

# FOR SUBLEASE BEAUTIFUL ONE-OF-A-KIND HEALTH/FITNESS CLUB WATERFORD TOWERS

464 N ALAFAYA TRAIL  
ORLANDO, FL 32828

INCLUDES  
JUICE BAR  
SHOWERS  
LARGE CYCLE  
WORK-OUT  
SPACE



## LISTING OVERVIEW

<b>SPACE SIZE:</b>	±2,986 SF
<b>PROPERTY TYPE:</b>	RETAIL/FITNESS CENTER
<b>SIGNAGE:</b>	MONUMENT
<b>LOCATION:</b>	EASY ACCESS TO 408/CLOSE TO UCF

<b>PARKING:</b>	ABUNDANT
<b>VIEW:</b>	55,500 CARS DRIVE BY DAILY
<b>SUBLEASE RATE:</b>	\$6,469.67/MTH

### Listing Contacts:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## PROPERTY OVERVIEW

Lee & Associates is pleased to bring to market this beautiful 2nd generation health club for Lease. The space is built in a first-class condition and has high-end finishes. The space comes complete with a lobby/ check-in area, juice bar, lockers, showers, exercise room, and office. The space is also located in one of Orlando's retail hubs, Waterford Lakes Town Center.



## DEMOGRAPHICS 3-MILE RADIUS:

- Avg. Household Income - \$85k
- Population - 98,596
- Annual Average Daily Traffic - 55,000

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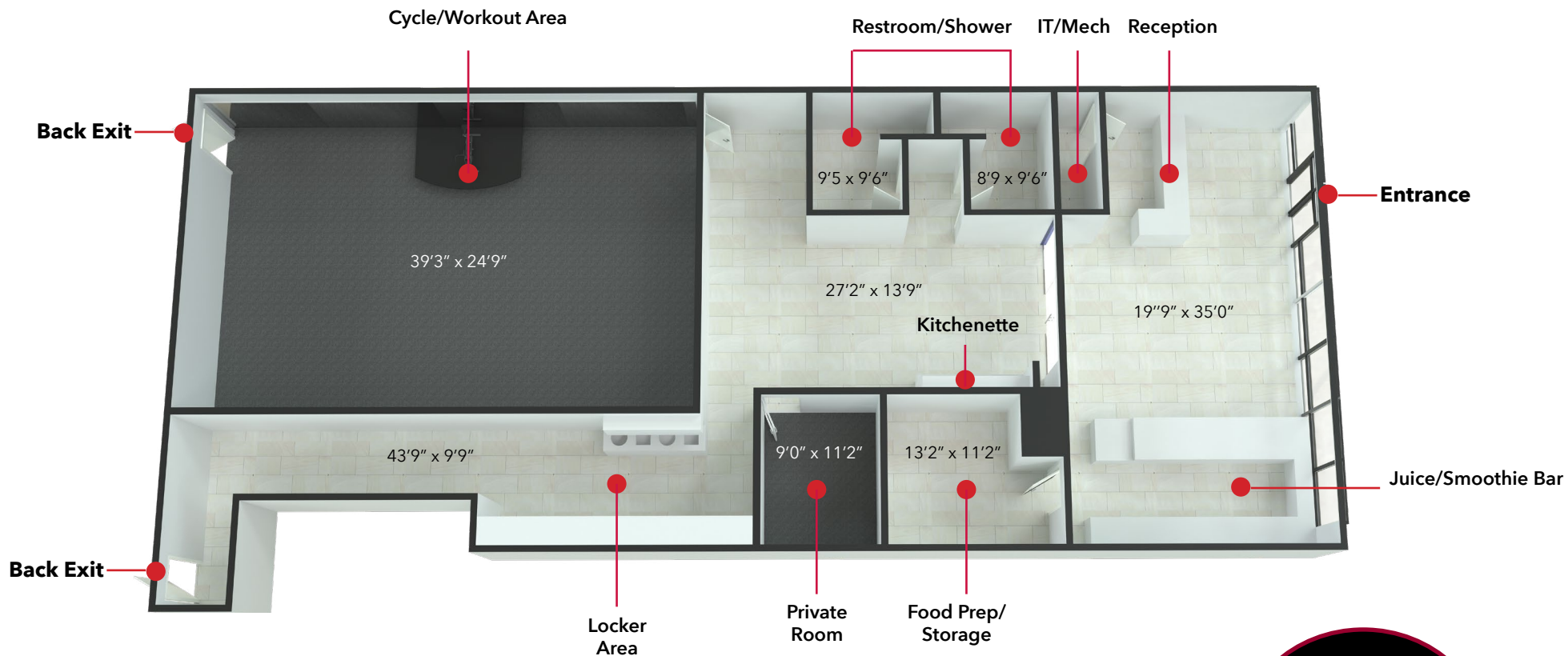
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FLOOR PLAN | ±2,986 SF



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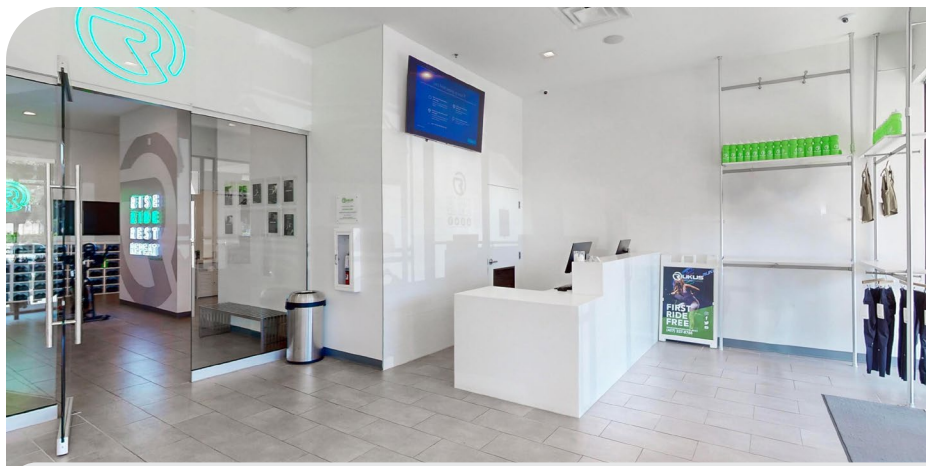
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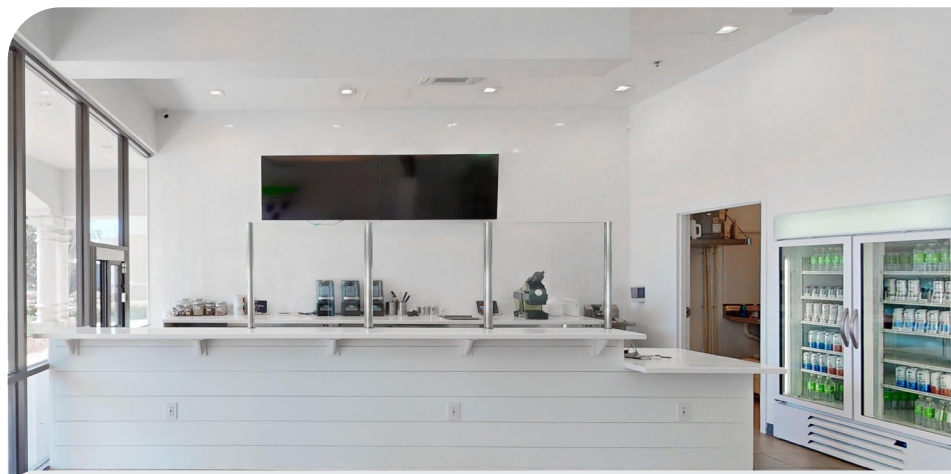
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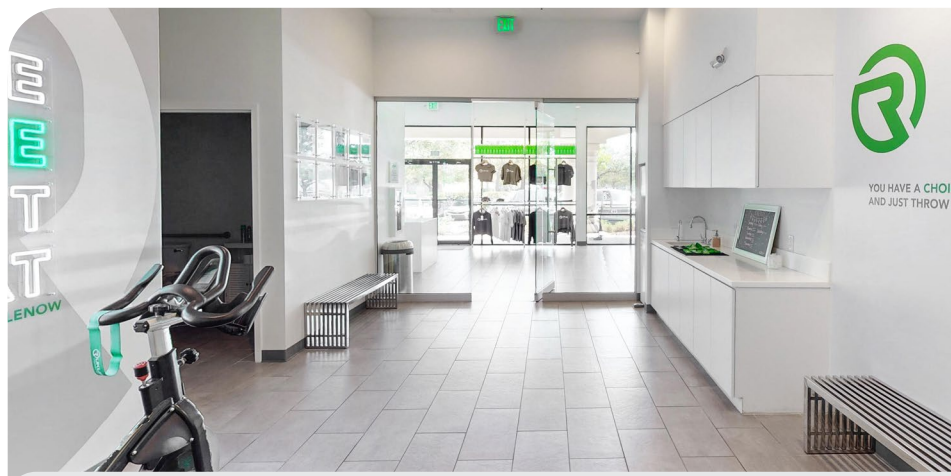
RECEPTION AREA



JUICE/SMOOTHIE BAR



JUICE/SMOOTHIE BAR



RESTROOMS/KITCHENETTE

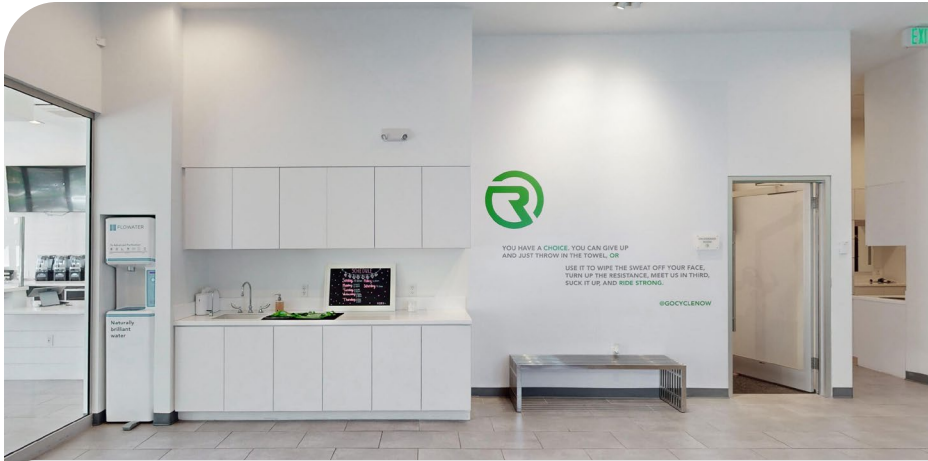
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KITCHENETTE/PRIVATE ROOM



LOCKER AREA



LOCKER AREA



CYCLE/WORK-OUT ROOM

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