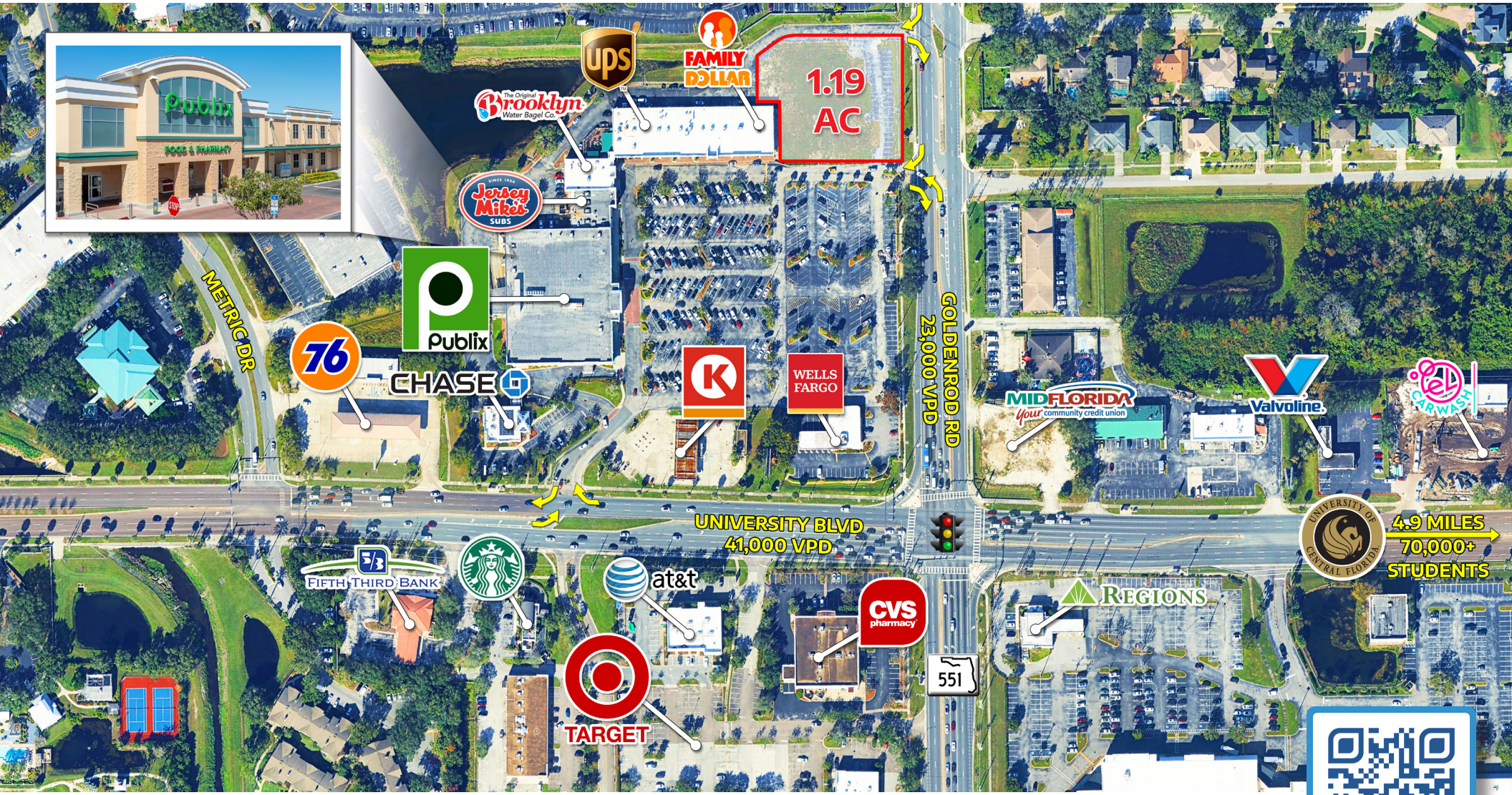


OUTPARCEL AVAILABLE 4080 N Goldenrod Rd | Winter Park, FL 32792

REAL PROPERTY SPECIALISTS, INC
Appraisers • Brokers • Consultants



Contact: Justin Wagner
justin@realpropertyspecialists.com | 407-812-8000



OUTPARCEL AVAILABLE

4080 N Goldenrod Rd | Winter Park, FL 32792

Appraisers • Brokers • Consultants

MARKET AERIAL



OUTPARCEL AVAILABLE




4080 N Goldenrod Rd | Winter Park, FL 32792

PROPERTY HIGHLIGHTS

Highlights

- Fully developed pad site; ±1.19 buildable acres plus huge shared parking lot.
- Located in the University Plaza, a 80,000 SF Publix anchored center.
- Cross parking access with shopping center.
- Potential to build up to 35,000 SF.
- Less than 5 miles west of the second largest college in the United States, University of Central Florida (±70,000 students), 4.2 miles east of Rollins College (±3,100 students) and less than 1 mile east of Full Sail University (±27,000 students).
- Conveniently located in Winter Park, one of the most affluent communities in Central Florida.

2024 Demographics

	Population	1 Mile	15,212
		3 Mile	103,280
		5 Mile	279,659
	Average Household Income	1 Mile	\$80,245
		3 Mile	\$98,139
		5 Mile	\$102,630
	Daytime Employees	1 Mile	10,190
		3 Mile	51,127
		5 Mile	169,513

