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NEIGHBORHOOD RETAIL BUILDING HOUGLASS DISTRICT

2006 Curry Ford Rd

Orlando, FL 32806

FOR SALE



**Featuring Frontage /
Signage / Parking /**

2,400 SF + 408 SF Canopy | 11,339 SF Lot | 0.26 Acre

**Curry Ford Corridor | Hourglass District | Orlando, FL
Bricked Road | Frontage | Signage | Parking
Grow in The Hourglass**

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OFFERED BY:

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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deemed 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.

PROPERTY INFORMATION

Parcel ID:	06-23-30-0000-00-071
Building Size:	2,400 SF (Base Area) + 408 SF Canopy
Building Class:	Commercial
Land Area:	11,339 SF (±) / 0.26 Acres W 84 FT OF N 165 FT OF E 264 FT OF NW1/4 OF NE1/4 OF NW1/4 (LESS N 30 FT FOR ROAD) OF SEC 06-23-30
Water, Sewer:	City

PROPERTY OVERVIEW

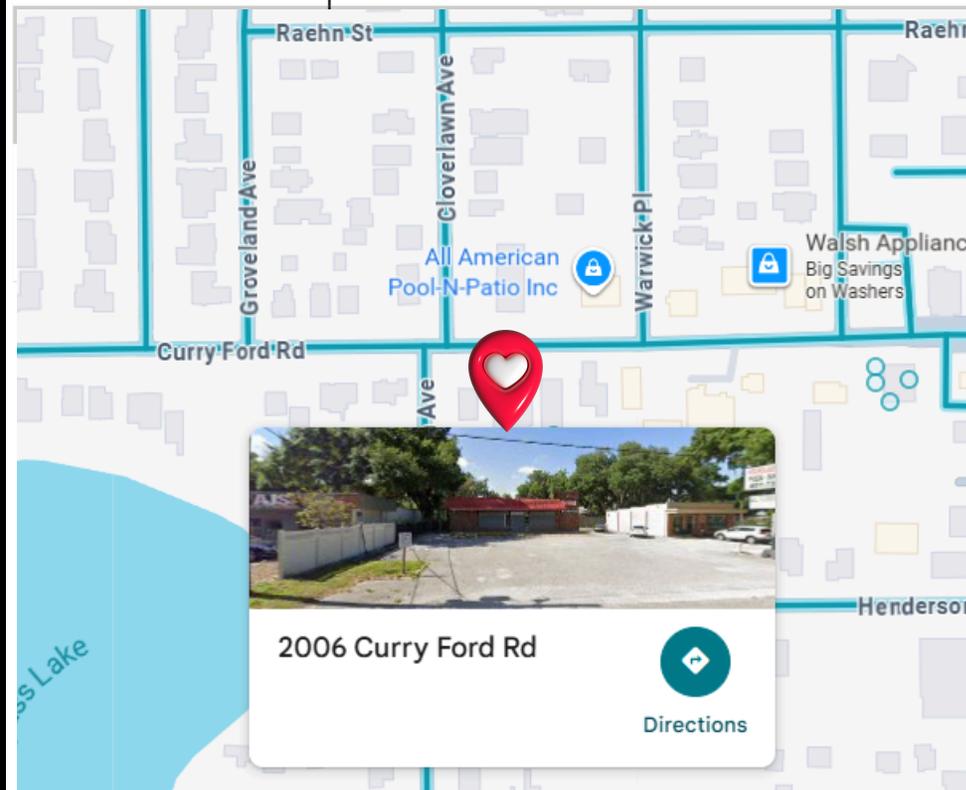
PROPERTY OVERVIEW

Located along the **high-visibility Curry Ford corridor**, this **2,400 SF single-story retail building** offers a prime opportunity for owner-user or investor alike. The property sits on **0.26 acres** with ample parking and a **408 SF canopy**, making it ideal for a variety of commercial uses, including **retail, restaurant, salon, medical, and service-based businesses.**

Positioned in **unincorporated Orlando**, the property accommodates broad commercial applications and benefits from proximity to **Downtown Orlando**, major residential neighborhoods, and key arterial roads. With steady population growth, strong nearby demographics, and a diverse retail mix, this location is set up for long-term value creation.

PROPERTY HIGHLIGHTS

- ▶ **Building:** 2,400 SF retail / commercial building (+ 408 SF canopy)
- ▶ **Land:** ± 0.26 acres / 11,339 SF
- ▶ **Prime frontage on Curry Ford Road** with excellent visibility
- ▶ **Ample on-site parking** and building signage opportunities
- ▶ Located 2/10ths of a mile (800 ft, 240 meters) from the popular Bumby & Curry Ford intersection near Downtown Orlando, SR-408, and major employment hubs
- ▶ Surrounded by established and newly built high-density residential communities and complementary retail
- ▶ Established traffic corridor with consistent local and commuter flow

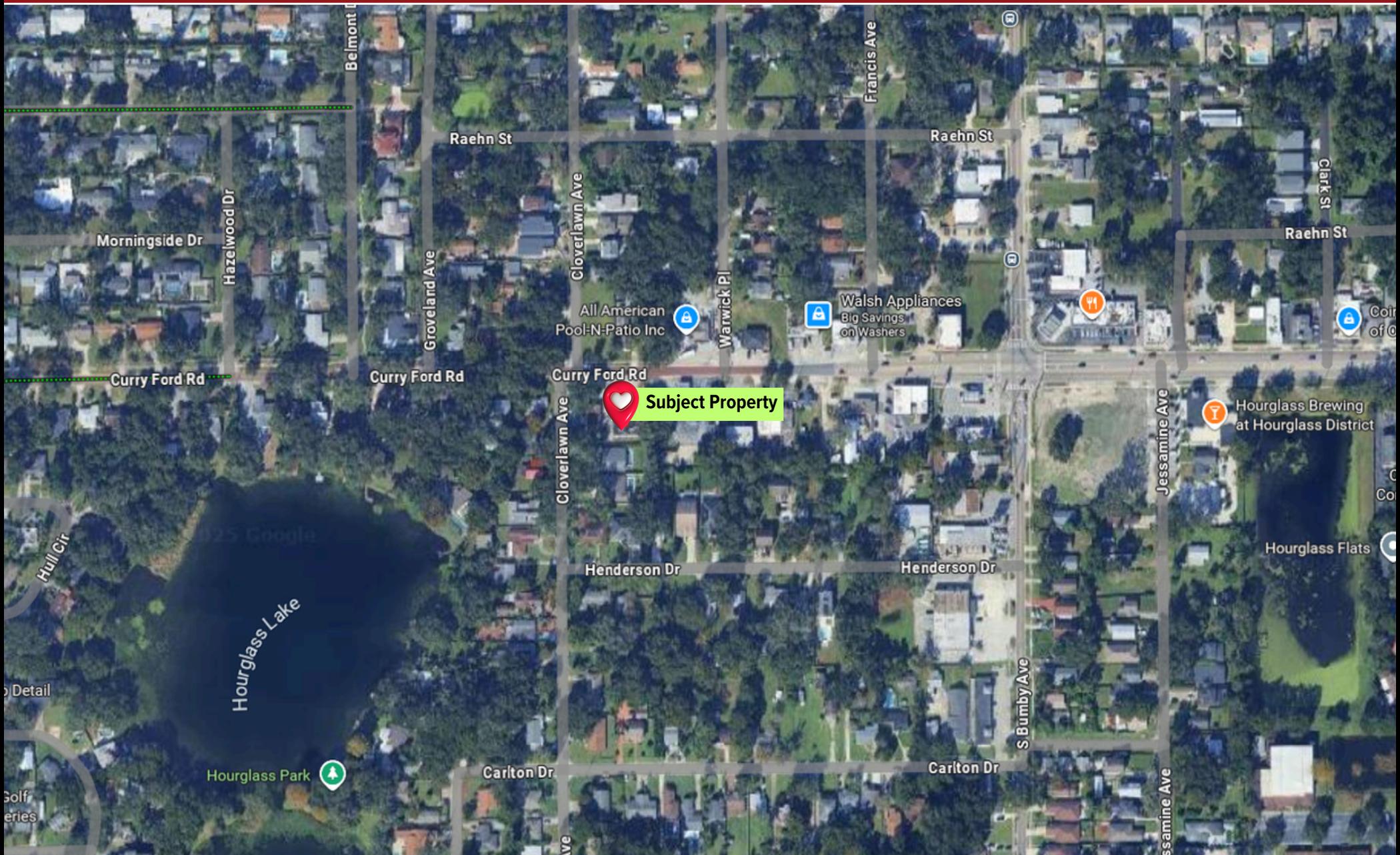




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“Own your piece of the neighborhood.” “Place your vision in The Hourglass”



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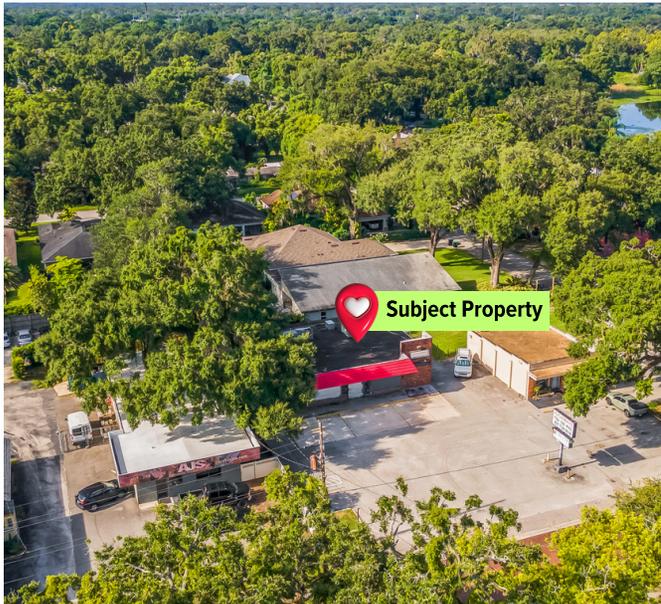




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PHOTOS





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STATISTICS

Think, Thrive & Live Local. Own Your Future @ 2006 Curry Ford Road!

Why lease when you can own a high-visibility retail building on one of Orlando’s most dynamic district corridors? Positioned along the bricked portion of Curry Ford Road, this property sits at the nexus of an original Orlando neighborhood and the heart of the Curry Ford Corridor shopping and hospitality area, surrounded by established neighborhoods, schools, and thriving local businesses. With strong daily traffic counts and a built-in customer base, this is your opportunity to secure a prime commercial location in a fast-growing market.

Be Your Own Landlord. Build Equity, Not Rent Receipts.

This 2,400 SF single-story retail building, plus a 408 SF canopy, sits on 11,339 SF (0.26 acres) and offers ample parking, strong frontage, and unbeatable exposure. Whether you’re a retail operator, medical professional, salon owner, or investor, this property gives you the flexibility to customize the space for your needs while capitalizing on long-term growth.

Area Highlights

- **Strategic Location** – Minutes from **Downtown Orlando** and SR-408
- **High Traffic Counts** – Exceptional visibility and steady daily drive-by exposure
- **Surrounded by Growth** – Dense residential neighborhoods, highly rated schools, and many local daytime and shift employers
- **Ample Parking & Signage** – Large post sign. Opportunity for building signage. On-site parking
- **Owner-User or Investor Opportunity** – Ideal for establishing your business or leasing out for income

LOCAL STATISTICS

Metric	Details
Orlando MSA Population	2.67 Million
Median Income (East Orlando)	\$91,000+
Nearby Daily Traffic Count	~41,000+ Vehicles/Day
Visitor Volume (Orlando 2022)	74 Million
Retail Demand Index	Top 5
Commercial Occupancy Rate	95%+