

For Lease

# Freestanding Retail / Office Building

4,175 SF | \$29.00 / SF



## 2627 Curry Ford Road

Orlando, Florida 32806

### Property Highlights

- Freestanding commercial building
- Excellent visibility - monument signage
- Frontage on Curry Ford Road
- Good parking
- Good traffic counts - 12,833 AADT
- Multi-purpose building - suitable for retail, office and medical uses
- Surrounding commercial buildings are dramatically improving
- Direct access from Curry Ford Rd and easy access from Primrose Ave
- Close to Downtown Orlando and surrounded by restaurants and shops
- Good demographics - dense residential area



**Lease Rate: \$29.00/SF Mod. Gross**

For more information

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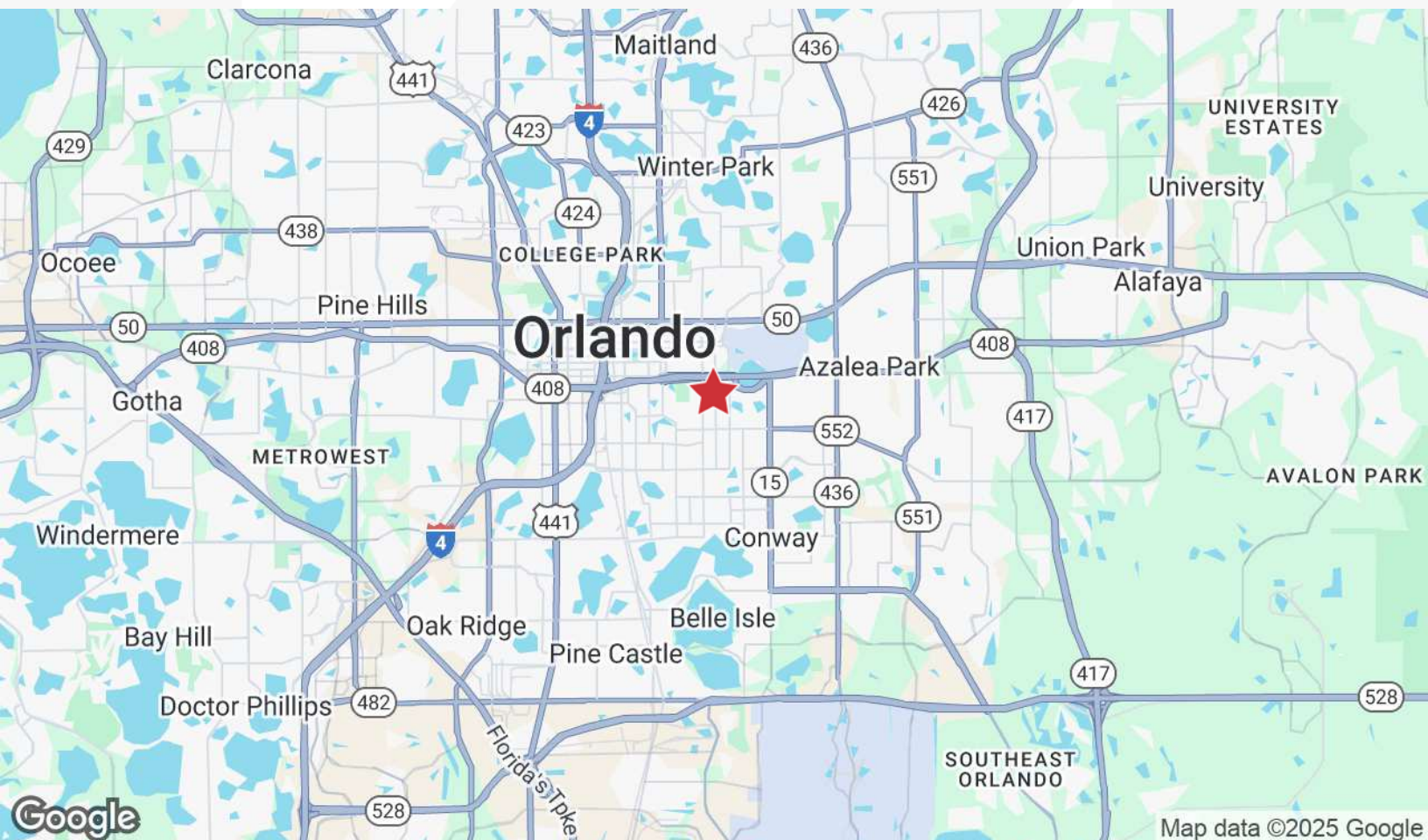
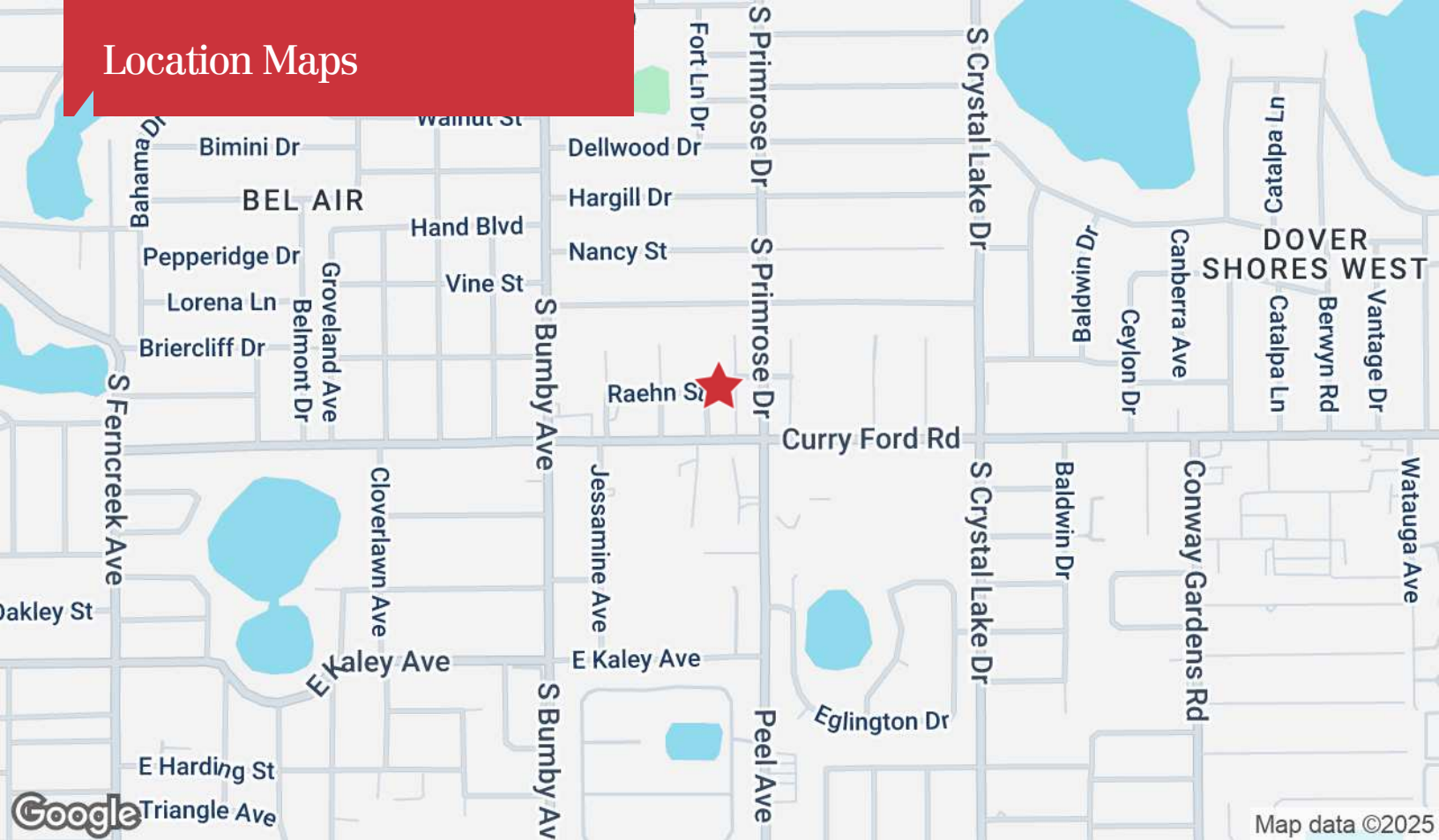


## Property Photos



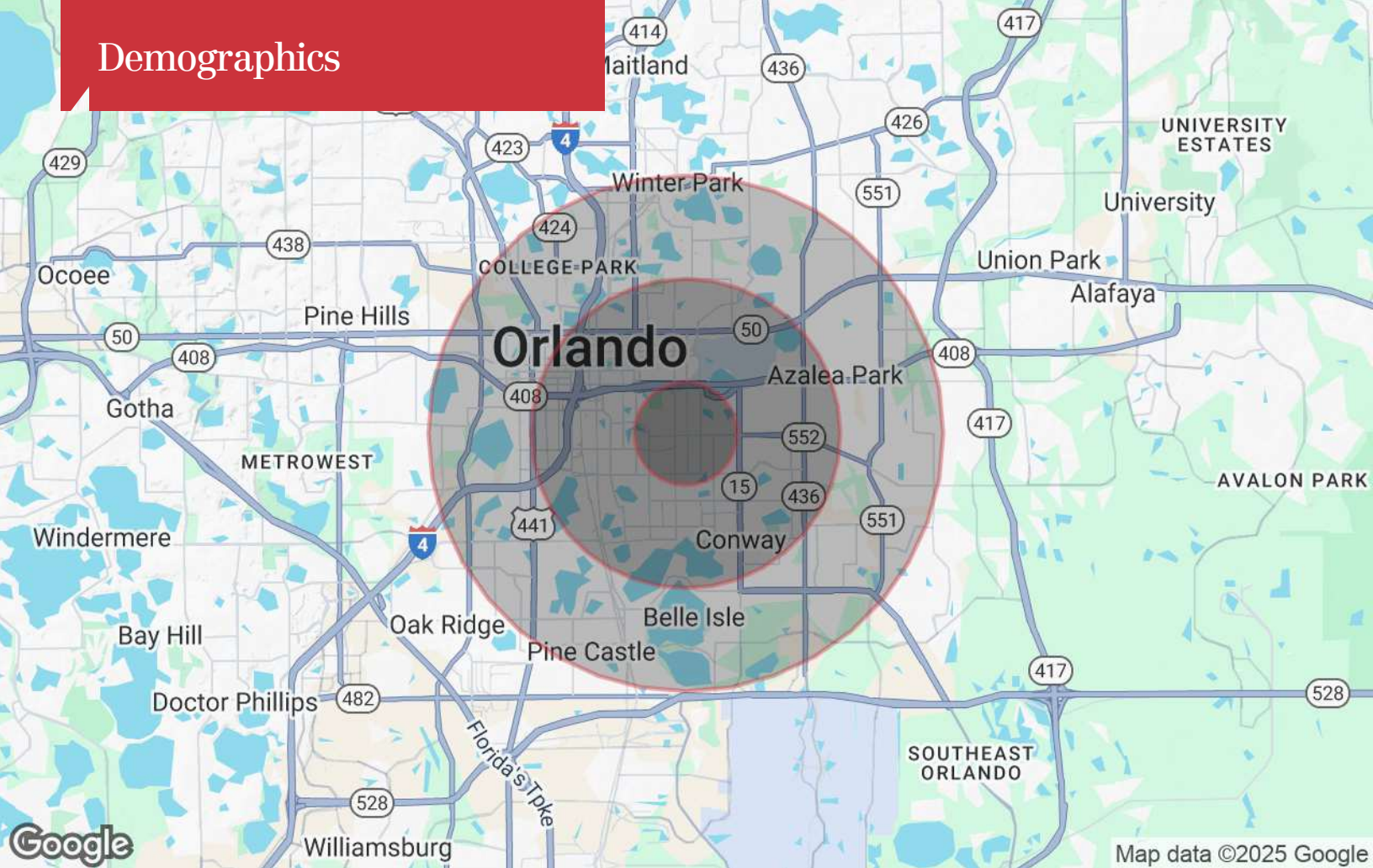


## Location Maps





# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,645	124,448	290,314
MEDIAN AGE	41	41	40
MEDIAN AGE (MALE)	40	40	39
MEDIAN AGE (FEMALE)	42	42	41

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,726	57,364	121,302
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$98,147	\$99,506	\$96,435
AVERAGE HOUSE VALUE	\$421,959	\$426,986	\$410,810

\* Demographic data derived from 2020 ACS - US Census