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Available

3212 Curry Ford Road
Orlando, FL 32806

Demographics

10 Mins Drive Time (2024)



155,734
POPULATION



\$93,457
AVG HH
INCOME



69,218
HOUSEHOLDS



38.9
MEDIAN AGE



249,329
DAYTIME
POPULATION

Property Highlights:

- Large, 1.86-acre parcel with a 14,128 s.f. freestanding retail building
- Hard signaled corner with great visibility and easy access
- Minutes from several regional medical centers and Orlando Health's main hospital campus and headquarters
- Close proximity to Downtown Orlando that has world-renowned entertainment venues including the Kia Center and Dr. Phillips Performing Arts Center
- Strong demographics boasting 128,350 full-time residents within a 3-mile radius
- Owner willing to consider ground lease, build to suit or sale

Brandon Delanois

Executive Vice President

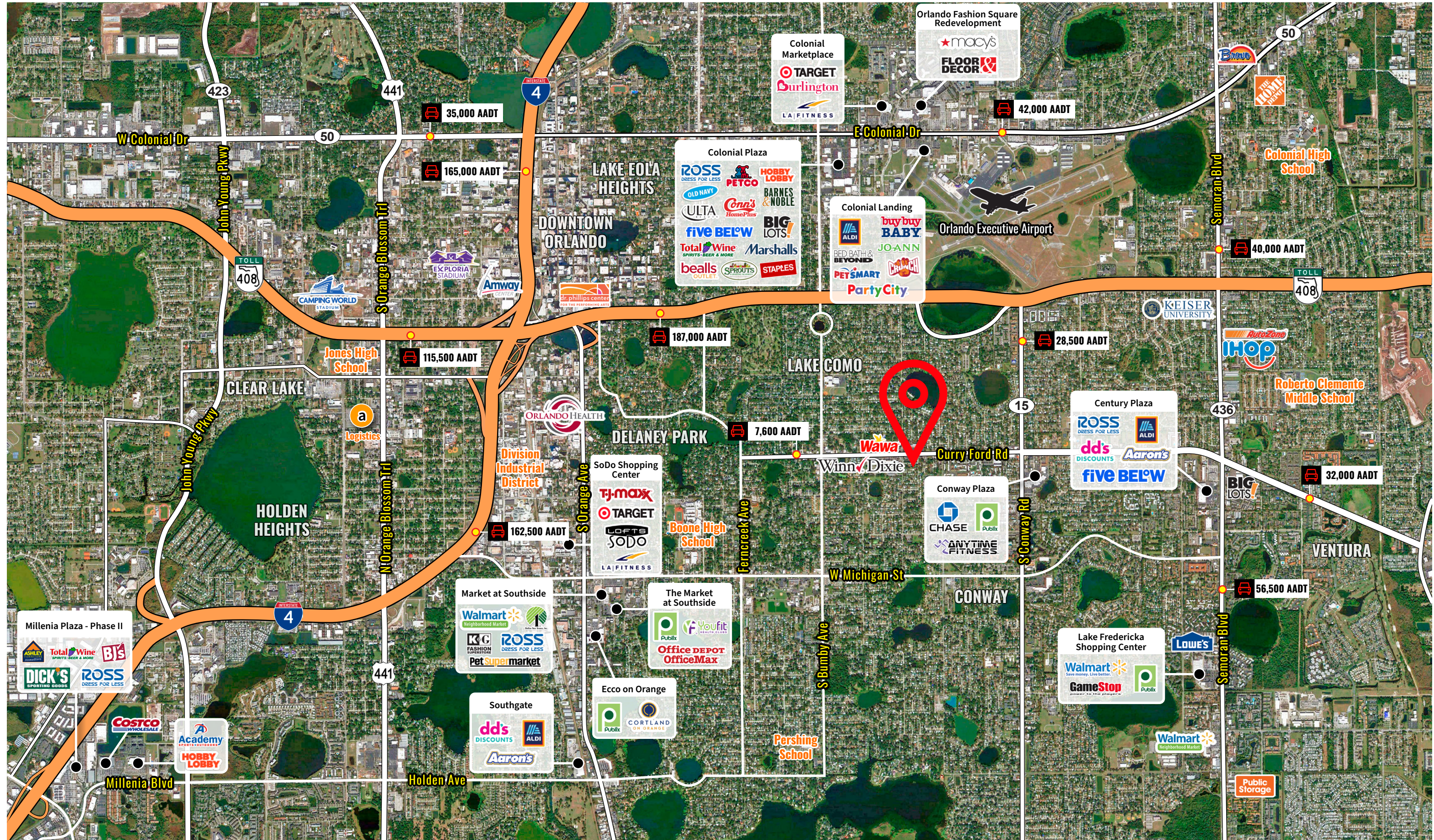
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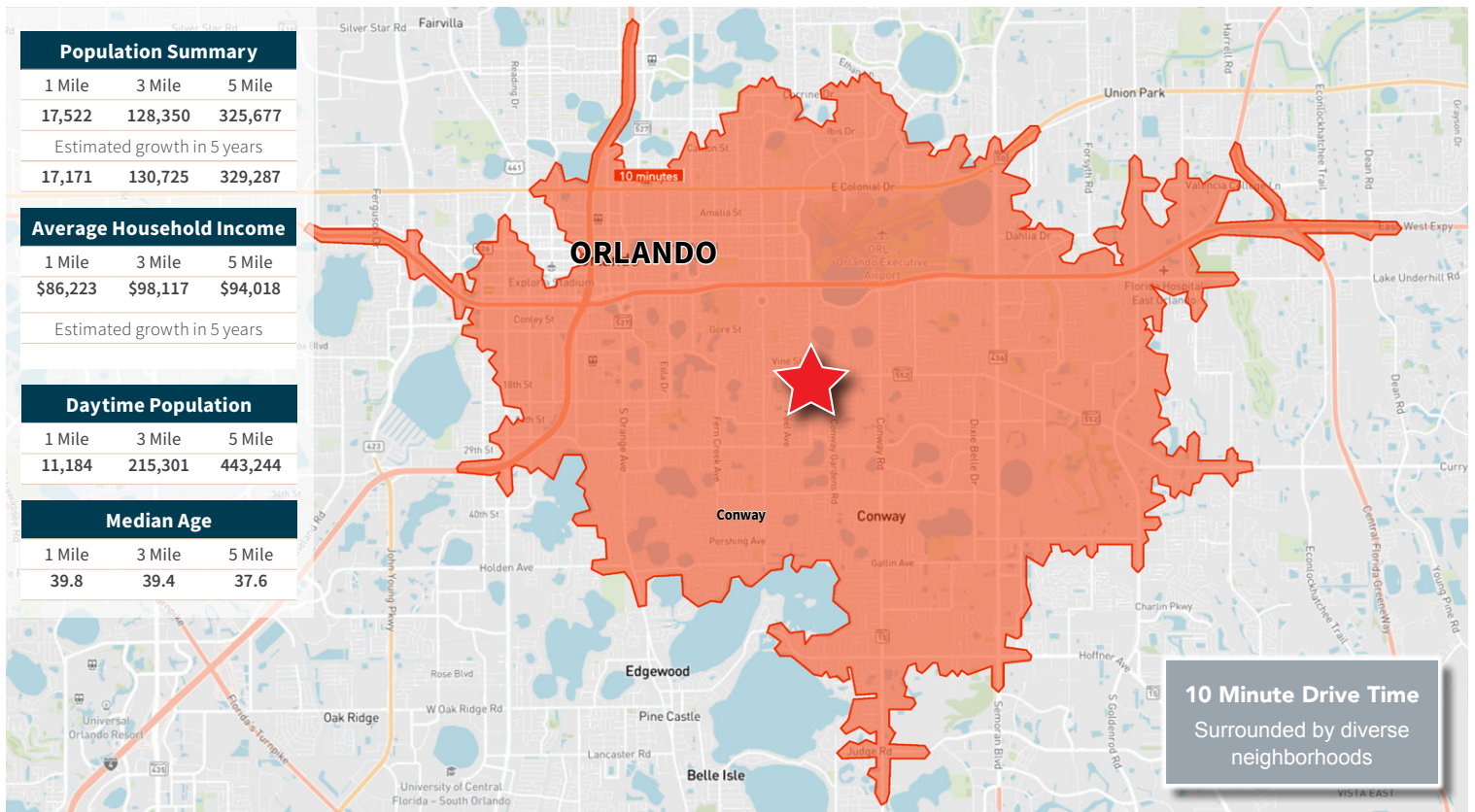


Market Aerial



Demographics: 10 Minute Drive Time

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Population Summary

1 Mile	3 Mile	5 Mile
17,522	128,350	325,677
Estimated growth in 5 years		
17,171	130,725	329,287

Average Household Income

1 Mile	3 Mile	5 Mile
\$86,223	\$98,117	\$94,018
Estimated growth in 5 years		

Daytime Population

1 Mile	3 Mile	5 Mile
11,184	215,301	443,244

Median Age

1 Mile	3 Mile	5 Mile
39.8	39.4	37.6



METRO RENTERS: Highly mobile, educated, risk takers
Median Age: 32.5
Median HH Income: \$67,000
LifeMode Group: Uptown Individuals
Socioeconomic Traits: Well-educated consumers, many currently enrolled in college. Very interested in the fine arts and strive to be sophisticated; value education and creativity. Willing to take risks and work long hours to get to the top of their profession.



METRO FUSION: Diverse, hard-workers, brand savvy shoppers
Median Age: 29.3
Median HH Income: \$35,700
LifeMode Group: Midtown Singles
Socioeconomic Traits: They work hard to advance in their professions, including working weekends. They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.



OLD AND NEWCOMERS: Singles' lifestyles, on a budget
Median Age: 39.4
Median HH Income: \$44,900
LifeMode Group: Middle Ground
Socioeconomic Traits: Consumers are price aware and coupon clippers but open to impulse buys. They are attentive to environmental concerns. They are comfortable with the latest technology.



PARK AND REC: Suburbanites have achieved the dream of home ownership.
Median Age: 40.9
Median HH Income: \$60,000
LifeMode Group: GenXurban
Socioeconomic Traits: This is a financially shrewd market; consumers are careful to research their big-ticket purchases. When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.

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