



**FOR LEASE**  
Call for Pricing



**7335 S US HWY 17-92  
FERN PARK, FL 32730**

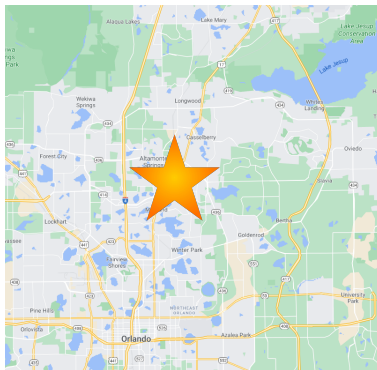
**Medical Office Pad  
Ready for Development**

For More Information:

**Bobby Bridges**

407 616 1025

bobby@v3capgroup.com



## PROPERTY HIGHLIGHTS

- Medical/Retail outparcel approved for  $\pm 6,072$  SF building
- 90ft of direct frontage on 17-92 with traffic counts of 55,500 AADT
- Ample parking with cross access
- Adjacent to 100+ bed assisted living community & less than 1 mile to Garden Park Senior Living
- Centrally located to serve Winter Park, Altamonte Springs, Maitland, and Casselberry

## DEMOGRAPHICS

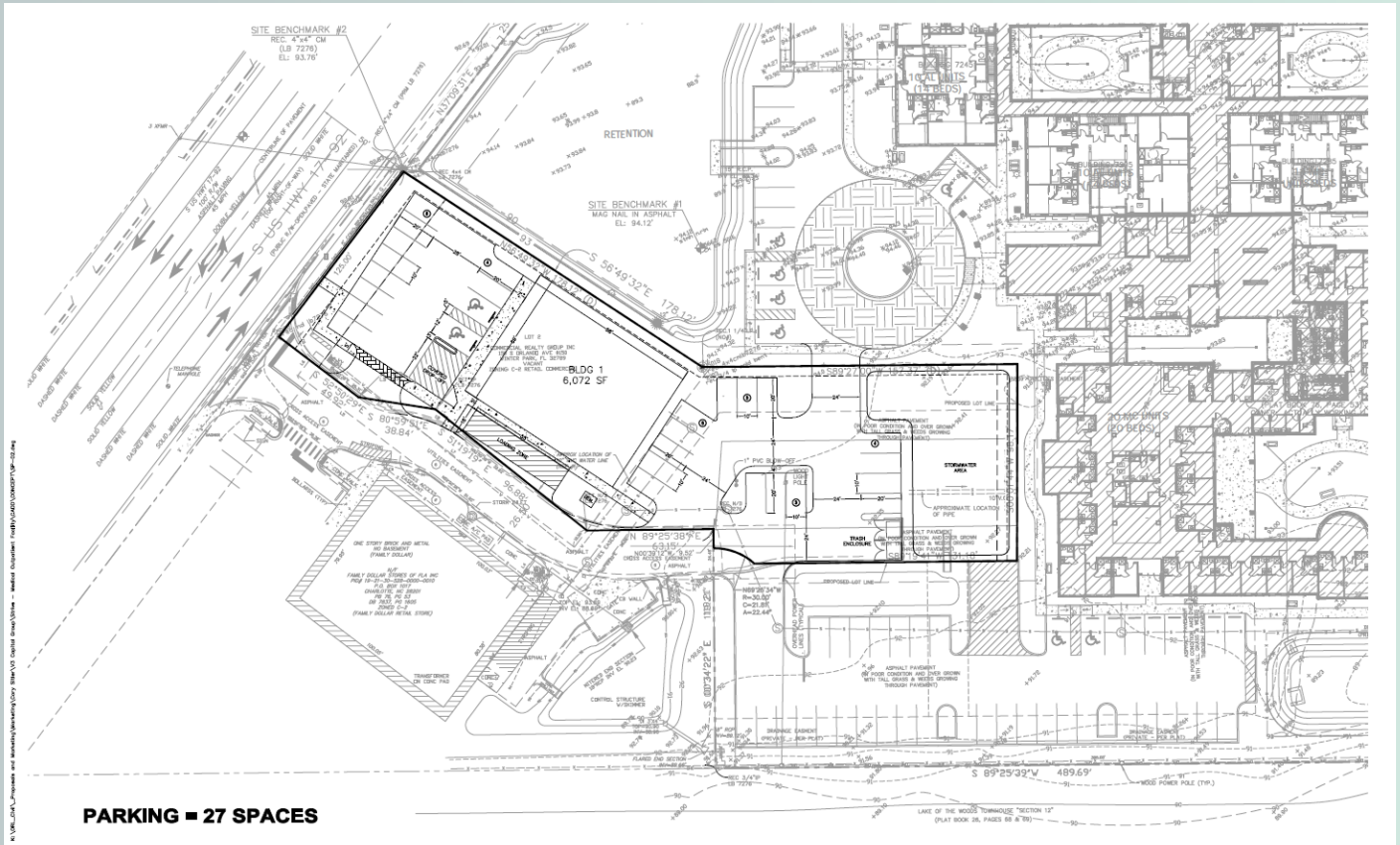
	1 MILE	3 MILE	5 MILE
Population	11,954	93,159	261,641
Households	5,066	40,011	109,908
Avg HH Income	\$68,662	\$84,598	\$86,676

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# SITE PLAN



# RETAILER MAP



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