



ORLANDO, FL

# 4104 CONROY RD

UP TO 3,960 SF ENDCAP AVAILABLE FOR LEASE



## PROJECT DETAILS

**4104 CONROY RD** • UP TO 3,960 SF ENDCAP AVAILABLE FOR LEASE • RETAIL

### PROPERTY HIGHLIGHTS

- 4104 Conroy Rd, Orlando, FL 32839
- 3,600-3,960 SF endcap available
- Irreplaceable location within the most dominant regional trade area in Central Florida
- Highly visible site at full signal with over 200' of frontage on Conroy Rd. (42,000 ADT)
- Opportunity for a flagship location in a limited supply market

### OFFERING SUMMARY

|              |                  |
|--------------|------------------|
| LEASE RATE   | Call for Pricing |
| AVAILABLE SF | 3,960 SF         |

### DEMOGRAPHICS

#### TOTAL POPULATION

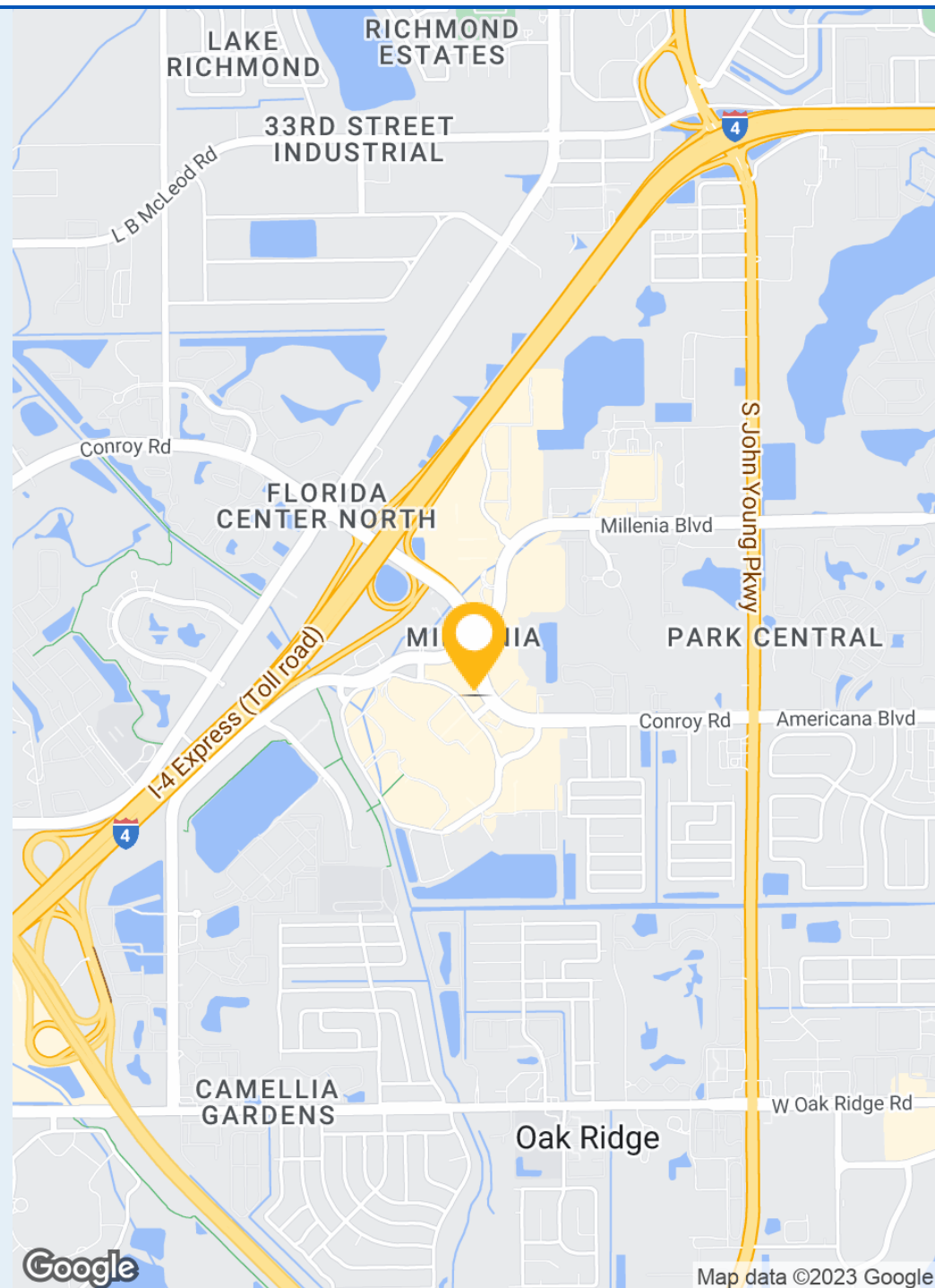
| 3 MILE  | 5 MILES | 7 MILES | 10 MILE DRIVE TIME |
|---------|---------|---------|--------------------|
| 119,958 | 251,810 | 457,606 | 390,219            |

#### TOTAL EMPLOYEES

| 3 MILE | 5 MILES | 7 MILES | 10 MILE DRIVE TIME |
|--------|---------|---------|--------------------|
| 86,729 | 267,530 | 378,966 | 357,248            |

#### MEDIAN HH INCOME

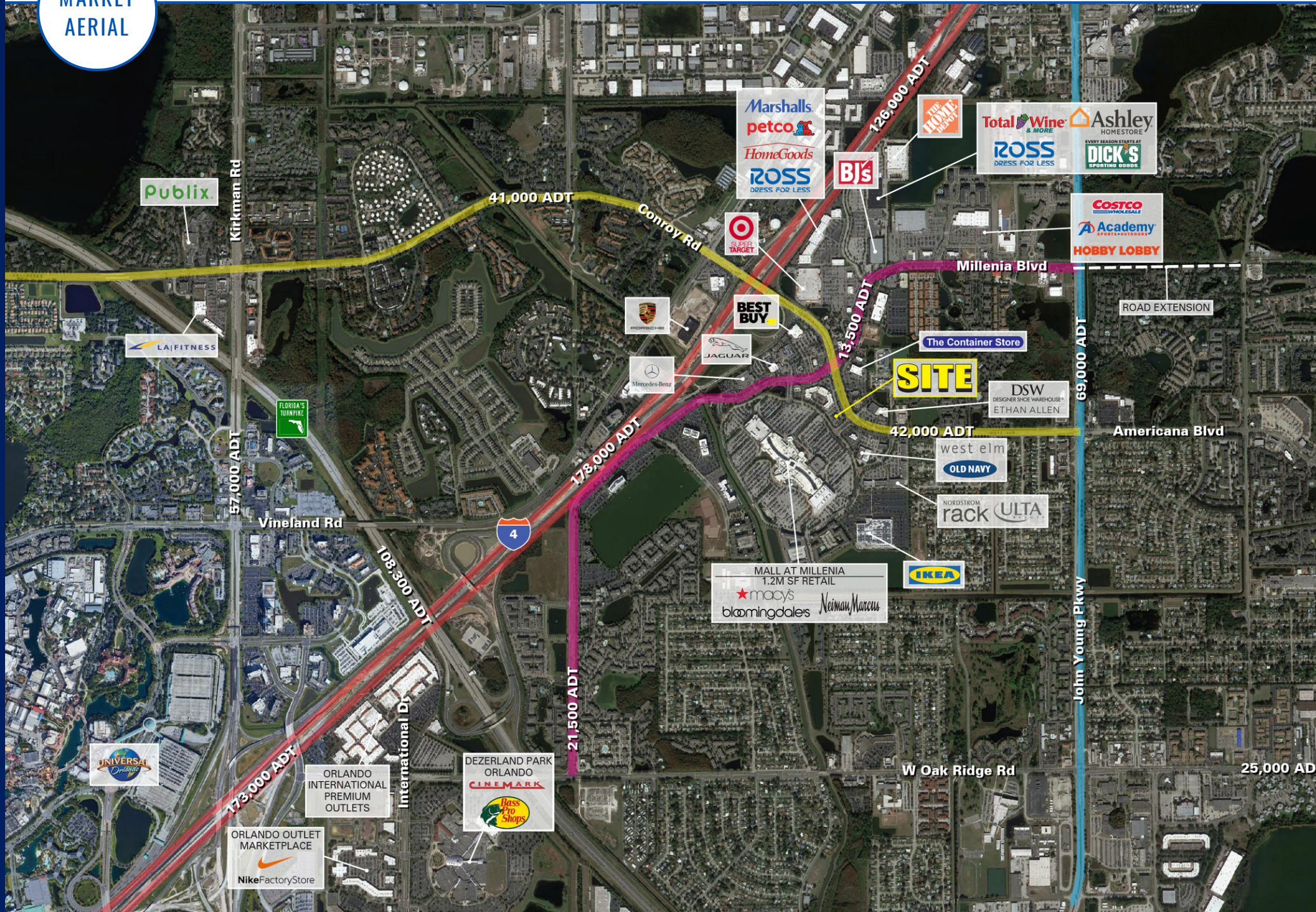
| 3 MILE   | 5 MILES  | 7 MILES  | 10 MILE DRIVE TIME |
|----------|----------|----------|--------------------|
| \$46,579 | \$56,118 | \$62,247 | \$60,755           |





# MARKET AERIAL

4104 CONROY RD • UP TO 3,960 SF ENDCAP AVAILABLE FOR LEASE • RETAIL









# SITE PLAN

4104 CONROY RD • UP TO 3,960 SF ENDCAP AVAILABLE FOR LEASE • RETAIL

**SITE**

UP TO 3,960 SF  
ENDCAP  
AVAILABLE

DINING  
PARKING SPACES  
TO REMAIN IN

PARCEL I  
0.99 AC  
(43,111 SF)

PROPOSED BUILDING II  
(27,200 S.F.)  
60 SPACES

PARCEL II  
0.77 AC  
(33,366 SF)

PROPOSED BUILDING I  
(46,000 S.F.)  
40 SPACES



SHAKE SHACK





ORLANDO, FL

# 4104 CONROY RD

**UP TO 3,960 SF ENDCAP AVAILABLE FOR LEASE | RETAIL**

**NOAH JONES**

561.424.3018

NJONES@ATLANTICRETAIL.COM



**WEST PALM BEACH**

1001 N US HIGHWAY ONE, SUITE 600

JUPITER, FL 33477

561.427.6699

**ALBANY**

**ATLANTA**

**BOSTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WWW.ATLANTICRETAIL.COM**

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC\\_RETAIL](https://www.instagram.com/atlantic_retail)

**REALTY RESOURCES** **CHAINLINKS**  
RETAIL ADVISORS

© ATLANTIC RETAIL 2023 The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.