# FOR LEASE > RETAIL KIRKMAN SHOPPES

4732 South Kirkman Road Orlando, FL 32811





# **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.

### **Demographics**

	<u>1-Mile</u>	3-Mile	<u>5-Mile</u>
Total Population	15,972	121,526	241,772
Daytime Population	14,122	130,743	290,082
Average HH Income	\$53,967	\$60,663	\$62,493
Households	7.474	45.433	88.478

# **Location Map**



Owned & Regency Managed by: Centers.

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PYLON

OUTLOT



KIRKMAN ROAD

	KIRKMAN SHOPPES	
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

KIRKMAN SHOPPES				
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	AVAILABLE	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		