



FOR LEASE

AVAILABLE SPACE

7,642 SF

ZONING

C4-SC

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PROPERTY HIGHLIGHTS

Located at 1513 N Zaragoza Rd, this exceptional retail center offers unmatched visibility and strong co-tenancy. Anchored by Tropical Smoothie Café, the site benefits from steady daily traffic and is situated next to Planet Fitness and Corralito Restaurant, ensuring consistent exposure. Positioned along one of the Zaragoza Road's busiest intersections, the property offers a restaurant-ready space as well as three versatile suites that can accommodate office, retail, or fitness uses, with one previously occupied by 9Rounds. This site is surrounded by dense residential neighborhoods as well as numerous thriving retail and business establishments. The property sits within a high-density ZIP code, making it an ideal opportunity for food and beverage operators or other retailers seeking a vibrant, high-traffic location.



- SUITE B - 1,409 SF
- SUITE C - 1,471 SF
- SUITE D - 1,004 SF
- SUITE E - 1,004 SF

MAJOR TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



110,470
POPULATION
3-MILE RADIUS



\$73,879
AVG HH INCOME
3-MILE RADIUS



\$56,896
MEDIAN HH INCOME
3-MILE RADIUS



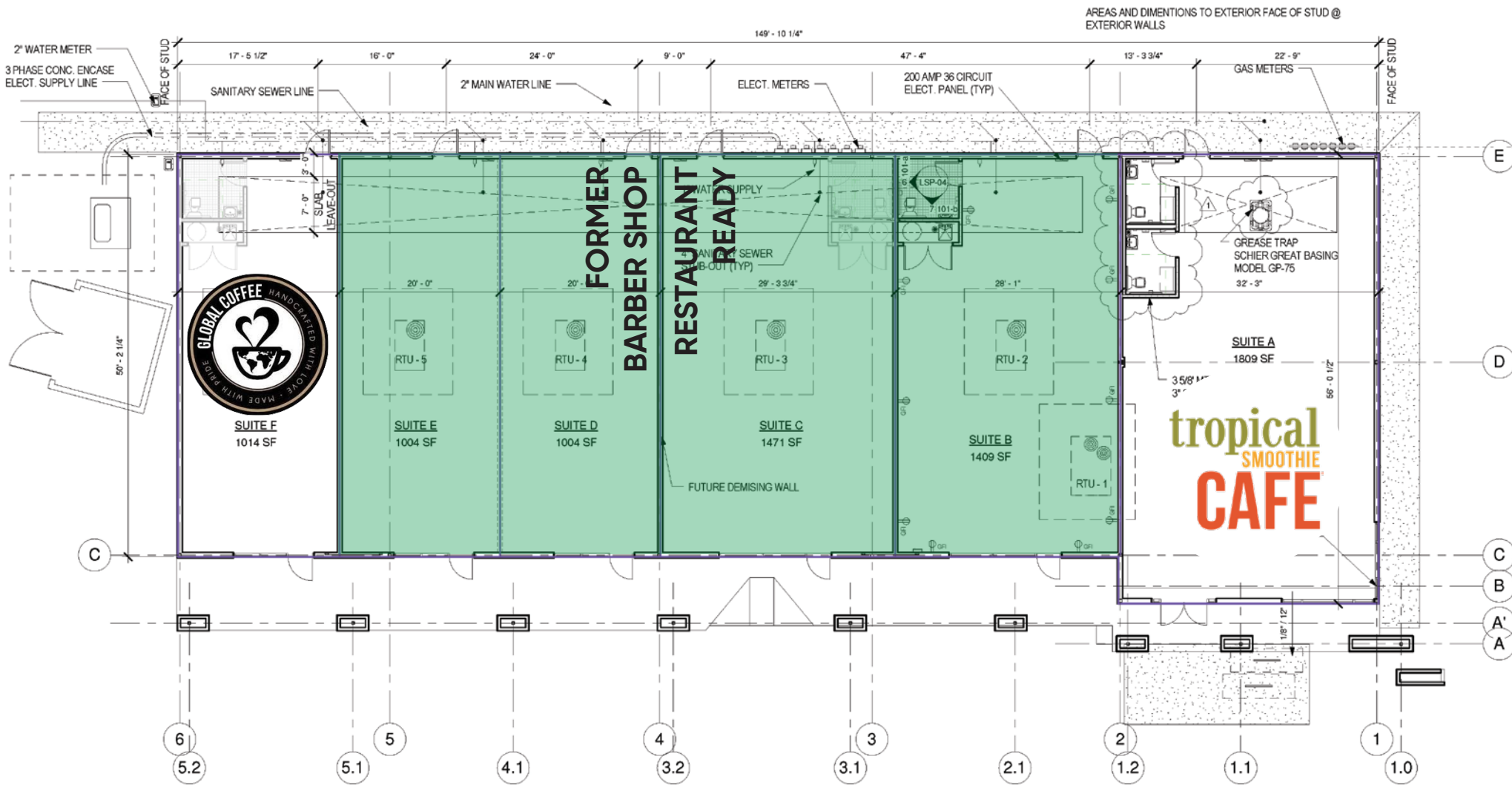
TRAFFIC COUNTS
N ZARAGOZA RD: 27,806 VPD
PELLICANO DR: 19,055 VPD
(TDT)



Major traffic generators

SUITE B - 1,409 SF
 SUITE C - 1,471 SF - RESTAURANT READY
 SUITE D - 1,004 SF - FROMER BARBERSHOP
 SUITE E - 1,004 SF

SITE PLAN



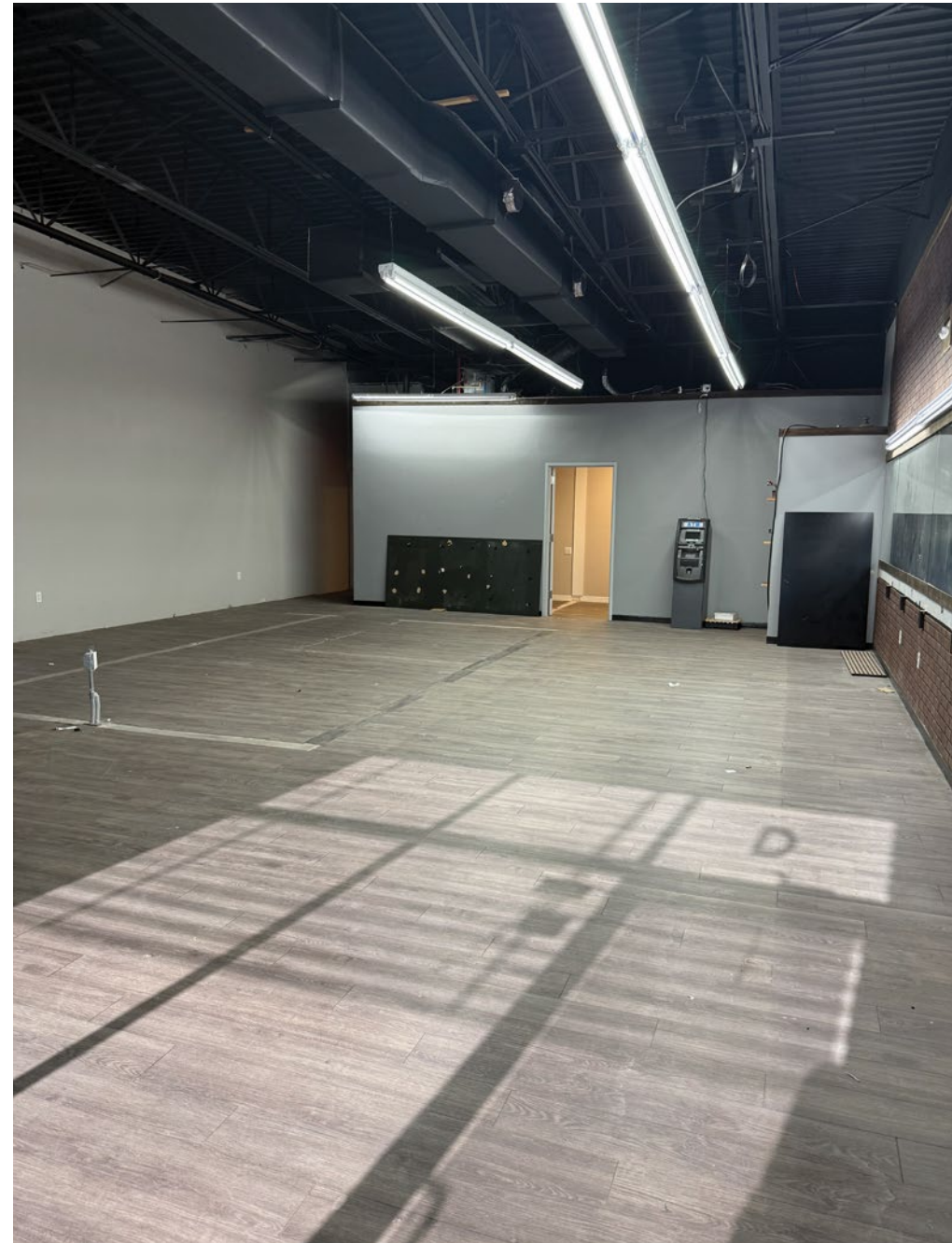
- SUITE B - 1,409 SF
- SUITE C - 1,471 SF - RESTAURANT READY
- SUITE D - 1,004 SF - FROMER BARBERSHOP
- SUITE E - 1,004 SF

SUITE C



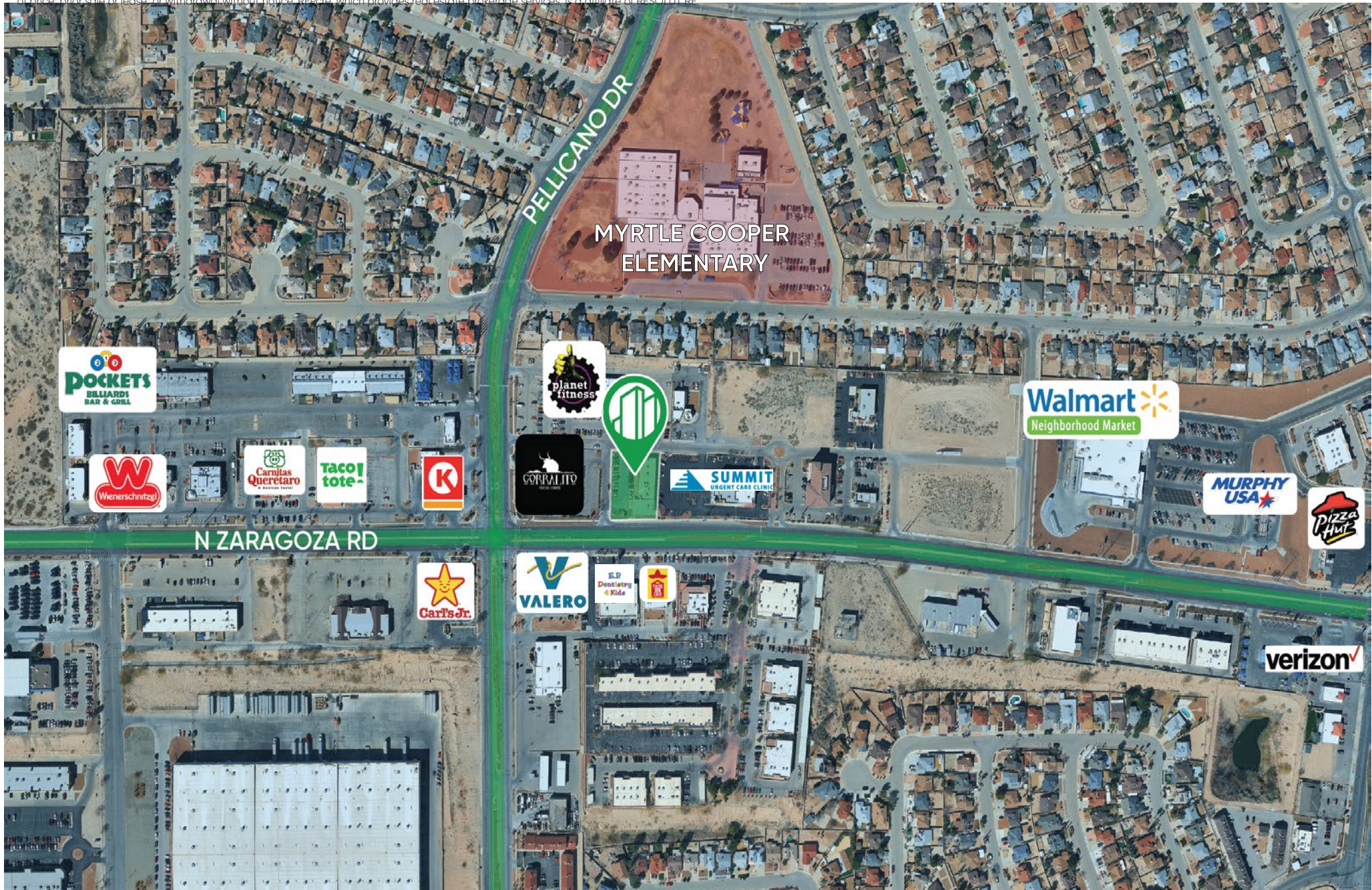
SUITE B
FORMER 9ROUND GYM

SUITE D



AERIAL

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