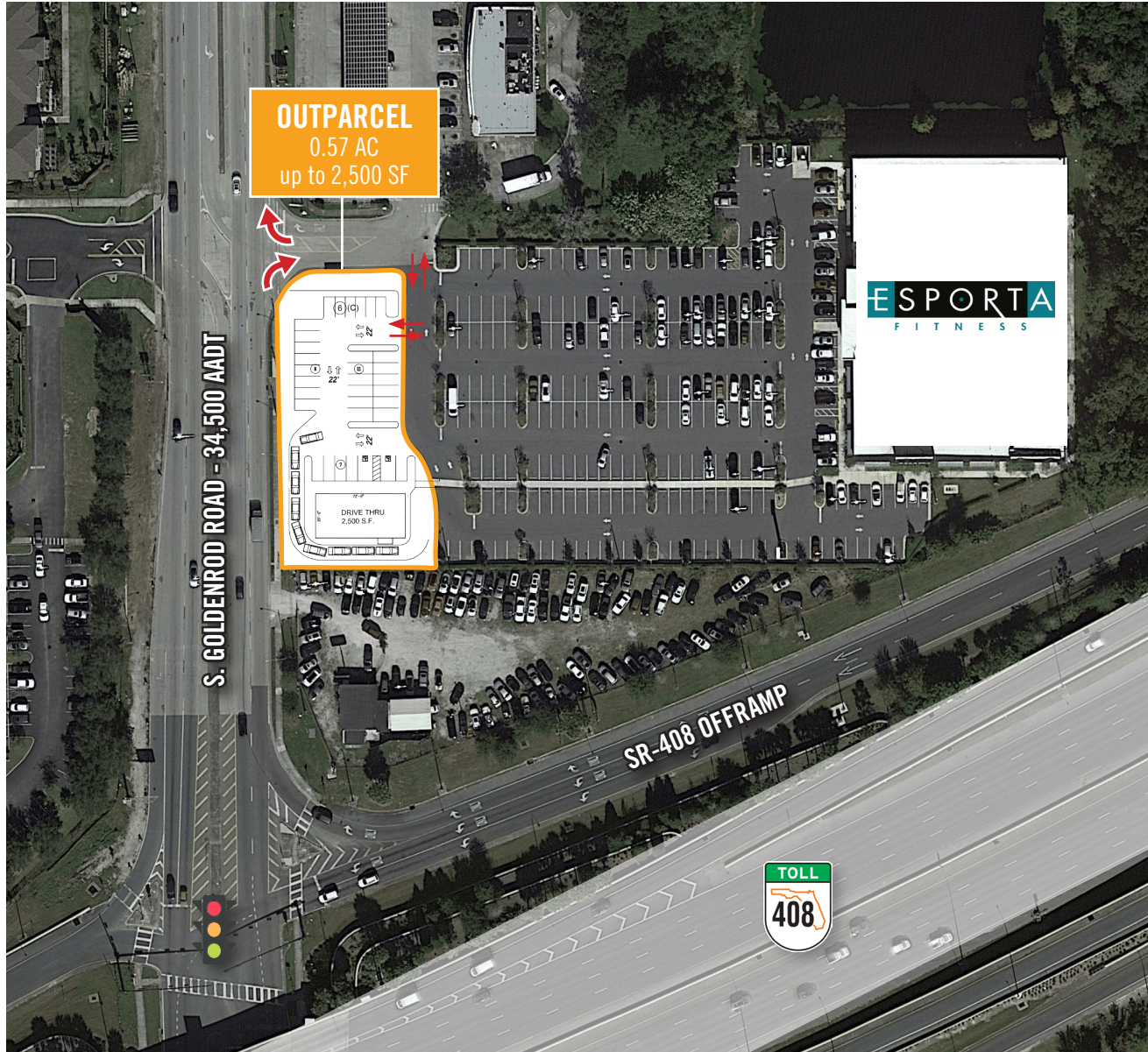


GOLDENROD OUTPARCEL

189 S. Goldenrod Road, Orlando, FL 32807

GROUND LEASE OR BUILD TO SUIT



PROPERTY HIGHLIGHTS

- » 0.57-acre outparcel anchored by Esporta Fitness
- » Ground lease or build to suit up to 2,500 SF
- » Drive-thru available
- » Located on S. Goldenrod Road just north of SR-408
- » Site has 222' of frontage on S. Goldenrod Road with a traffic count of 34,500 cars per day
- » Directly across the street from a 343-unit multifamily community
- » Site is near (0.5 mile) AdventHealth East Orlando with 295 beds and more than 2,000 employees
- » Quick access to SR-408 (136,500 AADT)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,557	119,218	316,365
Households	5,821	44,742	124,676
Daytime Population	7,942	67,661	199,346
Ave. HH Income	\$58,583	\$59,476	\$72,079



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TERRENCE HART
SENIOR DIRECTOR

📞 407.458.5406
✉ Terrence.Hart@FranklinSt.com

KATY TAYLOR
SENIOR ASSOCIATE

📞 407.458.5429
✉ Katy.Taylor@FranklinSt.com





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