



FOR LEASE > RETAIL

**24,873± SF
FREESTANDING BLDG.**

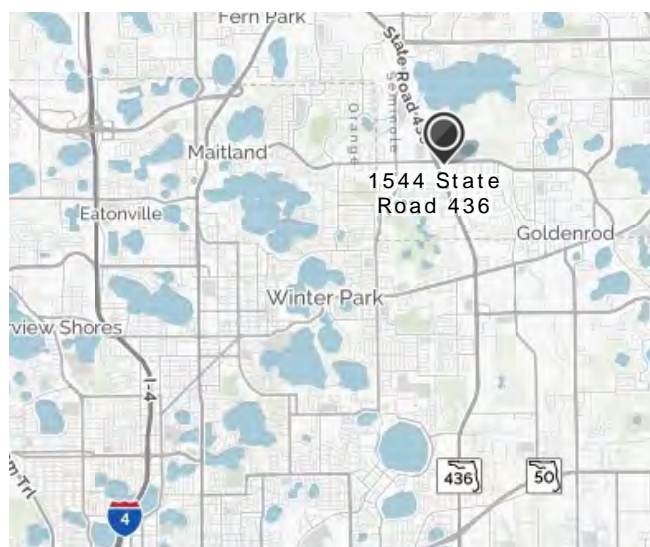
1544 SR 436, WINTER PARK, FL 32792

*[Click here](#) for drone video and
additional property photos*

PROPERTY HIGHLIGHTS

- 24,873± SF available, co-anchored by LA Fitness and CVS.
- Zoned C-G.
- On the highly trafficked corner of SR 436 and Howell Branch Road with more than 84,000 cars per day.
- Ample parking with 356 parking spaces, more than 5 per 1,000 SF.
- Great access and signage with three monument marquees.
- Easy access to SR 436, I-4 and the Central Florida Greenway offering convenient access into and out of the greater Orlando area.
- Mature area of residential with pockets of new retail re-development occurring along SR 436 including a new Chick-Fil-A, Pollo Tropical, Waffle House, Chipotle and AT&T.
- Close proximity to Downtown Winter Park, Casselberry, and Altamonte Springs along SR 436 with easy access to Oviedo and UCF.

LOCATION MAP

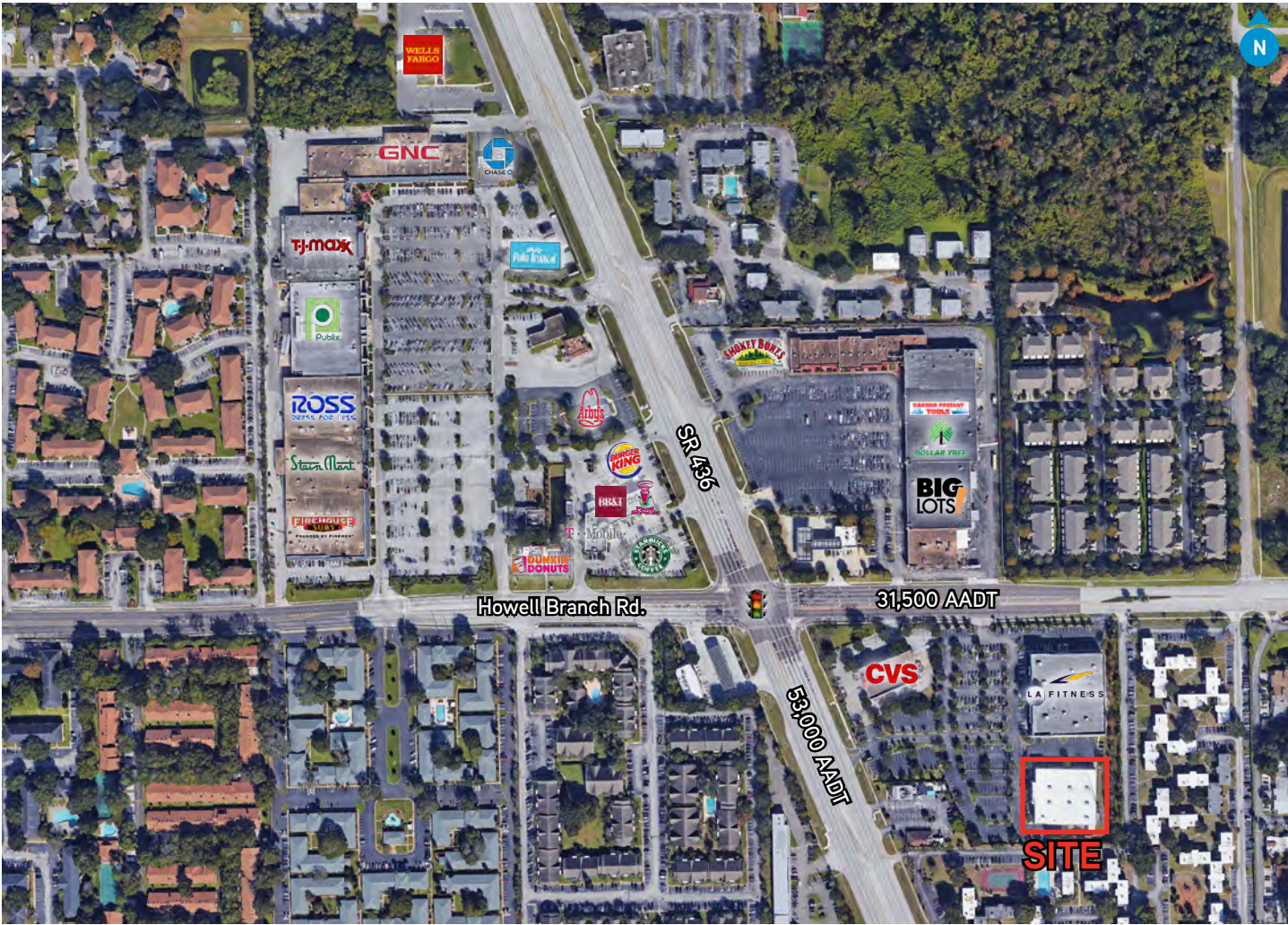


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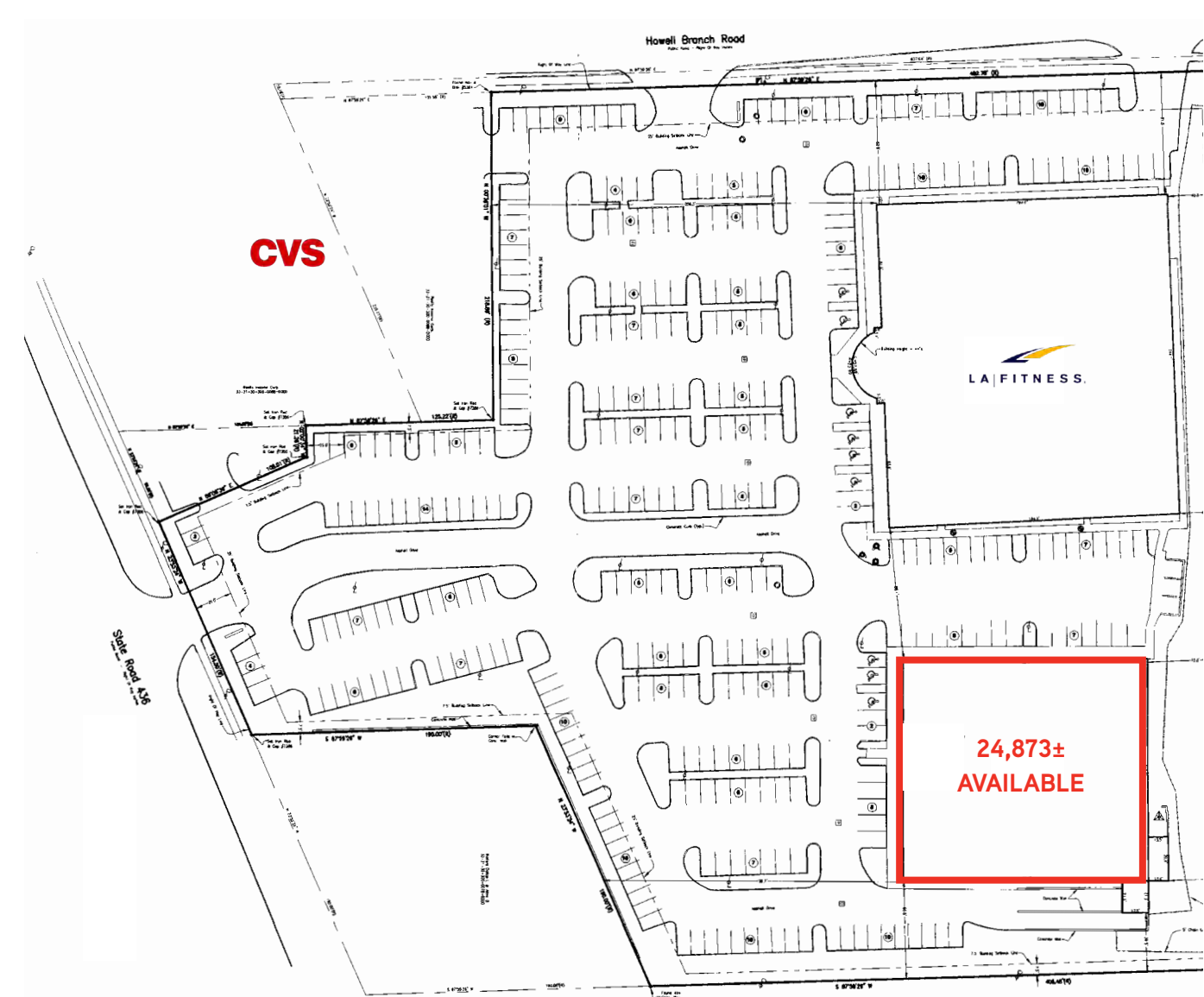
MARKET AERIAL



BIRD'S-EYE VIEW



SITE PLAN



DEMOGRAPHICS

MILE RADIUS

	3-Mile	5-Mile	10-Mile
Population	101,601	246,764	917,976
Daytime Population	44,626	165,408	568,316
Average HH Income	\$79,788	\$81,142	\$73,895
Households	43,994	102,967	358,563

DRIVE TIME

	10-Min.	20-Min.	30-Min.
Population	119,345	564,020	1,291,022
Daytime Population	55,363	386,874	715,975
Average HH Income	\$78,162	\$74,401	\$72,919
Households	50,974	229,020	490,626

3-MILE RADIUS

