



Retail for Lease

## 500 S Goldenrod Rd

Orlando, FL 32822



### Former Bank Branch

Reuse, Repositioning or Redevelopment Opportunity

- Existing freestanding building:  $\pm 3,840$  total s.f., 14.8' tall ceiling height,  $\pm 47$  parking spaces, pylon signage and a 5-lane drive-thru
- Developable up to  $\pm 10,253$  s.f. on 2.90 a.c. for any business type, zoned "C-2" (General Commercial)
- Versatile site for redevelopment, ideal for drive-thru businesses (See Concept Plans)
- High visibility in a growing retail and residential area
- Surrounded by ongoing and planned development projects
- $\pm 35,000$  AADT on Goldenrod Road
- Close to SR-408 ( $\pm 178,000$  AADT)

### Contact

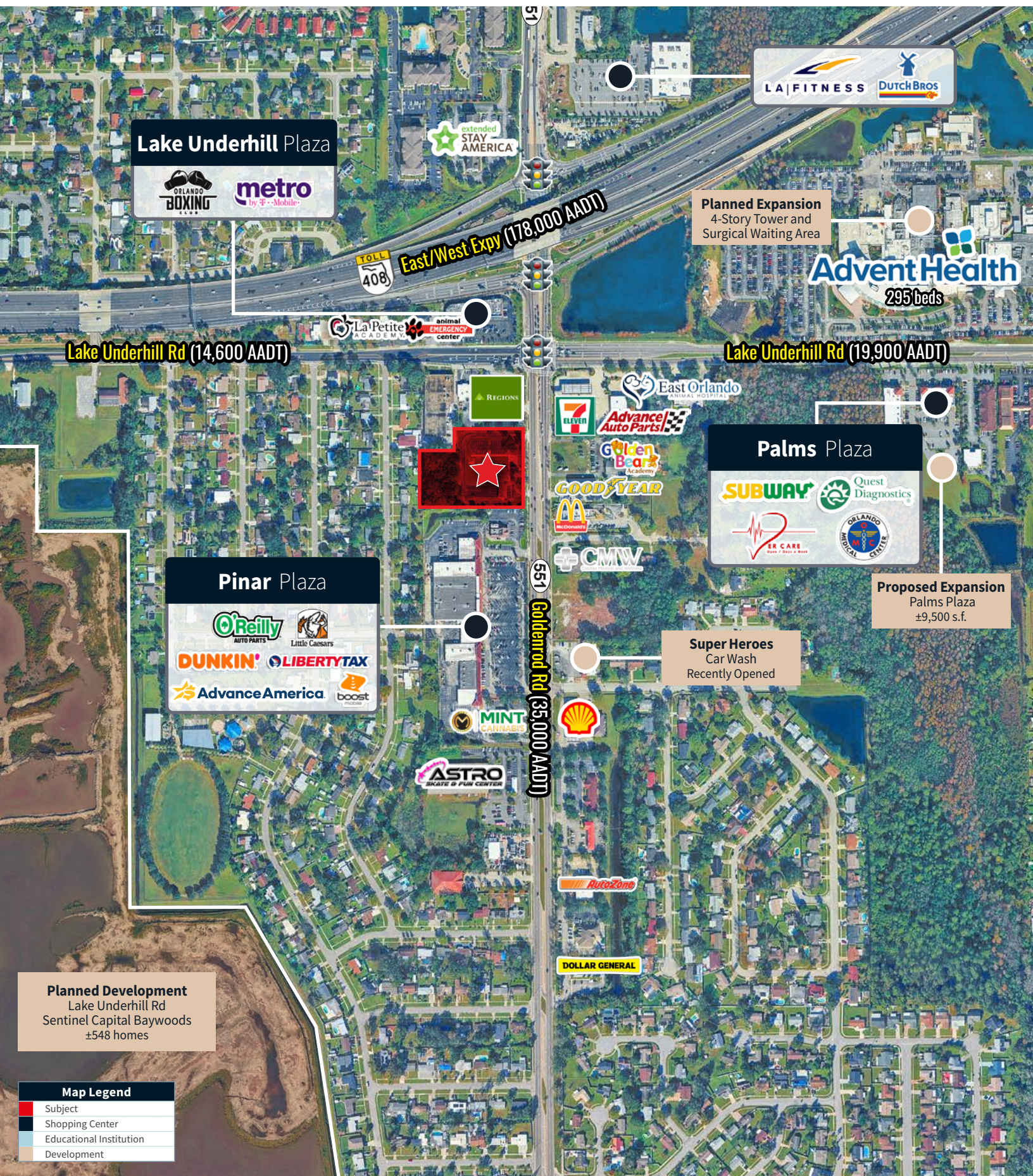


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# Immediate Market





# Demographics

## POPULATION



1 MI.	16,026
3 MI.	121,974
5 MI.	316,849

## HOUSEHOLDS



1 MI.	5,680
3 MI.	45,925
5 MI.	124,923

## MEDIAN AGE



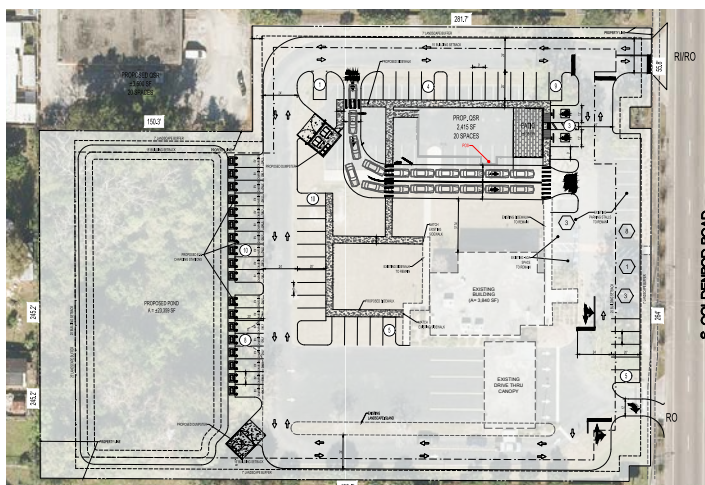
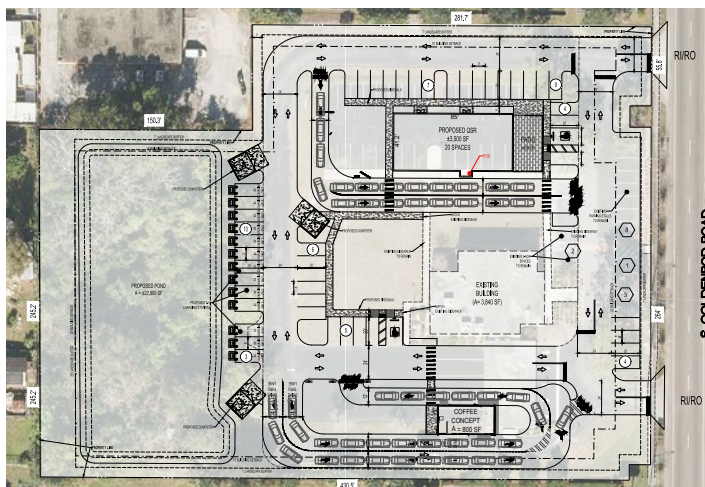
1 MI.	36.3
3 MI.	37.6
5 MI.	37.3

## AVERAGE HOUSEHOLD INCOME



1 MI.	\$84,405
3 MI.	\$86,475
5 MI.	\$104,985

# Concept Plans

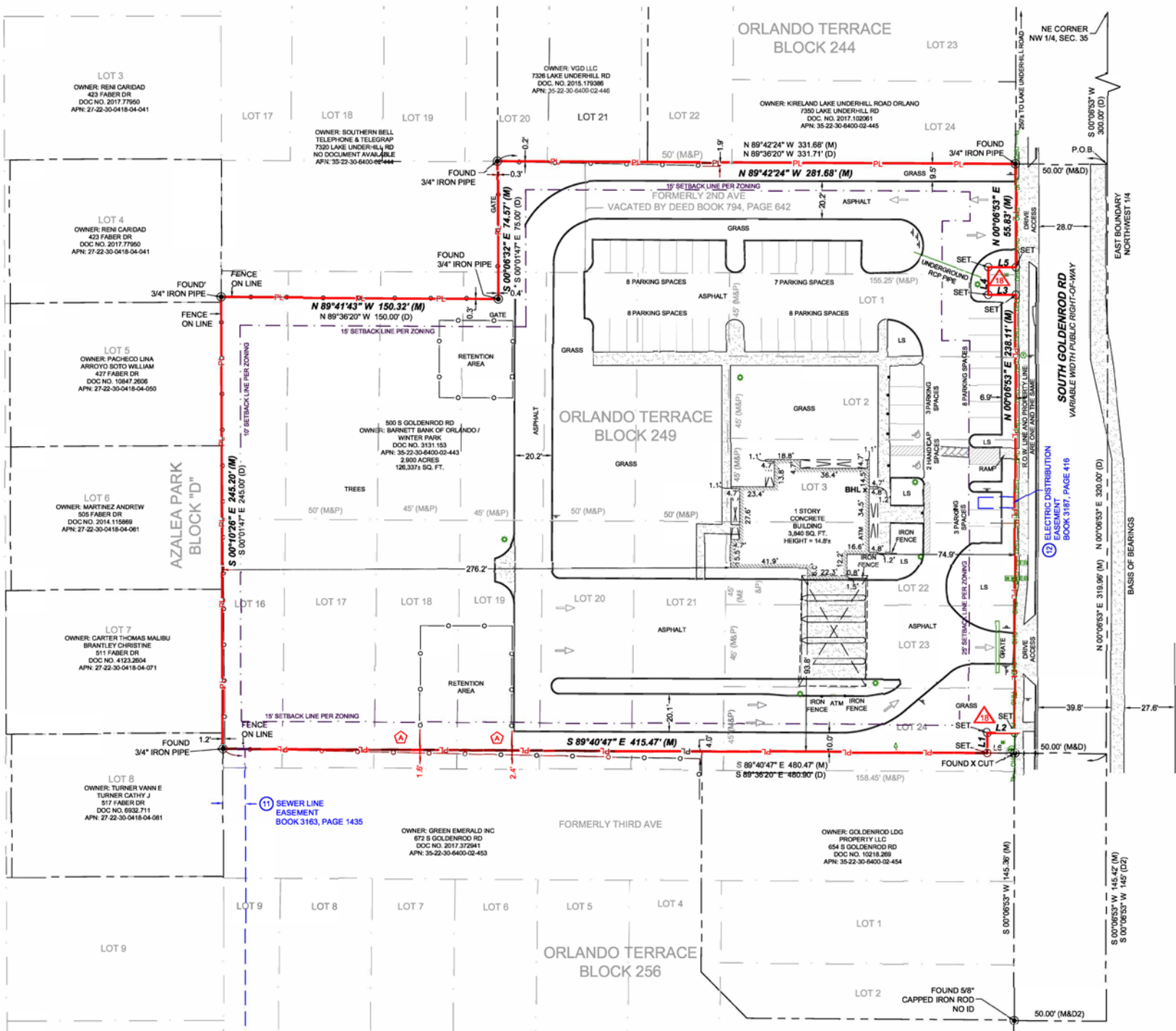


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# Site Survey



## Contact



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