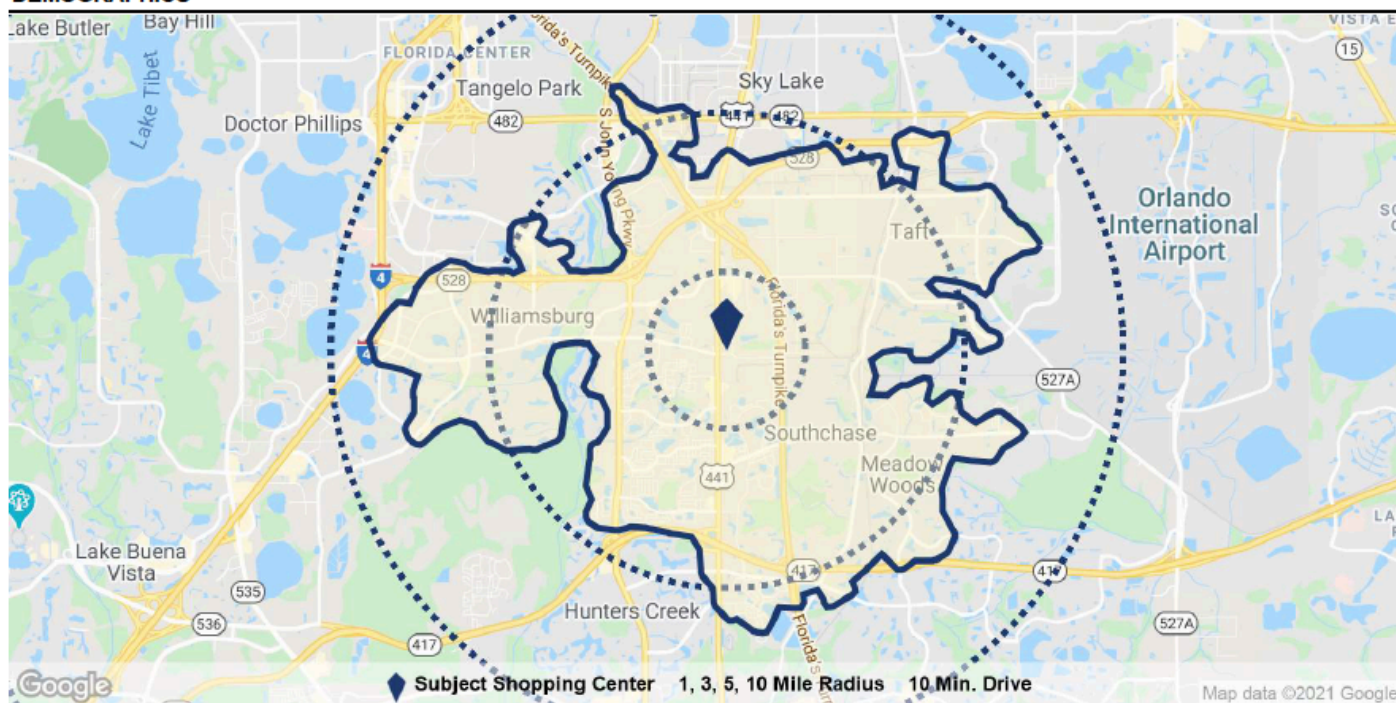
ORLANDO, FL 32837

WWW.PREMIERCAPITALREALTY.COM

Subject Shopping Center

1921 Central Florida Pky

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	8,834	57,231	176,869	735,569	68,483
5 Yr Growth	9.2%	8.8%	10.1%	11.4%	7.0%
Median Age	36	37	35	36	37
5 Yr Forecast	38	39	37	37	39
White / Black / Hispanic	73% / 16% / 58%	74% / 14% / 50%	71% / 17% / 52%	70% / 21% / 45%	74% / 14% / 52%
5 Yr Forecast	73% / 16% / 61%	74% / 14% / 53%	71% / 17% / 55%	70% / 21% / 48%	74% / 14% / 54%
Employment	8,488	52,196	155,001	499,058	36,847
Buying Power	\$151.4M	\$1.2B	\$3.4B	\$13.8B	\$1.5B
5 Yr Growth	10.2%	10.7%	12.5%	13.4%	9.9%
College Graduates	17.5%	21.9%	22.4%	25.0%	35.9%
Household					
Households	2,997	19,865	59,921	267,229	24,157
5 Yr Growth	9.0%	8.6%	10.0%	10.7%	6.8%
Median Household Income	\$50,503	\$58,560	\$56,848	\$51,593	\$61,268
5 Yr Forecast	\$51,051	\$59,691	\$58,158	\$52,859	\$63,056
Average Household Income	\$63,320	\$71,564	\$71,746	\$72,615	\$73,030
5 Yr Forecast	\$64,469	\$72,994	\$73,311	\$74,168	\$74,762
% High Income (>\$75k)	28%	35%	34%	33%	38%
Housing					
Median Home Value	\$180,068	\$215,574	\$224,493	\$247,174	\$225,387
Median Year Built	1991	1994	1996	1993	1995
Owner / Renter Occupied	57% / 43%	65% / 35%	56% / 44%	50% / 50%	60% / 40%

1921 Central Florida Pkwy

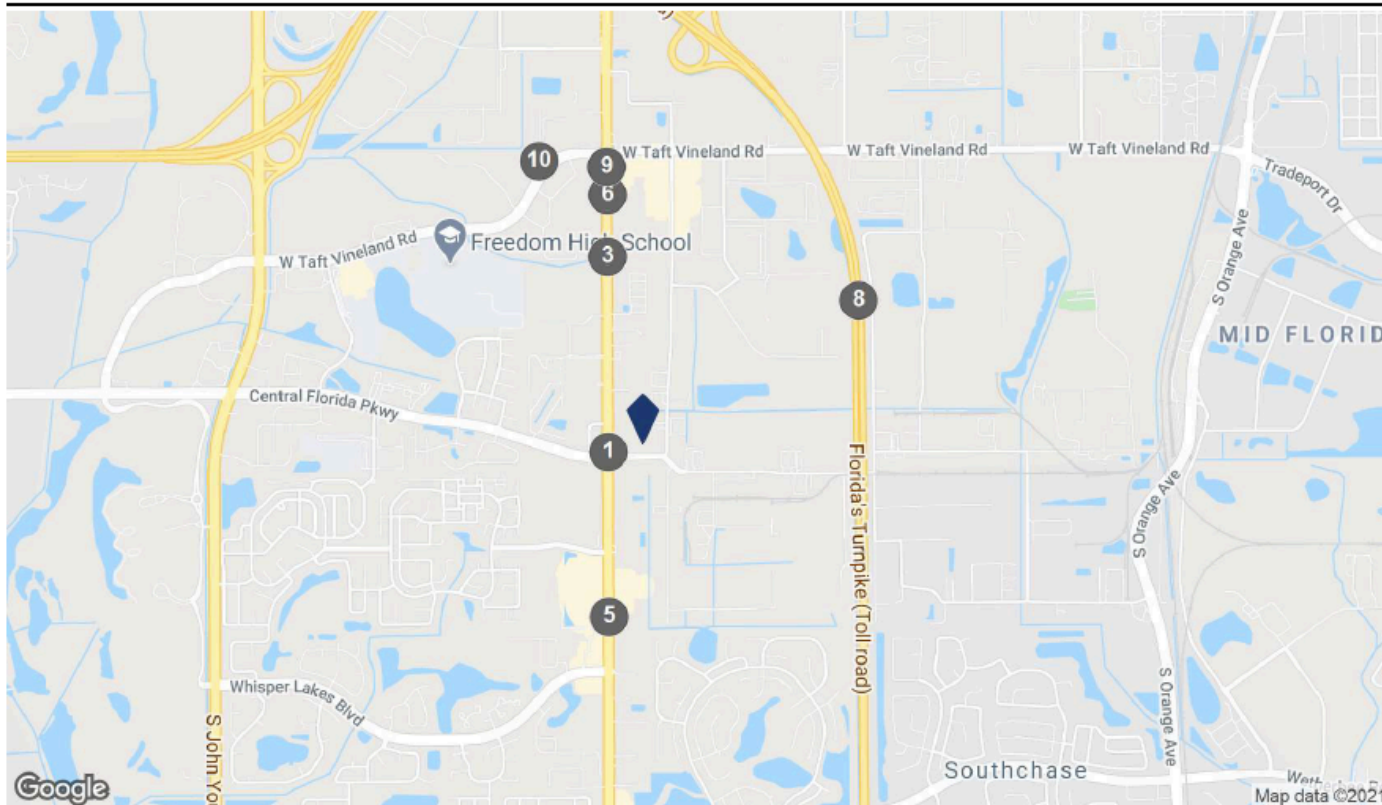
ORLANDO, FL 32837

WWW.PREMIERCAPITALREALTY.COM

Subject Shopping Center

1921 Central Florida Pky

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① S Orange Blossom Trl	Central Florida Pkwy - N	44,341	2018	0.14 mi
② S Orange Blossom Trl	Roland St - S	45,000	2016	0.54 mi
③ S Orange Blossom Trl	Roland St - S	45,626	2020	0.54 mi
④ S Orange Blossom Trl	Old Harbor Rd - N	53,964	2016	0.62 mi
⑤ S Orange Blossom Trl	Old Harbor Rd - N	52,422	2020	0.62 mi
⑥ South Orange Blossom Trail	Caroni Dr - S	42,685	2020	0.74 mi
⑦ Sunshine State Pkwy	Central Florida Pkwy - S	67,000	2016	0.79 mi
⑧ Sunshine State Pkwy	Central Florida Pkwy - S	70,645	2020	0.79 mi
⑨ S Orange Blossom Trl	W Taft Vineland Rd - N	42,288	2018	0.82 mi
⑩ W Taft Vineland Rd	American Eagle Way - NE	13,730	2020	0.90 mi



3217 VINELAND RD,
KISSIMME, FL 34746

Office 407.877.6060

Fax - 407.522.7676

1921 Central Florida Pkwy

ORLANDO, FL 32837

WWW.PREMIERCAPITALREALTY.COM

Central Florida Parkway - CFP Plaza

Property Highlights

- CFP Plaza is strategically located in Orlando, Florida
- Approximately 300 feet from S Orange Blossom Trail, a major north south retail artery running through the heart of Orange County and the entire state of Florida.
- The property lies within one of Central Florida's biggest growth sectors and boasts over 70,000 cars a day.
- CFP Plaza has excellent curb appeal and is highly visible from Central Florida Parkway.

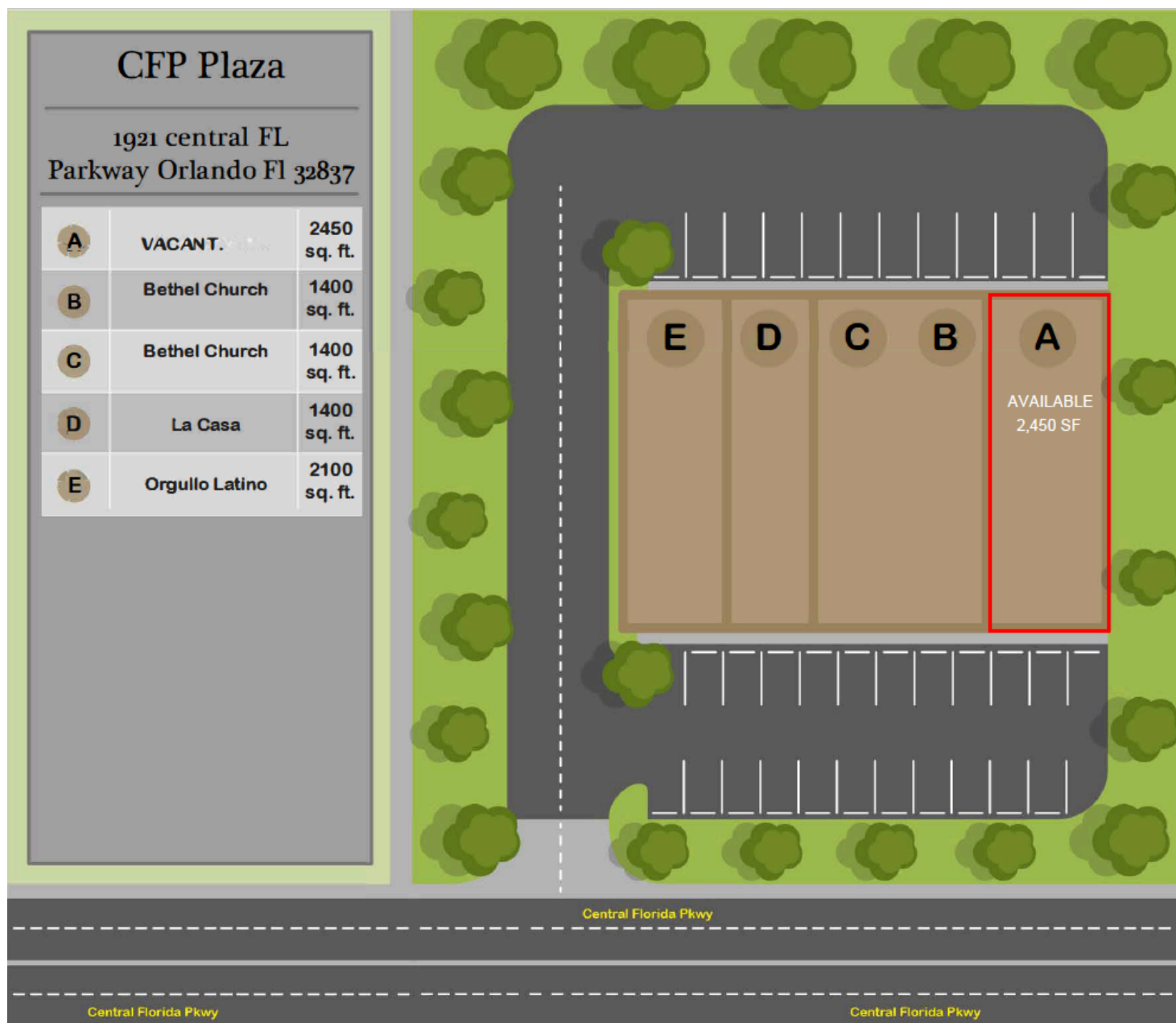
Population	2 Miles	5 Miles	10 Miles
2020 Total Population:	28,234	176,869	735,569
2025 Population:	30,677	194,786	735,569
Households			
Median Household Inc:	56,292	56,848	51,593
Housing			
Median Home Value:	\$204,063	\$224,493	247,174

1921 Central Florida Pkwy

ORLANDO, FL 32837

WWW.PREMIERCAPITALREALTY.COM

Floor Plans / Site Map



3217 VINELAND RD,
KISSIMME, FL 34746

Office 407.877.6060

Fax - 407.522.7676