



# University Plaza

4000-4076 N Goldenrod Rd  
Winter Park, FL 32792



## Retail space available in Publix-anchored center

- 77,918 s.f. grocery-anchored, neighborhood shopping center
- Strong visibility at the dominant intersection of University Boulevard ( $\pm 41,000$  AADT) and Goldenrod Road ( $\pm 23,000$  AADT) for a total of  $\pm 64,000$  vehicles seen daily
- Situated in Central Florida's busy university corridor: Less than 5.0 miles west of the second largest college in the United States, University of Central Florida ( $\pm 69,320$  students), 4.2 miles east of Rollins College ( $\pm 3,100$  students) and less than 1.0 mile east of Full Sail University ( $\pm 26,727$  students)
- Conveniently located in Winter Park, a community reputed throughout Florida for its upmarket and affluence

## Key Tenants



## Contact

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New availability of 9,600 s.f.



## Suites Available

■ AVAILABLE  
■ LEASED

[Click to View Virtual Tour](#)

SUITE	TENANT	SF	SUITE	TENANT	SF
4000	Publix	45,600	4046	The UPS Store	1,200
4004	Jersey Mike's	1,400	4054	Shaka Shaka Tea House	1,350
4008	Vista Cleaners	1,400	4058	Donato's Pizza	2,410
4012	Lee Nails & Spa	1,050	4072	Scenthound	1,400
4016	Mirame Hair Lounge	1,050	4076	AVAILABLE	9,600
4020	T.U.F. Martial Arts	2,426			
4026	Brooklyn Water Bagel Co.	1,987			
4034	Las Carretas Restaurant	5,045			
4042	China Chef	2,000			

## Demographics

### POPULATION

1 MI.	15,605
3 MI.	104,360
5 MI.	281,825

### HOUSEHOLDS

1 MI.	6,969
3 MI.	42,575
5 MI.	110,603

### AVG HH INCOME

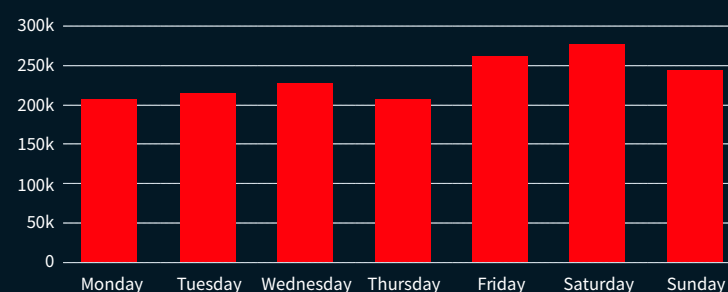
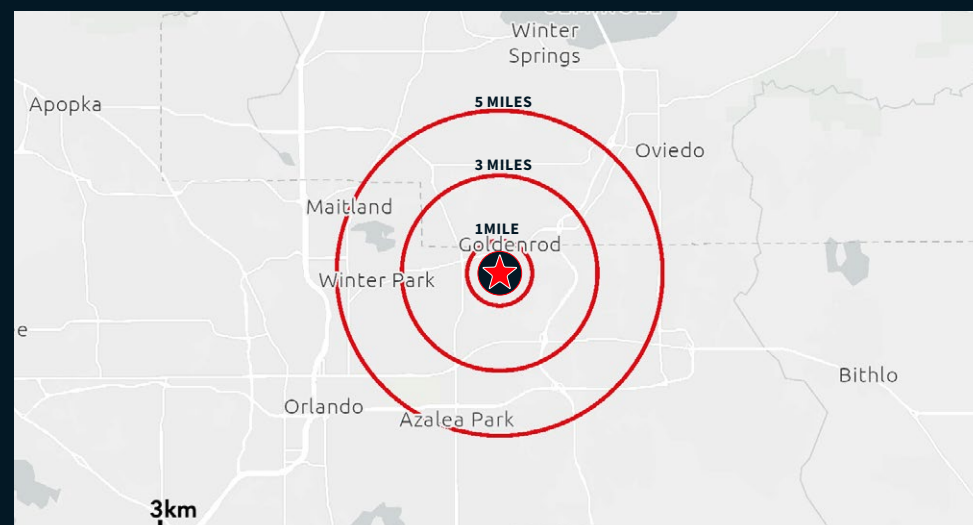
1 MI.	\$79,672
3 MI.	\$106,103
5 MI.	\$112,675

### BUSINESSES

1 MI.	876
3 MI.	4,485
5 MI.	13,818

### EMPLOYEES

1 MI.	6,374
3 MI.	38,205
5 MI.	128,264



AVG. LENGTH-OF-STAY/VISIT

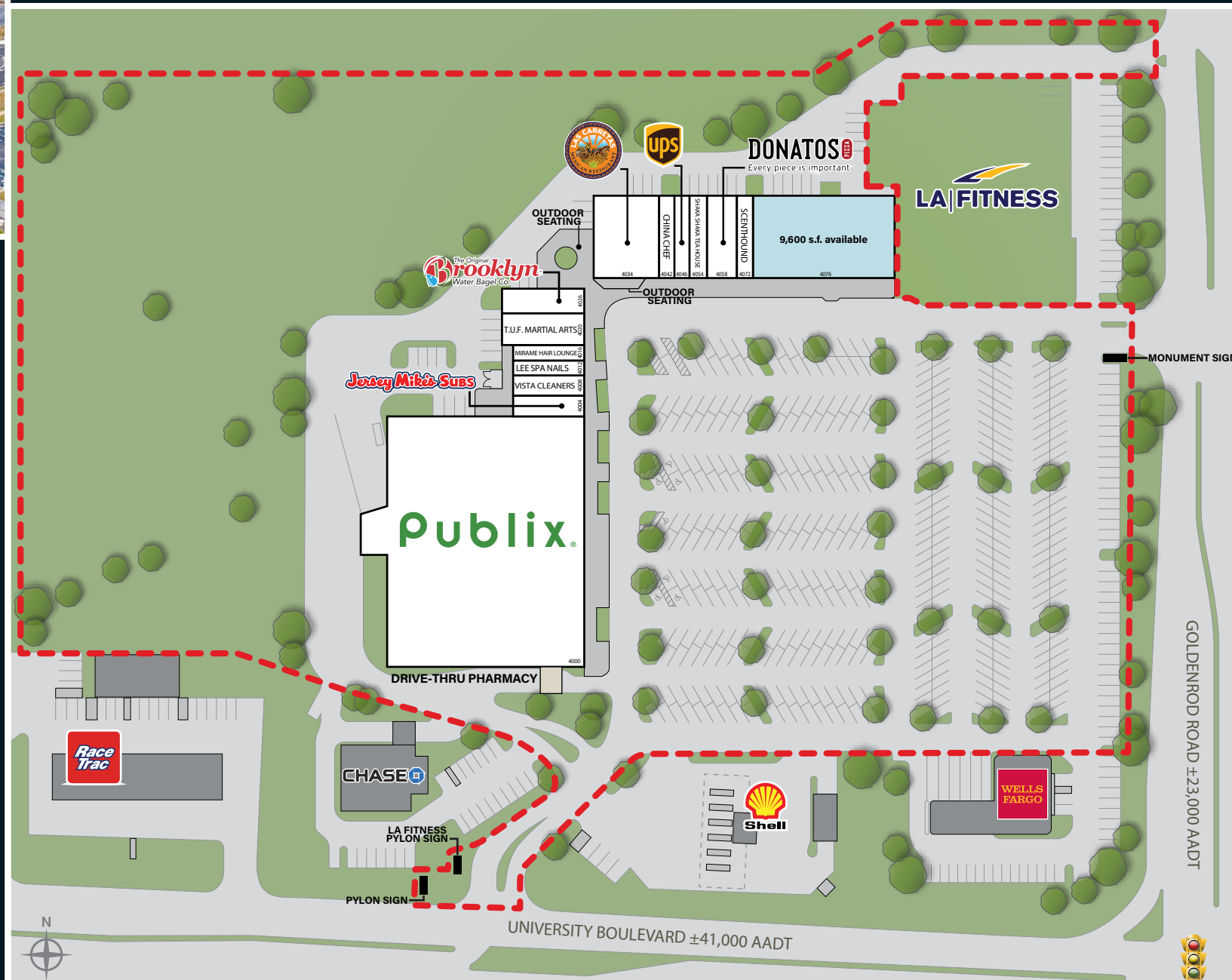
**31 MINS**

EST. # OF CUSTOMERS ANNUALLY

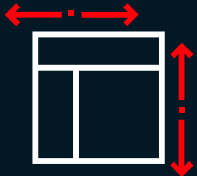
**319.3K**

EST. # OF VISIT ANNUALLY

**1.6M**



East Colonial Corridor



9,600 s.f.  
AVAILABLE



281,825  
POPULATION (5 MILES)



41,000± AADT  
UNIVERSITY BLVD



\$112,675  
AVG HH INCOME (5 MILES)

# Contact



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