



1.10± HARD CORNER PARCEL

AVAILABLE NEC S. KIRKMAN RD. & RALEIGH ST. // ORLANDO, FL

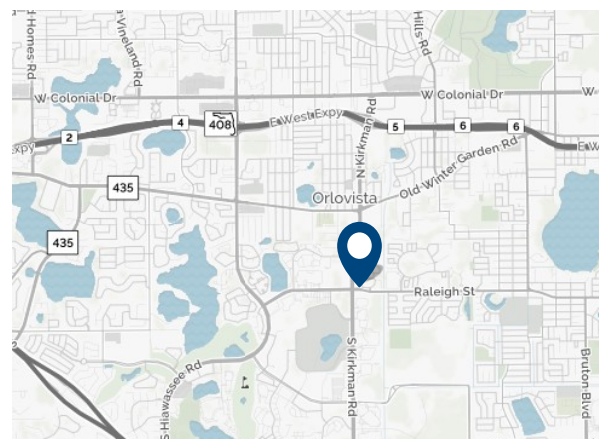
PROPERTY HIGHLIGHTS

- 1.10 acres (47,871 SF) available for lease.
- Located at the northeast corner of S. Kirkman Rd. & Raleigh St., which sees more than 72,000 vehicles per day.
- Across from a new retail development anchored by 24 Hour Fitness, Wawa and Arby's.
- Less than 1 mile from Valencia College's west campus with more than 29,744 students.
- Densely populated area with more than 3,300 multifamily units within half a mile.

NEARBY RETAILERS



LOCATION MAP

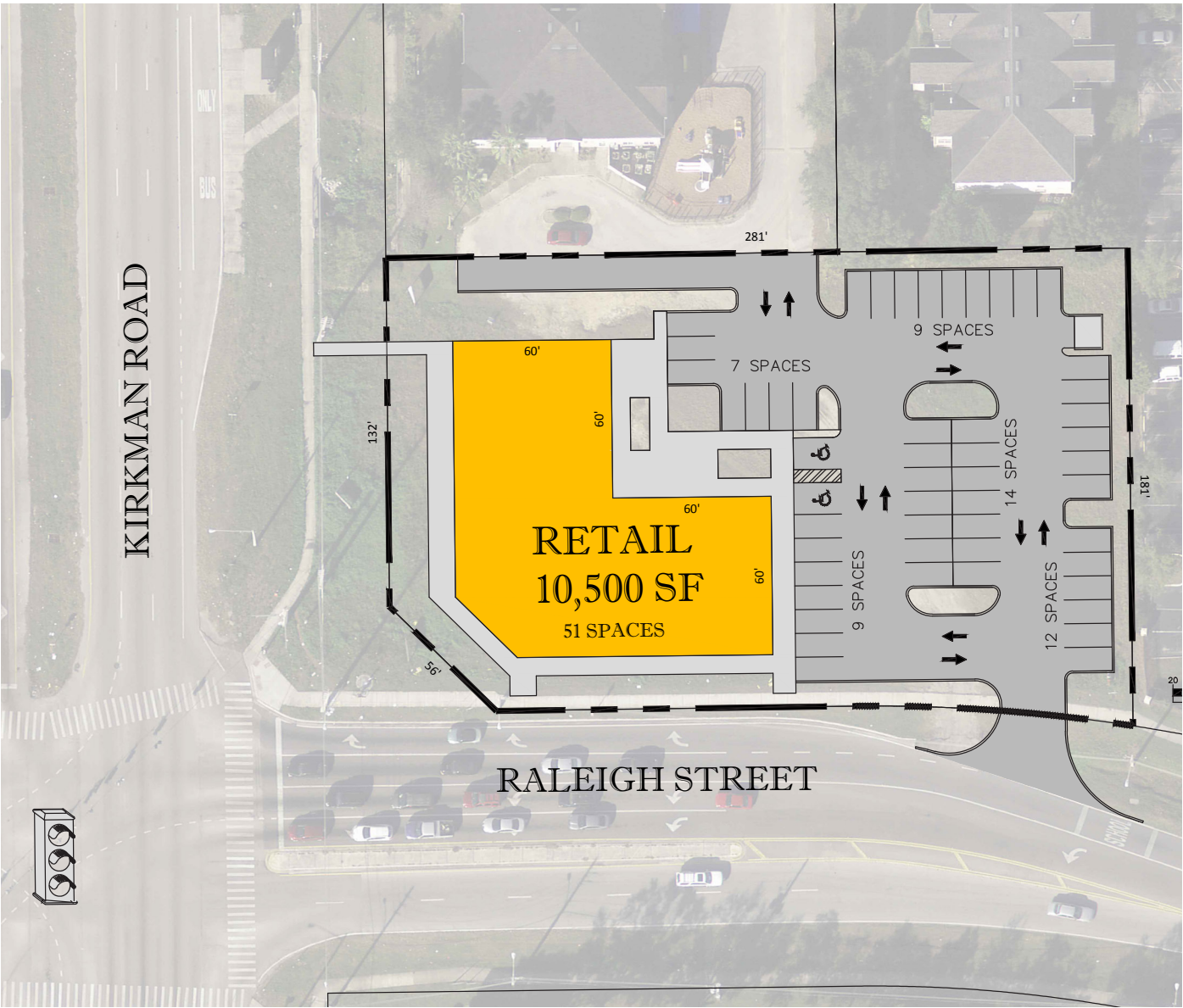


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PROPOSED SITE PLAN



DEMOGRAPHICS



Population
1-Mile: 20,829
3-Mile: 122,891
5-Mile: 298,454



Daytime Population
1-Mile: 14,645
3-Mile: 102,608
5-Mile: 365,355



Average HH Income
1-Mile: \$46,909
3-Mile: \$54,909
5-Mile: \$59,954



Households
1-Mile: 7,790
3-Mile: 46,105
5-Mile: 107,821

MARKET AERIAL

