

FOR LEASE



**PROPERTY DESCRIPTION**

The Shoppes at Lake Calvert is a 9,964 sq. ft. multi-tenant strip center located on East Colonial Drive (SR-50) in the University East submarket.

The property is located approximately 2 miles from the University of Central Florida, which has the largest enrollment in the country – 66,000 students. It is also located less than a mile from the Central Florida Research Park which has approximately 10,000 employees working at various companies.

**PROPERTY HIGHLIGHTS**

- Great access, visibility, signage and frontage on East Colonial Drive
- New Student Housing Project Finished directly across the street in 2021
- Easy access to Highway 408

**OFFERING SUMMARY**

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	4
<b>Available SF:</b>	1,625 SF
<b>Building Size:</b>	9,964 SF

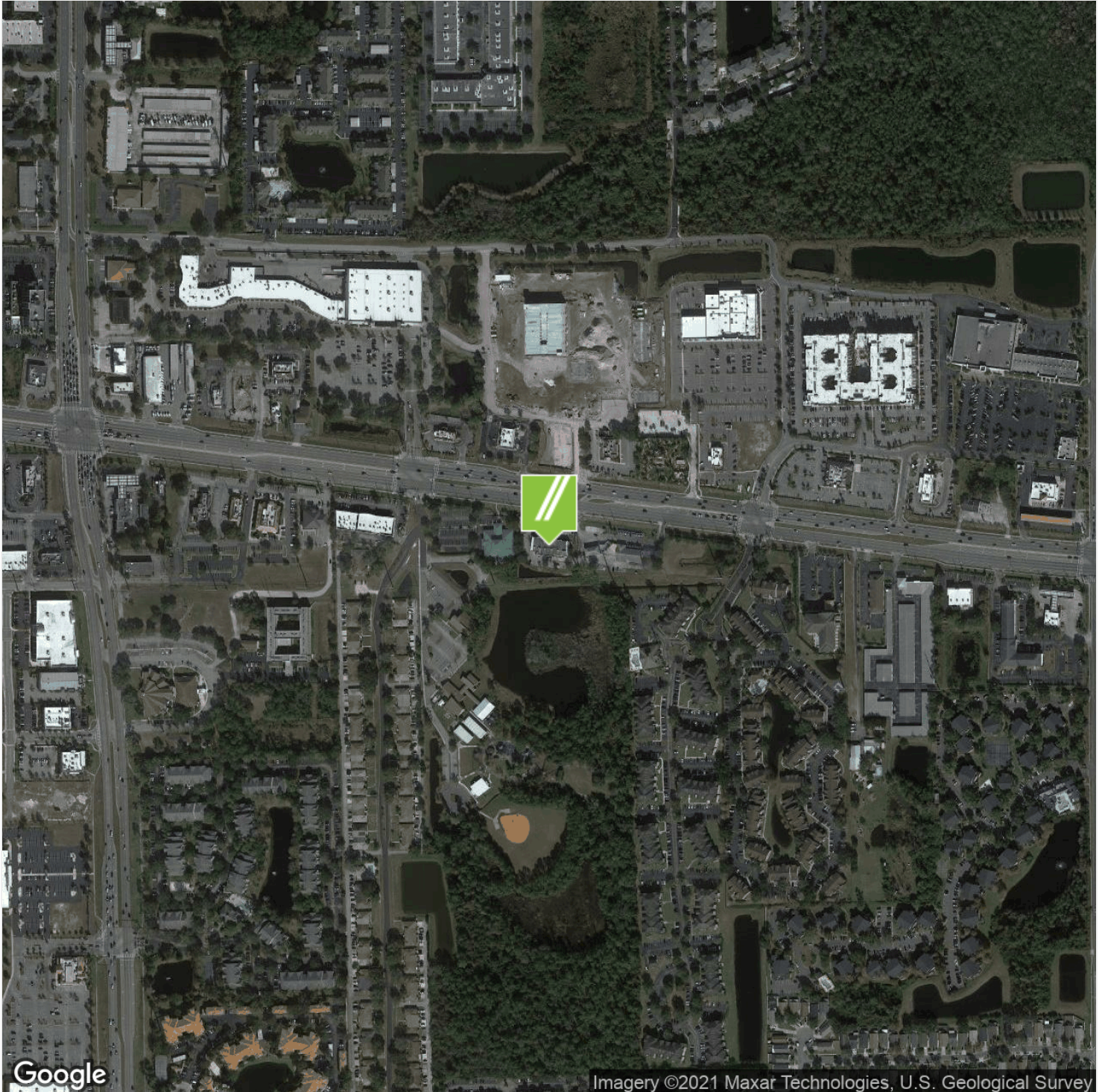
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,802	33,989	77,604
<b>Total Population</b>	12,454	9,864	223,554
<b>Average HH Income</b>	\$58,025	\$68,738	\$79,151

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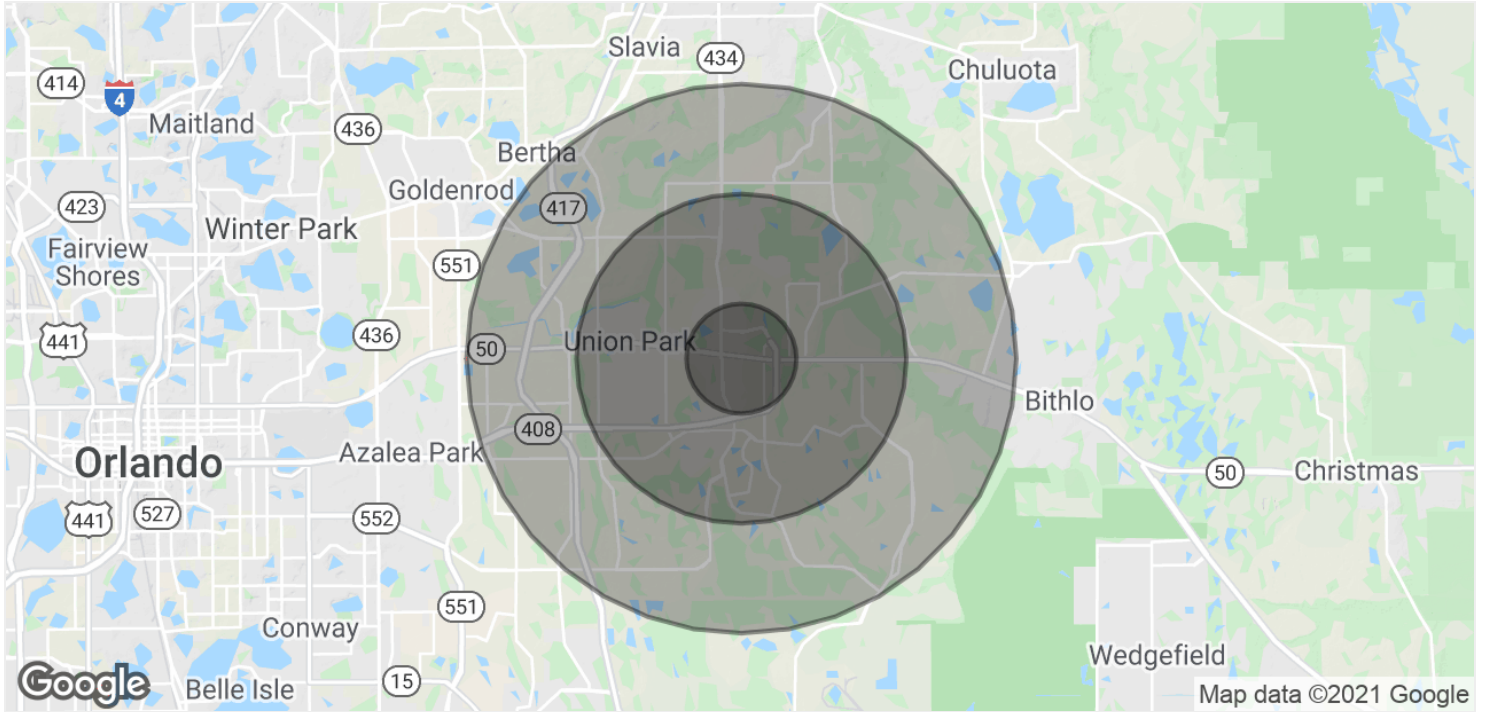


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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	12,454	9,864	223,554
<b>Average age</b>	27	30.8	32.4
<b>Average age (Male)</b>	26.7	29.9	31.4
<b>Average age (Female)</b>	27.5	31.8	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	4,802	33,989	77,604
<b># of persons per HH</b>	2.3	2.6	2.7
<b>Average HH income</b>	\$58,025	\$68,738	\$79,151

\* Demographic data derived from 2021 US Census