

# 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:

## CONTACT US

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Regency<sup>-</sup>

Centers.

### 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

### RETAIL

# SITE PLAN



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In Negotiation

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	CFS Coffee	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	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