
RETAIL SPACE

FOR LEASE

County Road 419 (Chuluota Rd.)

Just North of

State Road 50 (Colonial Dr.)

Orlando, Orange County, Florida

EXECUTIVE SUMMARY

LOCATION:	County Road 419 just north of Colonial Drive. Orlando, Orange County, Florida		
DESCRIPTION:	This retail center will be located just north of the signalized intersection of Colonial Drive (SR 50) and Chuluota Road (CR 419). The intersection is shared by a McDonald's, Walgreen's, a Publix Shopping Center, What-a-burger, BP Connect, Tractor Supply Company, Burger King and Taco Bell. The center will have full access to Chuluota Rd.		
RETAIL BAYS:	1,400 – 1,620 and up		
LEASE PRICE:	\$25.00 - \$30.00/psf NNN		
PERMITTED USES:	Bank, Restaurant, Pharmacy, Cellular Store, Dry Cleaners (no processing), Hair Salon, Professional Office, Video Rental and Sales, Travel Agency, Post Office, Paint & Wallpaper Store, Mail & Packing Store, Retail Bakery, Speciality Food Store, Clothing Store, Bridal Shop, Record Store, Video Store, Office Supplies, Photography Store/Film Processing, Jewelry Store, Gift Shop, Optical Store, Floral Shop, Picture Framing Store, Tailoring, Shoe Repair, Locksmith, Radio and/or TV Repair Shop and Dance Studio		
DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
2006 Population	1,457	5,986	18,300
2006 Median HH Income	\$36,315	\$42,217	\$49,537
2006 Average HH Income	\$42,510	\$51,363	\$56,727

