

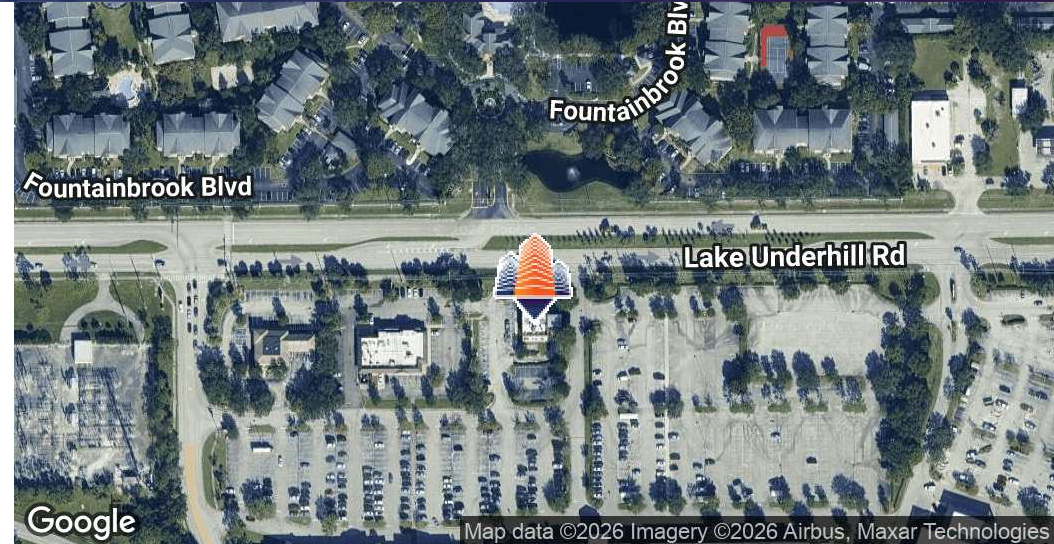
# Waterford QSR Outparcel

12140 Lake Underhill Rd, Orlando, FL 32825



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Free Standing 2nd Gen Restaurant Opportunity with Drive-Thru
- Outparcel to BJ's Wholesale Club
- BJ's Wholesale Club, Lowe's, and Goodwill sees over 2 million visitors per year per placeai
- Full Access on Lake Underhill Rd and Left in, RI/RO on Alafaya Trail
- Close Proximity to UCF, 408, Waterford Lakes, and Avalon Park
- 31,000 cars per day Lake Underhill Rd and 55,500 cars on Alafaya Trail
- Exclusive Parks and Signage
- Join other national co-tenants at this intersection including Sprouts, Bonefish Grill, Orange Theory Fitness, McDonalds, Wells Fargo, Outback Steakhouse, and many more!

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Lot Size:      | 0.83 Acres |
| Building Size: | 2,715 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,210    | 34,205   | 73,058   |
| Total Population  | 9,590    | 98,204   | 229,142  |
| Average HH Income | \$88,864 | \$92,005 | \$97,127 |

Nick Barbato

954.579.2672

NBarbato@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com



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## PROPERTY PHOTO



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AERIAL



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## RETAILER MAP



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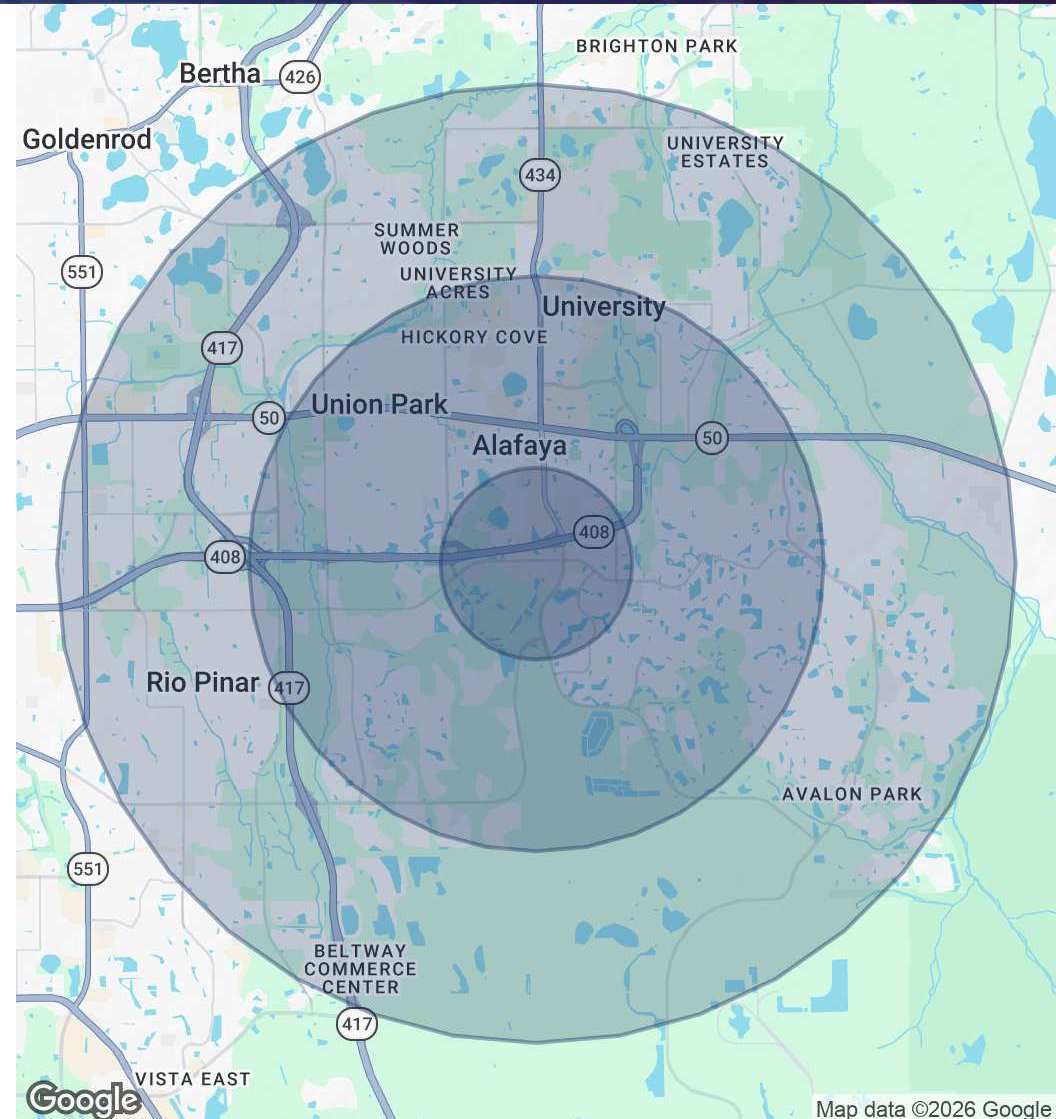
EQUITY  
INVESTMENT  
SERVICES

## DEMOS PAGE

| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 9,590  | 98,204  | 229,142 |
| Average Age      | 36.4   | 35.2    | 34.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,210     | 34,205    | 73,058    |
| # of Persons per HH | 2.3       | 2.9       | 3.1       |
| Average HH Income   | \$88,864  | \$92,005  | \$97,127  |
| Average House Value | \$346,253 | \$351,059 | \$341,086 |

| AGE     | 1 MILE | 3 MILES | 5 MILES |
|---------|--------|---------|---------|
| 0 - 4   | 380    | 4,803   | 10,559  |
| 5 - 9   | 243    | 4,675   | 10,541  |
| 10 - 14 | 484    | 4,892   | 11,754  |
| 15 - 17 | 44     | 2,402   | 8,077   |
| 18 - 20 | 326    | 8,785   | 27,825  |
| 21 - 24 | 1,283  | 10,073  | 22,263  |
| 25 - 34 | 2,035  | 16,367  | 33,724  |
| 35 - 44 | 1,207  | 11,213  | 26,670  |
| 45 - 54 | 1,111  | 12,584  | 27,767  |
| 55 - 64 | 1,020  | 10,598  | 23,328  |
| 65 - 74 | 881    | 7,348   | 15,899  |
| 75 - 84 | 301    | 3,205   | 7,777   |
| 85+     | 278    | 1,276   | 2,980   |



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