

FOR LEASE > RETAIL

KIRKMAN SHOPPES

4732 S. KIRKMAN RD. // ORLANDO , FL

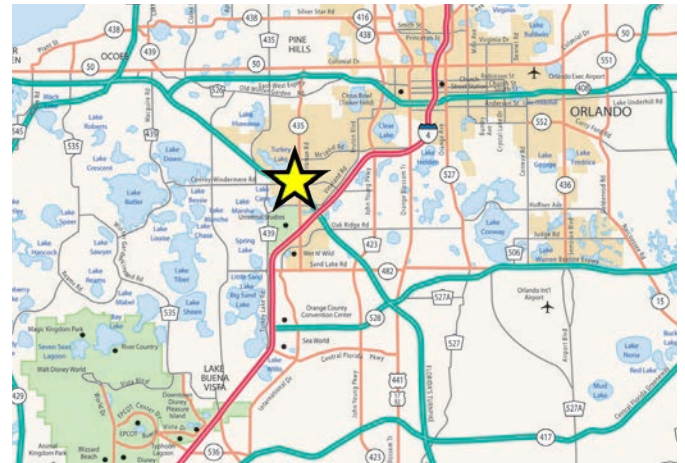
PROPERTY HIGHLIGHTS

- 1,783-1,980 SF available for lease in this 114,673 SF LA Fitness-anchored shopping center.
- Centrally located at the main intersection of Kirkman Rd. and Conroy Rd.
- Signalized access off of both Kirkman Rd. and Conroy Rd.
- Servicing the densely populated and well established Metrowest submarket.
- Valencia College with 29,744 students and approximately 1,550 faculty and staff is 2.6 miles away.
- More than 3,300 multifamily units within 0.5 miles.
- Owned and managed by: **Regency Centers.**

CONTACT US

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LOCATION MAP



AREA DEMOGRAPHICS

| | 3-Mile | 5-Mile | 7-Mile |
|--------------------|-----------|----------|----------|
| Population | 58,187 | 137,033 | 248,336 |
| Daytime Population | 62,417 | 153,939 | 270,032 |
| Average HH Income | \$111,953 | \$92,945 | \$82,176 |
| Households | 22,686 | 53,183 | 98,152 |

SITE PLAN



| Retail Unit | Tenant | Size (SF) |
|-------------|---------------------------|-----------|
| 01 | Kim Wu Chinese Restaurant | 3,395 |
| 02 | Pinch A Penny | 1,975 |
| 03 | Envy Nails & Spa | 1,270 |
| 04 | National Jewelry Buyers | 1,000 |
| 05 | Envy Hair Salon | 1,000 |
| 6-A | Karen's Tasty Crabs | 2,800 |
| 6-B | Firehouse Subs | 1,978 |
| 7-8 | The Palace | 3,360 |
| 09 | H&R Block | 1,610 |
| 10 | GNC | 1,755 |
| 11 | AVAILABLE | 1,980 |
| 12 | LA Fitness | 41,000 |
| 15 | Flippers Pizza | 1,200 |

| Retail Unit | Tenant | Size (SF) |
|-------------|---------------------------------|-----------|
| 16 | Agave Azul | 5,400 |
| 17 | AT&T | 4,550 |
| 18 | U Break I Fix | 1,050 |
| 19 | Rashmi's Beauty & Boutique | 932 |
| 20 | IN NEGOTIATION | 1,783 |
| 21 | Greenberg Dental & Orthodontics | 8,870 |
| 22 | Smashburger | 2,475 |
| 23 | Starbucks | 1,200 |
| 24 | TBarr | 1,180 |
| 25 | Bubbalou's Bodacious Bar-B-Q | 2,400 |
| 27 | Chick-fil-A | 4,000 |
| OUTLOT | Walgreens | 16,510 |