

# FOR LEASE



1318 S. Crystal Lake Drive | Orlando, FL

Curry Ford West District, adjacent to the Hourglass District



- Building/Spaces ready for immediate “vanilla box” condition delivery.
- Flexible layout options: single/multiple tenants.
- Strong demographics with a total population of 323,129 within a 5-mile radius and average household income of \$104,577.
- Close proximity to Downtown Orlando, park neighborhoods, and several regional medical centers.
- Located within the main street Curry Ford West District, adjacent to the Hourglass District and Milk District.



1,696 SF - 3,454 SF

PURE PROPERTIES GROUP | [info@purepropertiesgroup.com](mailto:info@purepropertiesgroup.com) | 800.570.5262

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# FOR LEASE 1,696 SF - 3,454 SF

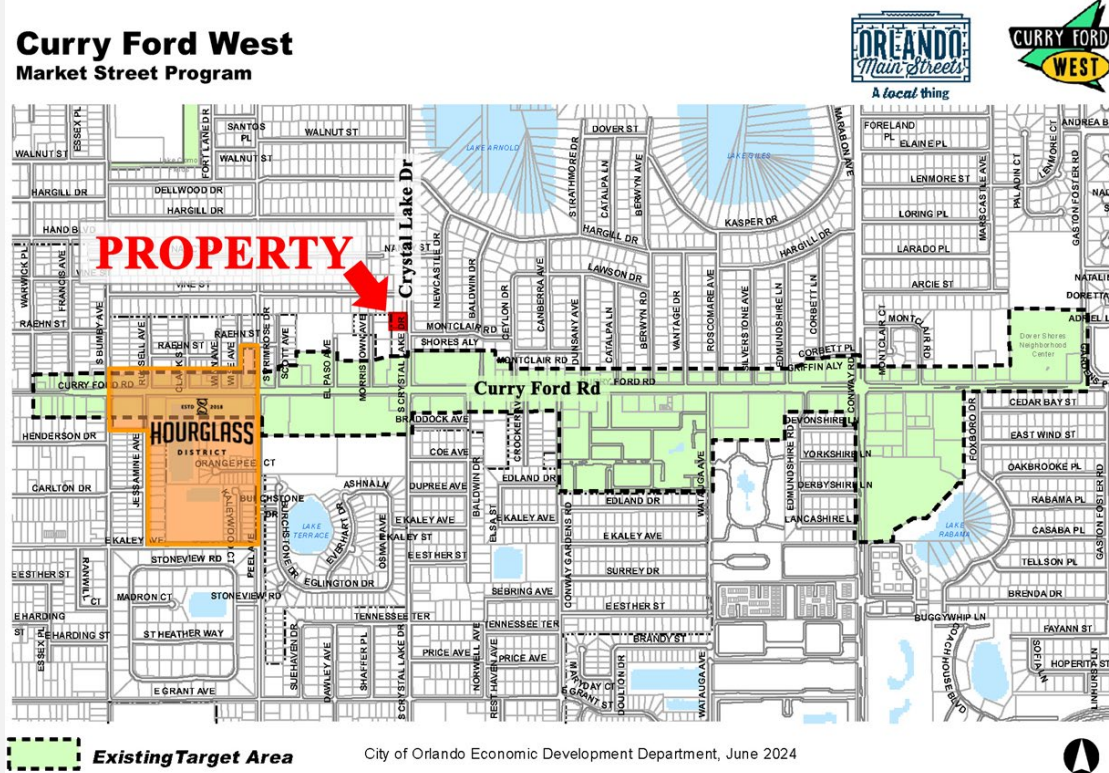


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- One of Orlando's newest accredited Main Street districts, Curry Ford West is also its most uniquely charming.
- Visitors to the district will enjoy a vast collection of craft beer, both locally brewed and from all over the world.
- A selection of diverse dining options - Greek, Lebanese, Mexican, Cuban, Irish, Italian & arguably the best local pizza in Orlando.
- Other businesses and services include produce markets, bakeries, yoga studios, coffee shops & salons perfect for a pampering day.
- Two beautiful nearby lakeside parks and established tree-lined neighborhoods is bound to be the district where most cherished memories are made.



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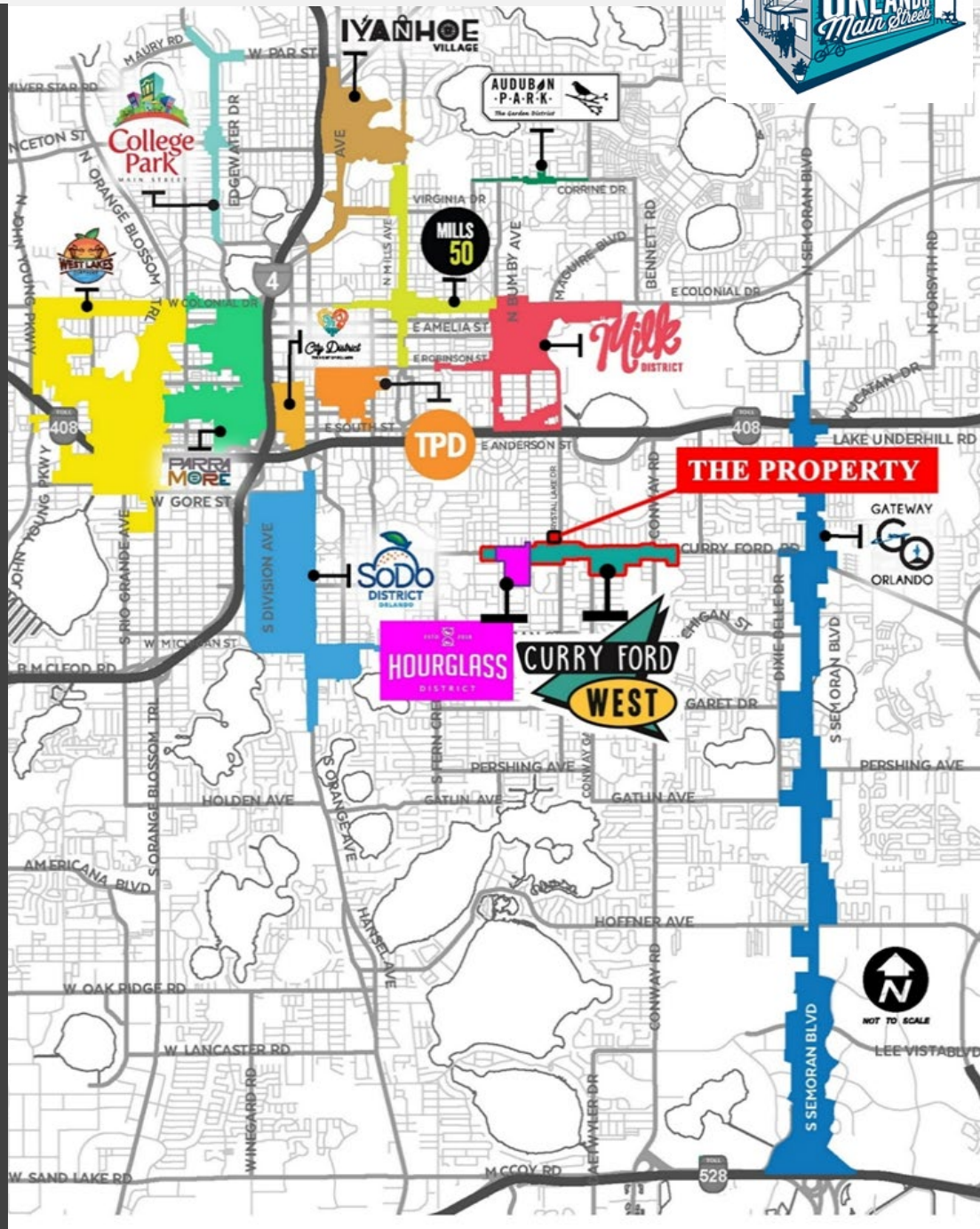
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### Orlando's Main Street Districts



- Created in 2008. With annual financial support, technical assistance and intensive training from the City of Orlando, Orlando Main Street Districts create, define and strengthen the commercial districts in the city.
- The Orlando Main Streets' focus on distinctive architecture, a pedestrian-friendly environment, personal service, local ownership and a sense of community.
- Each District creates an individual work plan envisioned and implemented by a nonprofit Board of Directors.
- Orlando Main Streets serve as the economic backbone for the city's existing neighborhoods.



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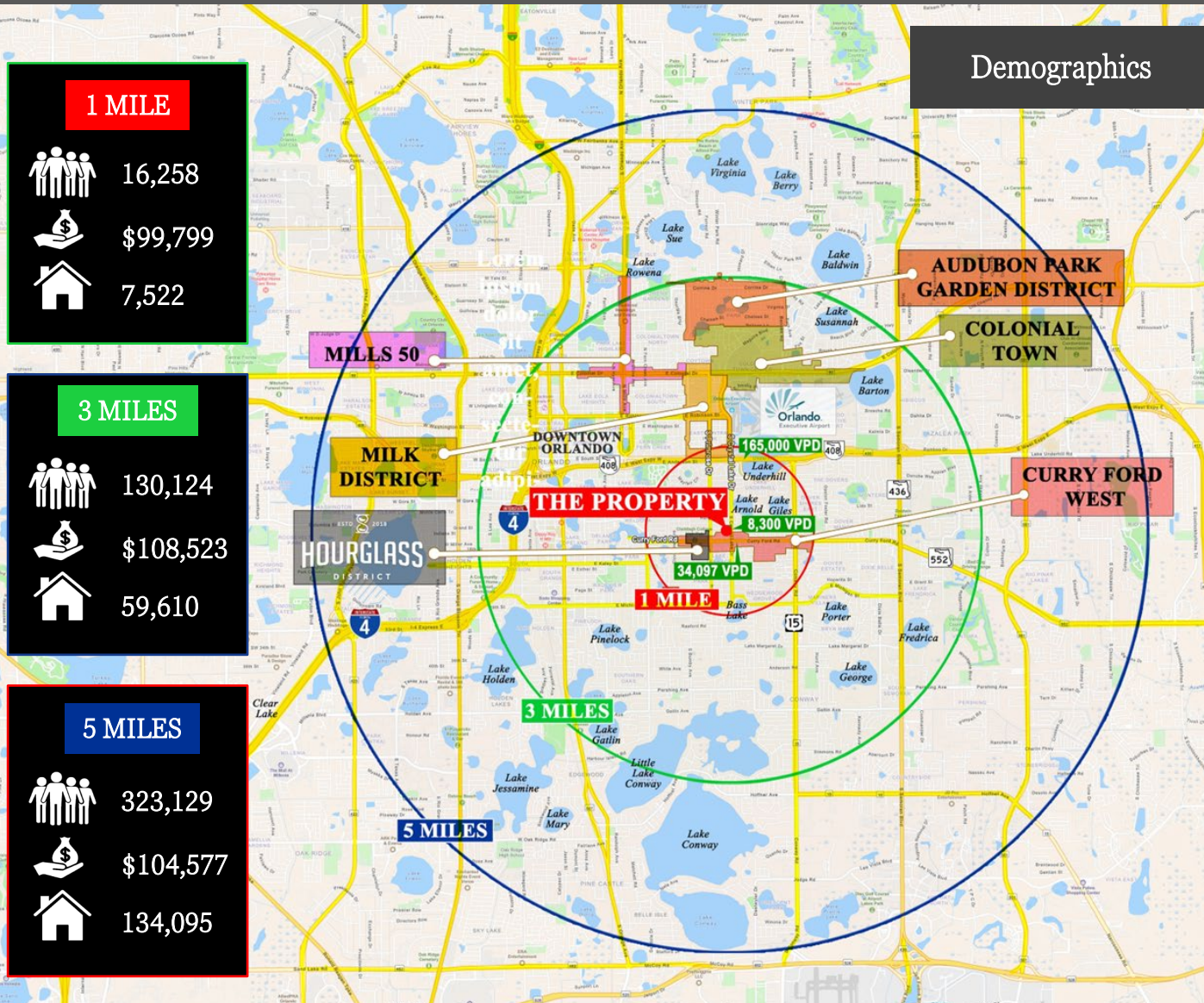
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### Distances

- Hwy 408 which carries approximately 155,000 vehicles per day is less than a mile away.
  - Approximately 3 miles traveling west to Interstate 4 (I-4).
  - About 3 miles to and from Downtown Orlando.
- Orlando International Airport is about 7.6 miles south, an 18-minute drive.

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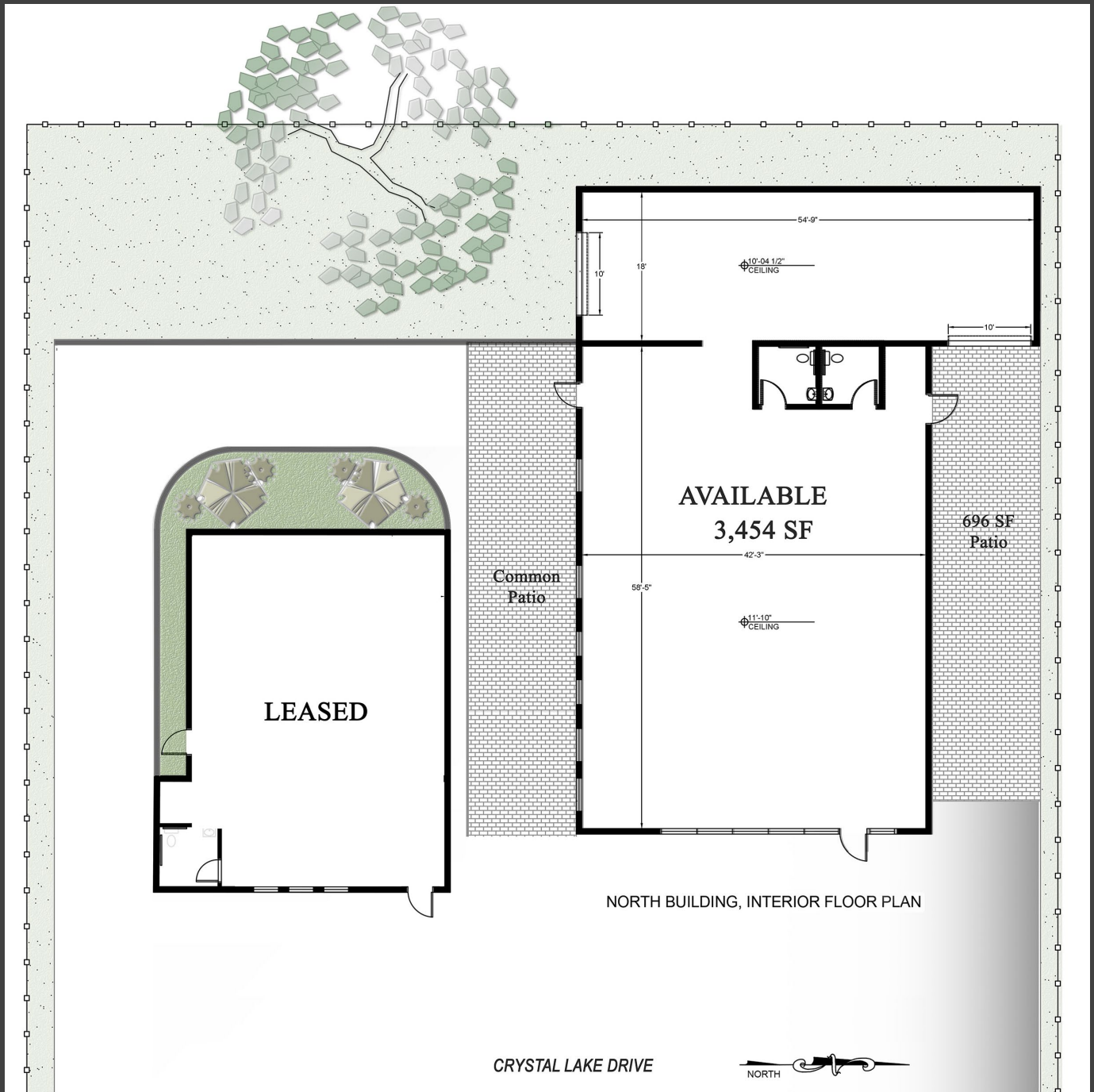
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### Conceptual Site Plan



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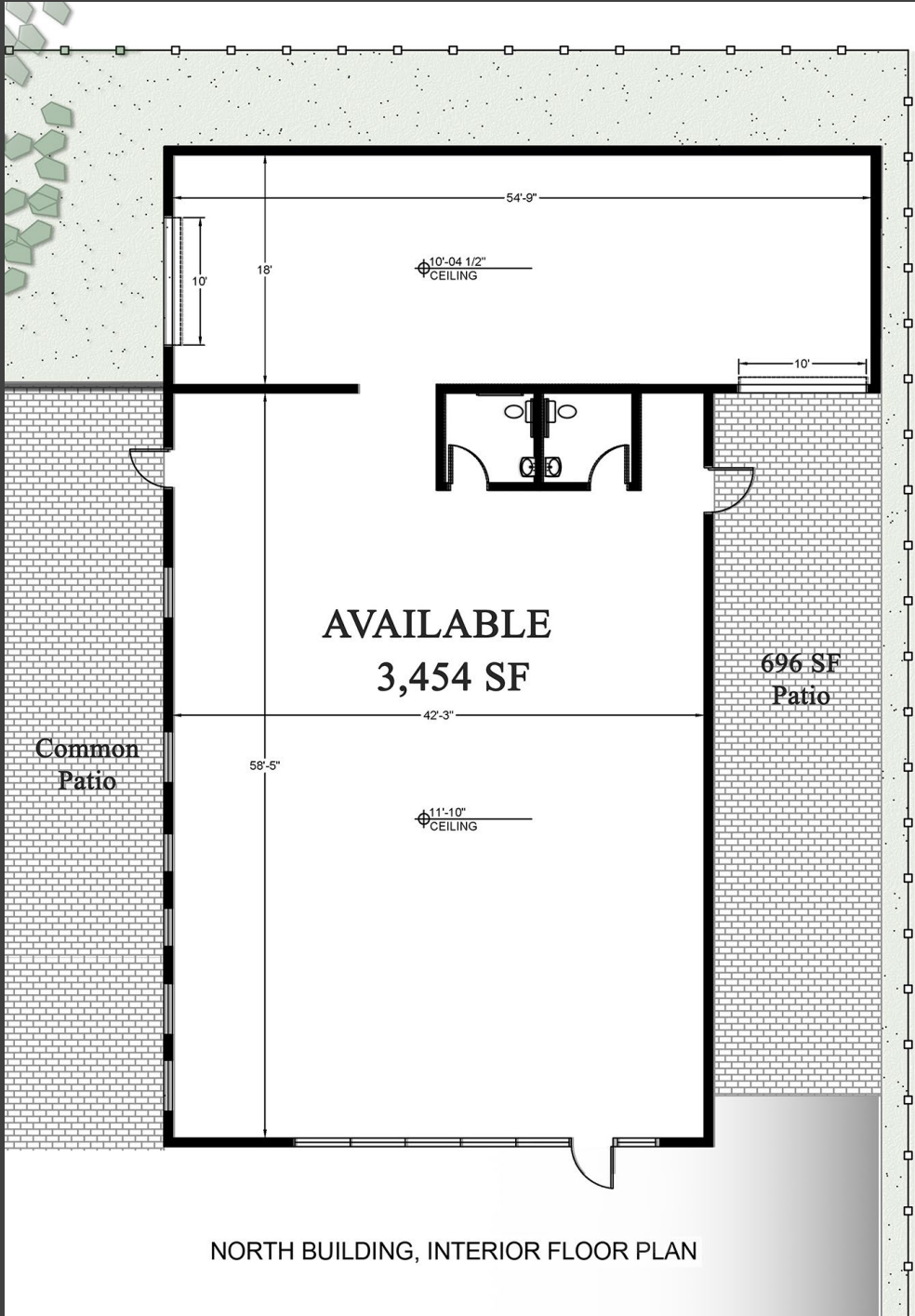
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### Conceptual Floor Plan (Option 1)

- Single Tenant Option
- Open Floor Plan
- Conditioned Vanilla Box
- Bonus roll-up door
- Potential outdoor seating area opportunity
- Open to a variety of F & B concepts, retail and service uses
- 240v, 3 phase power
- Zoned ORL-AC-1
- Land Use Type: COMM-AC

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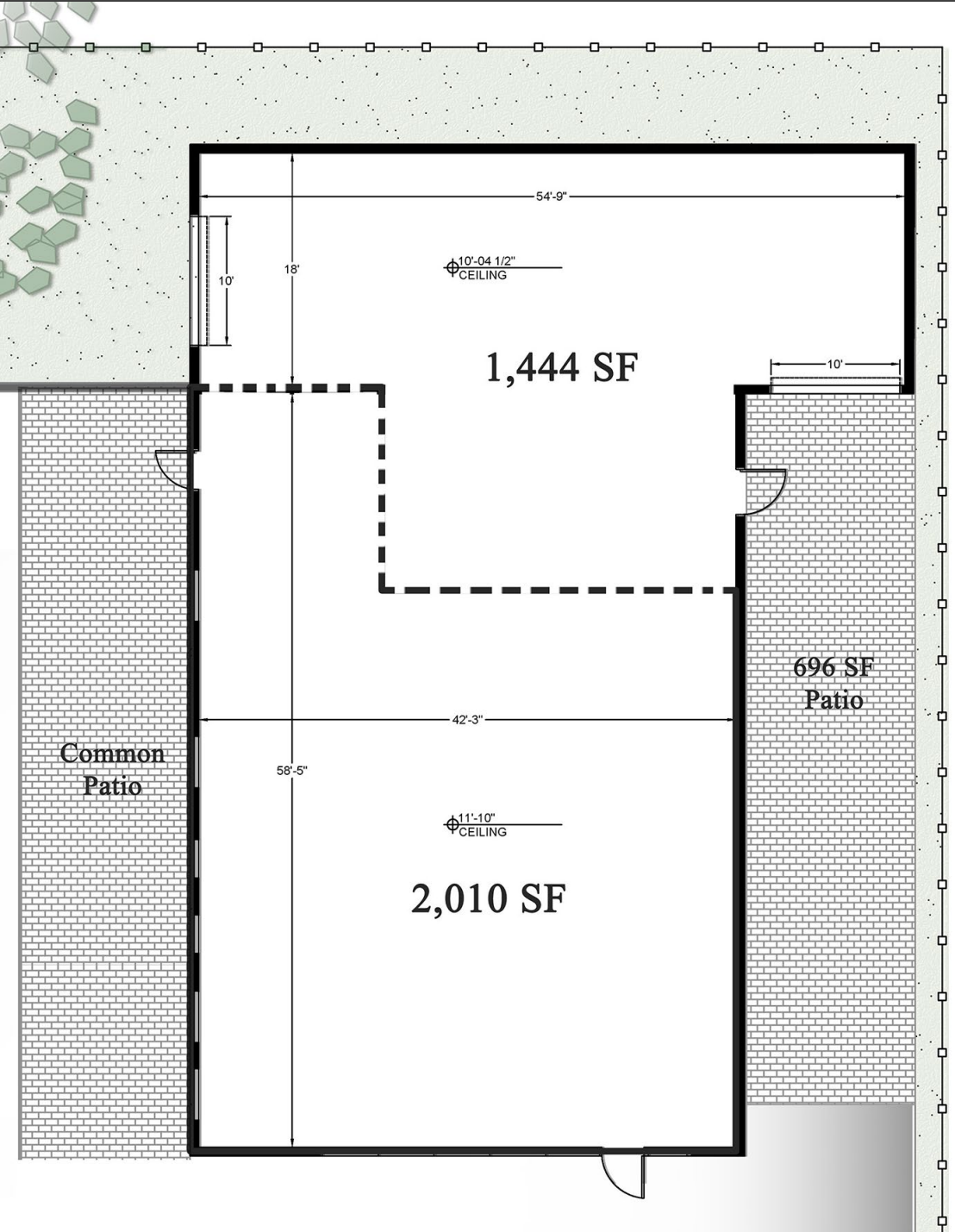


## 1318 S. Crystal Lake Drive | Orlando, FL

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### Conceptual Floor Plan (Option 2)

- Two Tenants Option
- Open Floor Plan
- Conditioned Vanilla Box
- Roll-up door & potential dedicated outdoor seating area on 1,444 SF space
- Shared outside seating area on 2,010 sf space



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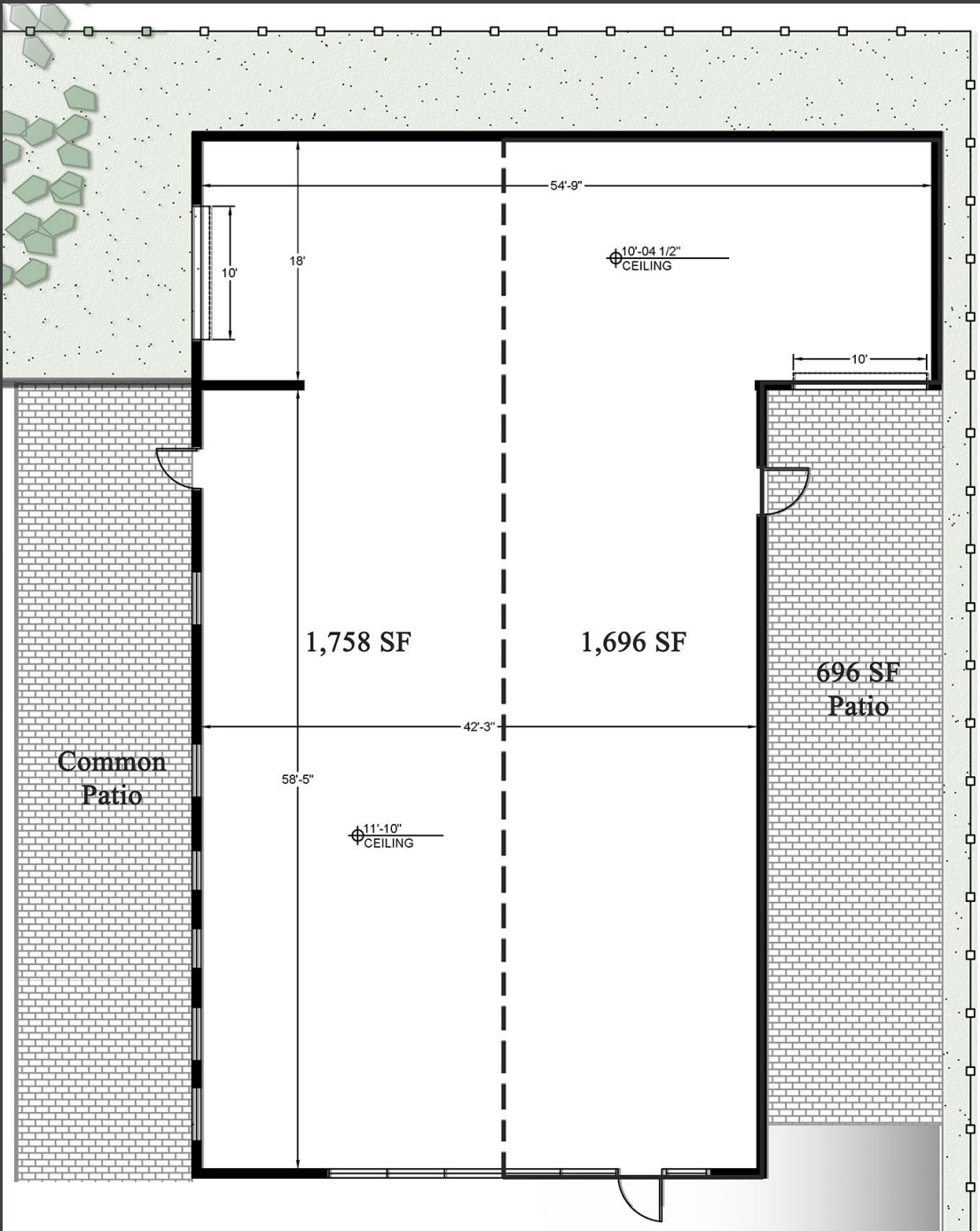
## Conceptual Floor Plan (Option 3)

- Two Tenants Option
- Open Floor Plan
- Conditioned Vanilla Box
- Roll-up door & potential dedicated outdoor seating area on 1,696 SF space
- Shared outside seating area on 1.758 sf space

## Leasing Inquiries:

Doug Badia

**(800) 570-5262**



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