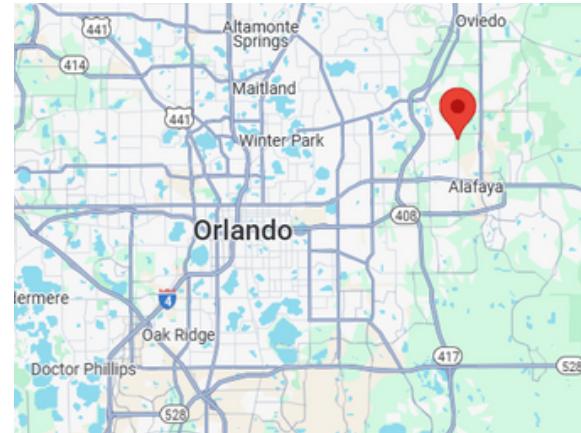




## Commercial Unit for Sale

### 3370 Rouse Road Unit #108 | Orlando, FL 32817

Strategically located in East Orlando, this property sits within a dynamic mixed-use corridor that blends commercial, residential, and institutional developments. This location offers convenient access to major thoroughfares including State Road 50 and the East-West Expressway (SR 408), providing excellent connectivity to the greater Orlando area. The surrounding area is anchored by established neighborhoods, university campuses, and business parks, making it ideal for attracting both local and commuter traffic. The region is known for its growing population, proximity to University of Central Florida and Research Park, and a balance of suburban livability with urban convenience, an attractive setting for a wide range of commercial tenants.



	POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN AGE
1 MILE	11,584	\$59,172	25
3 MILE	104,532	\$70,129	25
5 MILE	264,063	\$78,926	32.4



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**SALE PRICE : \$425,000.00**

## Excellent Investment, Owner-user Opportunity

Offered in shell condition, this versatile commercial unit presents a rare opportunity to customize a space to your exact business needs or tenant specifications. Located in a high-growth area with established residential and commercial surroundings, the unit offers strong potential for value appreciation and long-term income.

Its raw interior provides a blank canvas suitable for medical, office, retail, or service-based uses. Whether you're an investor looking to capitalize on strong demand for customizable commercial space or a business owner ready to build out your ideal layout, this property delivers flexibility, visibility, and strategic positioning in a thriving market.

## PROPERTY INFORMATION

Address: 3370 Rouse Road, Unit #108  
Orlando, Florida 32817

Property Type: Retail

Property Subtype: Store Front

Building Class: B

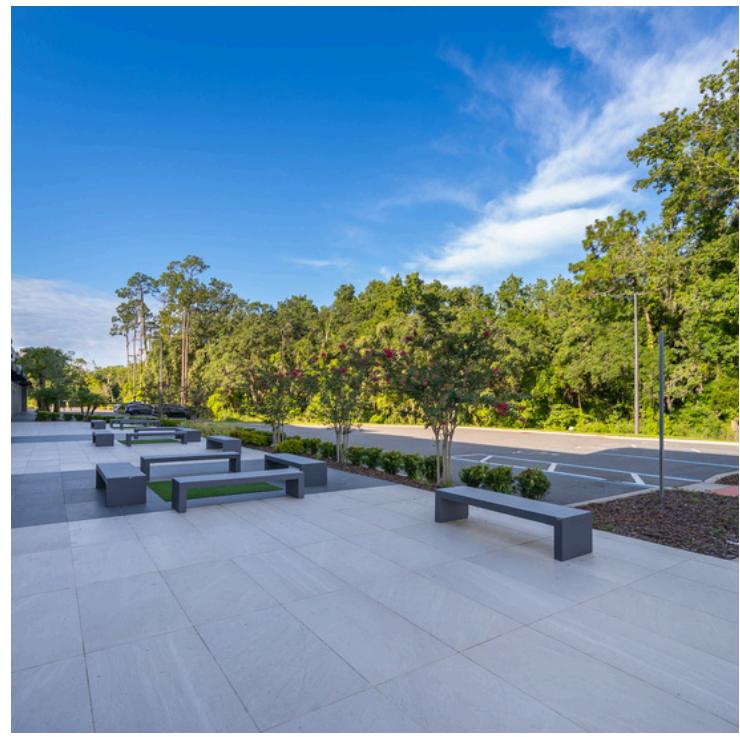
Unit Size: 750 SF (15 ft W x 50 ft D)

Ceiling Height: 16ft

Total Building Size: 15,200 SF

Zoning: RSTD C-1





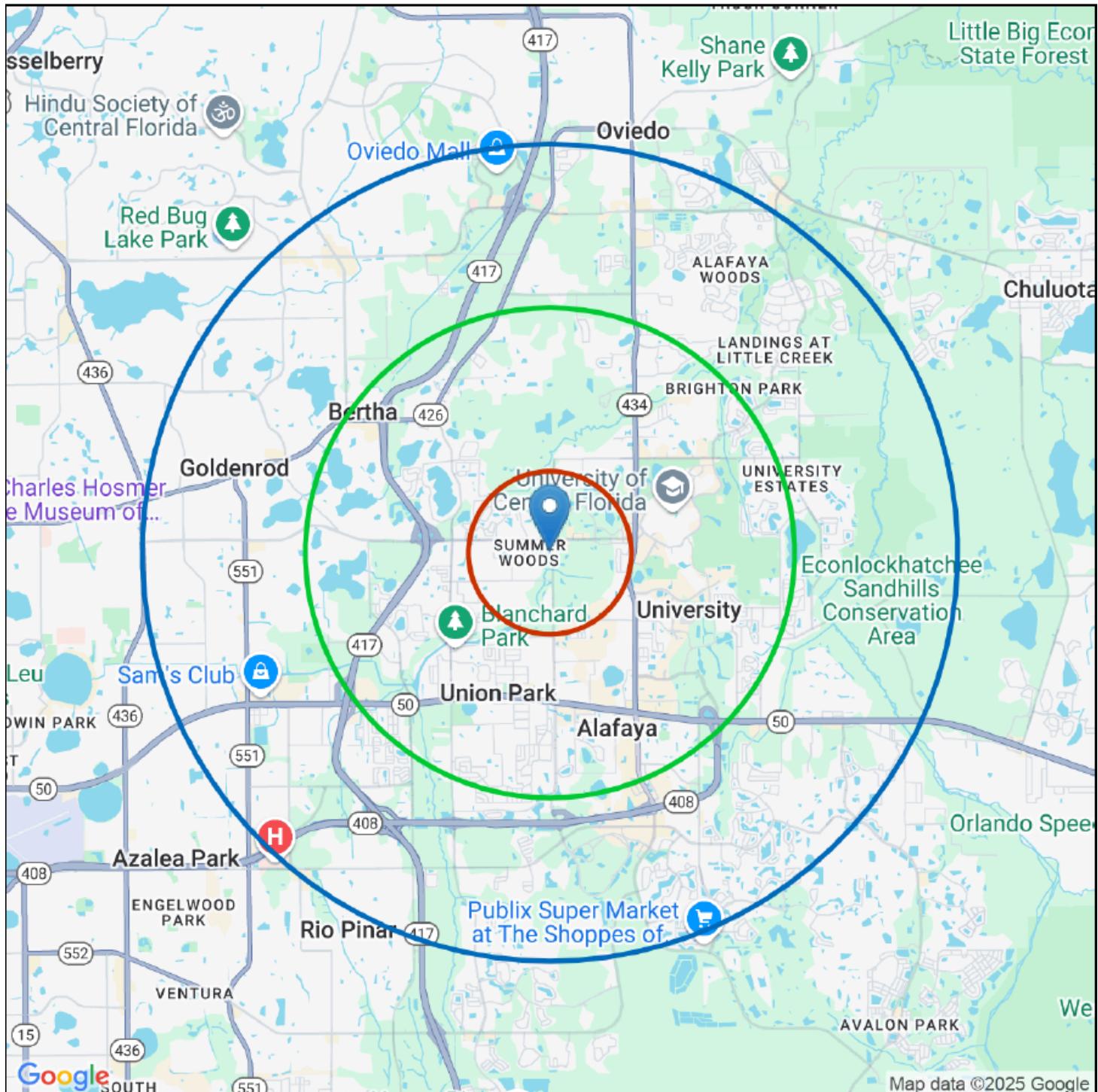
# LOCATION MAP



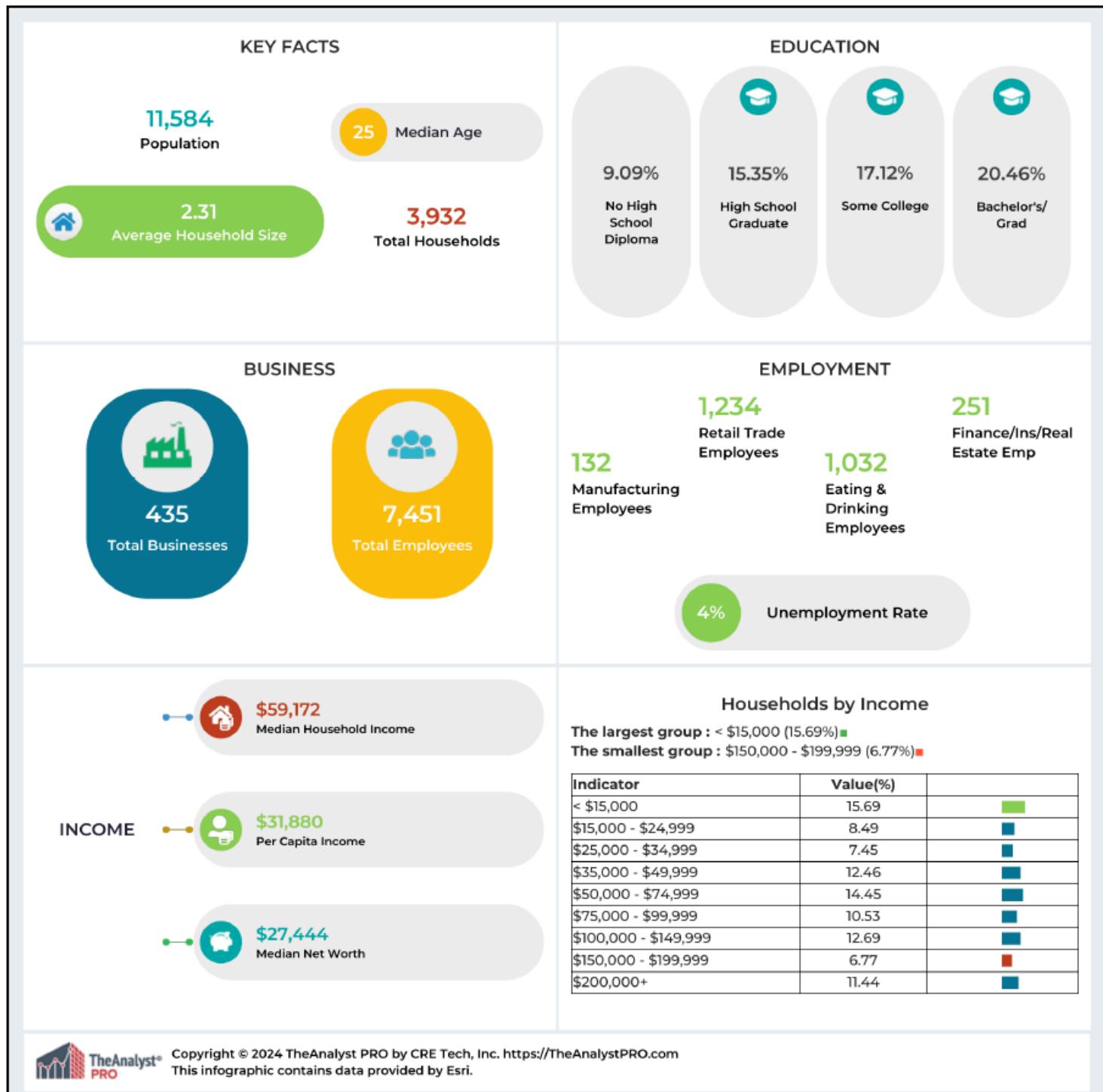
- **Strategic Location:** Positioned close to University Blvd and Rouse Road, the property benefits from consistent drive-by traffic and a strong roadside identity, ideal for attracting attention from both local and commuter traffic.
- **Easy Accessibility:** Located within close proximity to key transit routes, including SR 50 and SR 408, allowing for efficient travel throughout East Orlando and making it accessible for employees and customers alike.
- **Proximity to Major Retail and Dining:** Just minutes from major commercial hubs, including Waterford Lakes Town Center and a range of national retailers and restaurants, offering convenient amenities for tenants and visitors.
- **Access to Student Population:** Located near the University of Central Florida, one of the largest universities in the nation, providing a steady flow of potential customers, employees, and renters from a vibrant student community.
- **High Visibility:** The property's location within an active and evolving corridor makes it ideal for businesses seeking steady foot traffic and brand visibility without relying solely on destination traffic.
- **Thriving Community Environment:** Surrounded by established neighborhoods and a growing workforce, the area supports a wide range of commercial uses, backed by strong economic and demographic fundamentals.



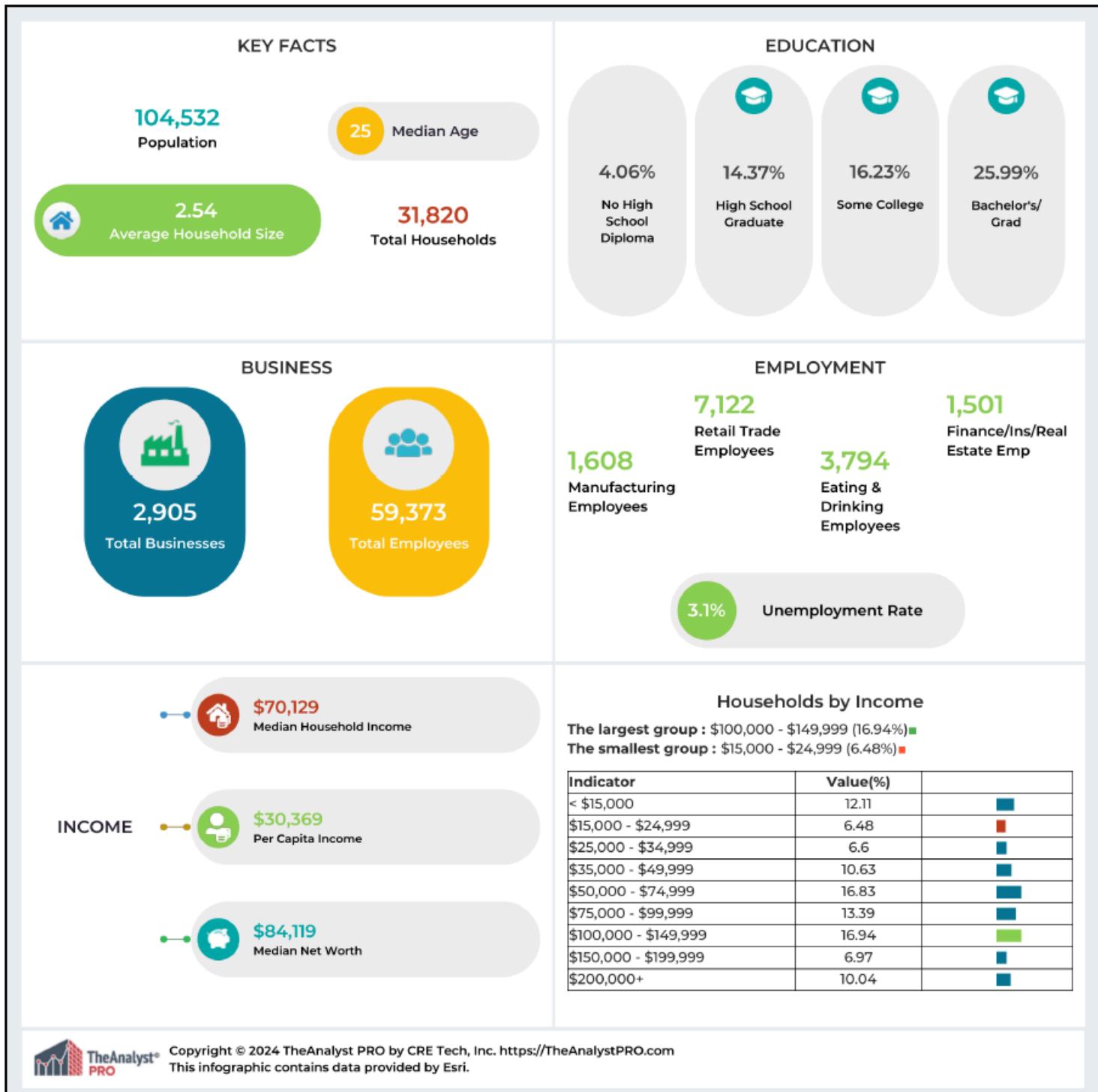
## LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



## INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

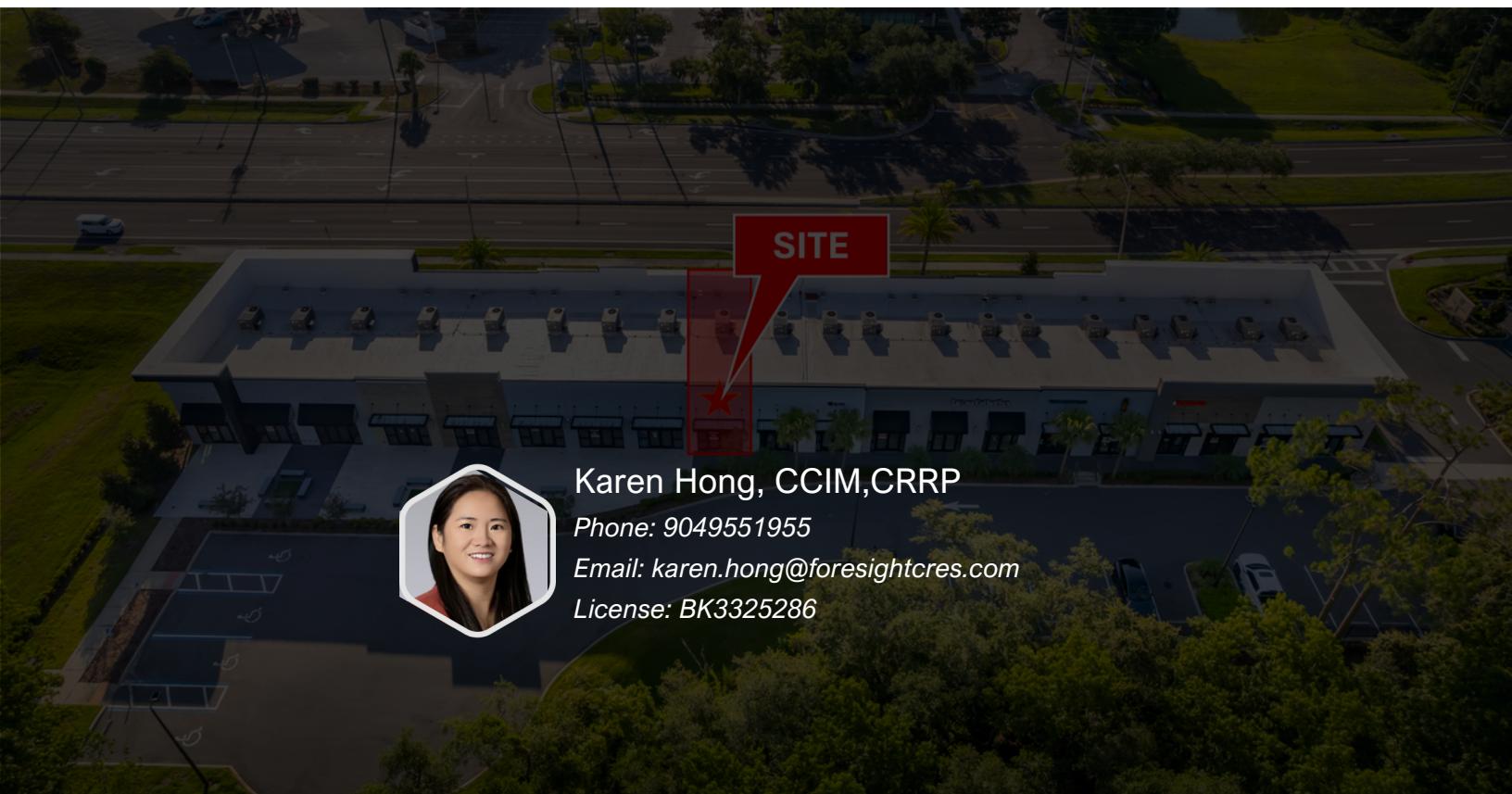


## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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**For more information about this opportunity, please don't hesitate to contact us.**

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