

FOR LEASE | BUILD TO SUIT | FOR SALE

±3,150 SF FREESTANDING BUILDING ON ±1.19 ACRES

7155 S ORANGE BLOSSOM TRAIL, ORLANDO, FL

PURCHASE PRICE
\$1.4M



DRIVE-THRU AVAILABLE

EXCLUSIVE RETAIL LEASING








KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

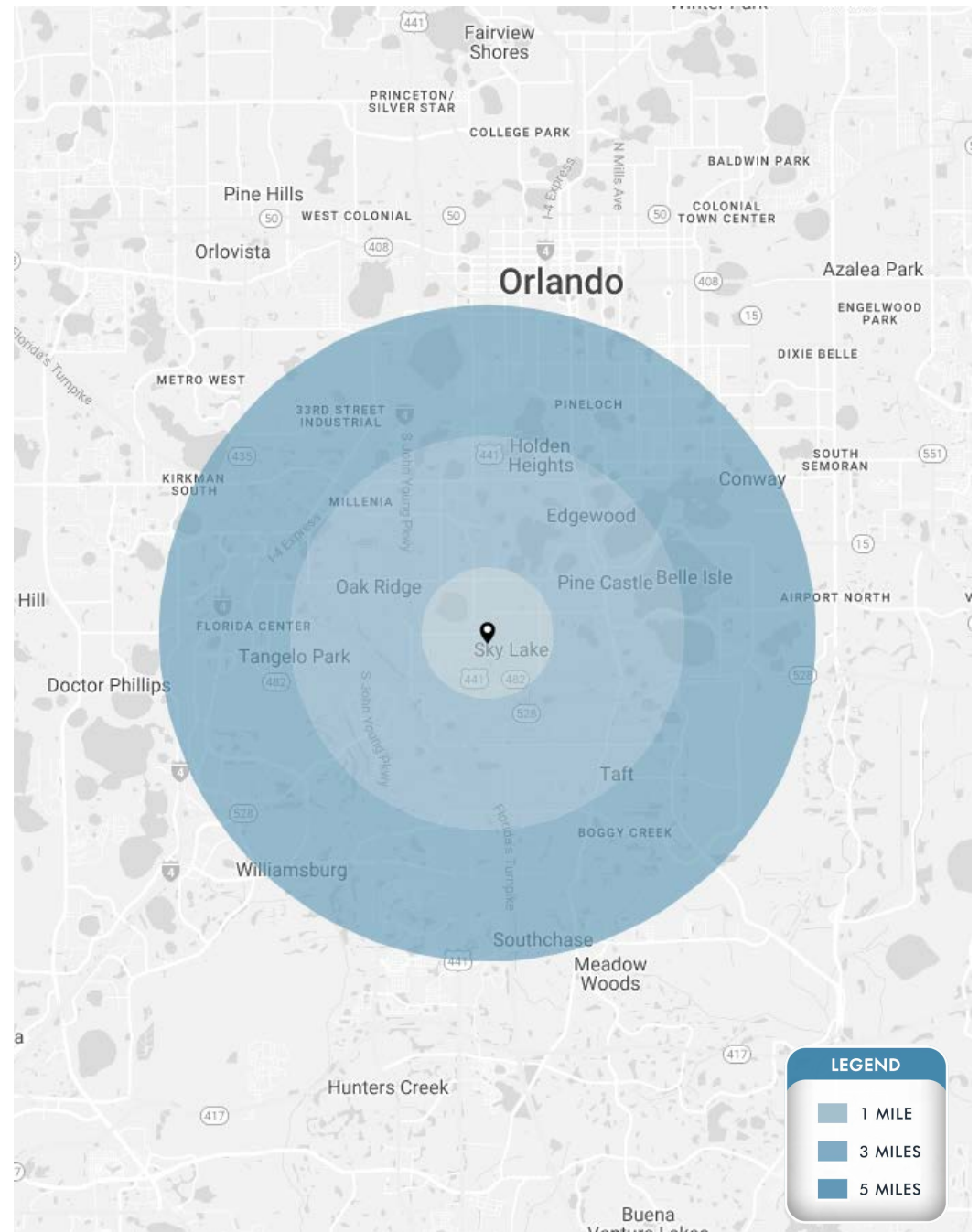
HIGHLIGHTS

- Purchase price \$1.4M
- ±3,150 SF freestanding building available for lease, build to suit, for sale
- Site is on approximately 1.19 acres of land
- Former Kentucky Fried Chicken with drive-thru - available now!
- Nearby QSR's include:       
- Approximately 2 miles and a 5 minute drive time from the Florida Mall
- High traffic volume with approximately 41,000 vehicles per day
- Population is approximately 86,000 within a 3 mile radius
- Nearby national retailers include:



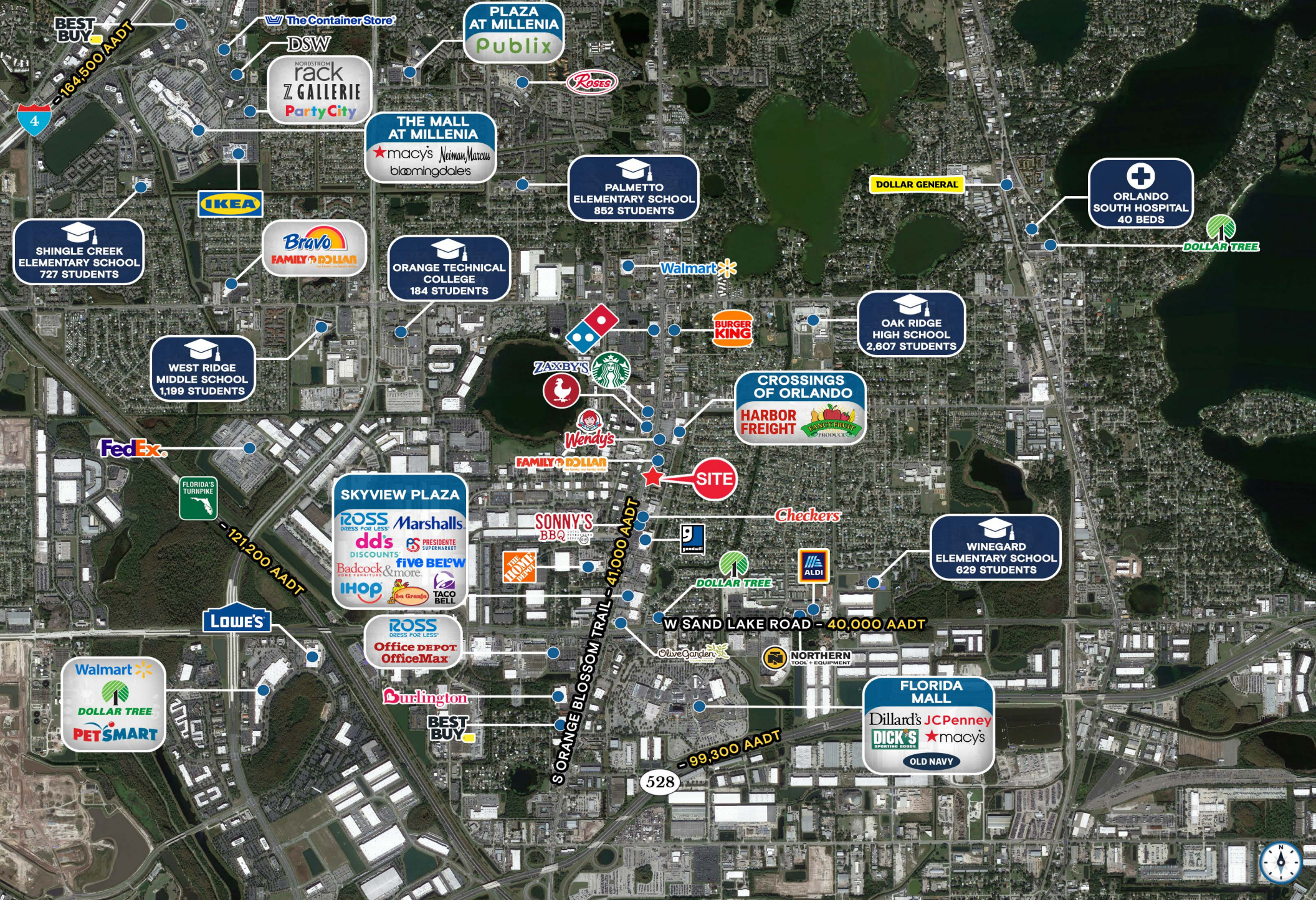
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	10,447	85,891	204,662
HOUSEHOLDS	3,376	30,694	76,035
DAYTIME EMPLOYEES	8,438	67,192	165,177
AVERAGE HH INCOME	\$63,662	\$58,904	\$71,082
	5 Minutes	10 Minutes	15 Minutes
POPULATION	28,171	113,469	314,776
HOUSEHOLDS	9,441	40,680	120,455
DAYTIME EMPLOYEES	22,042	90,221	256,054
AVERAGE HH INCOME	\$54,277	\$61,139	\$80,184

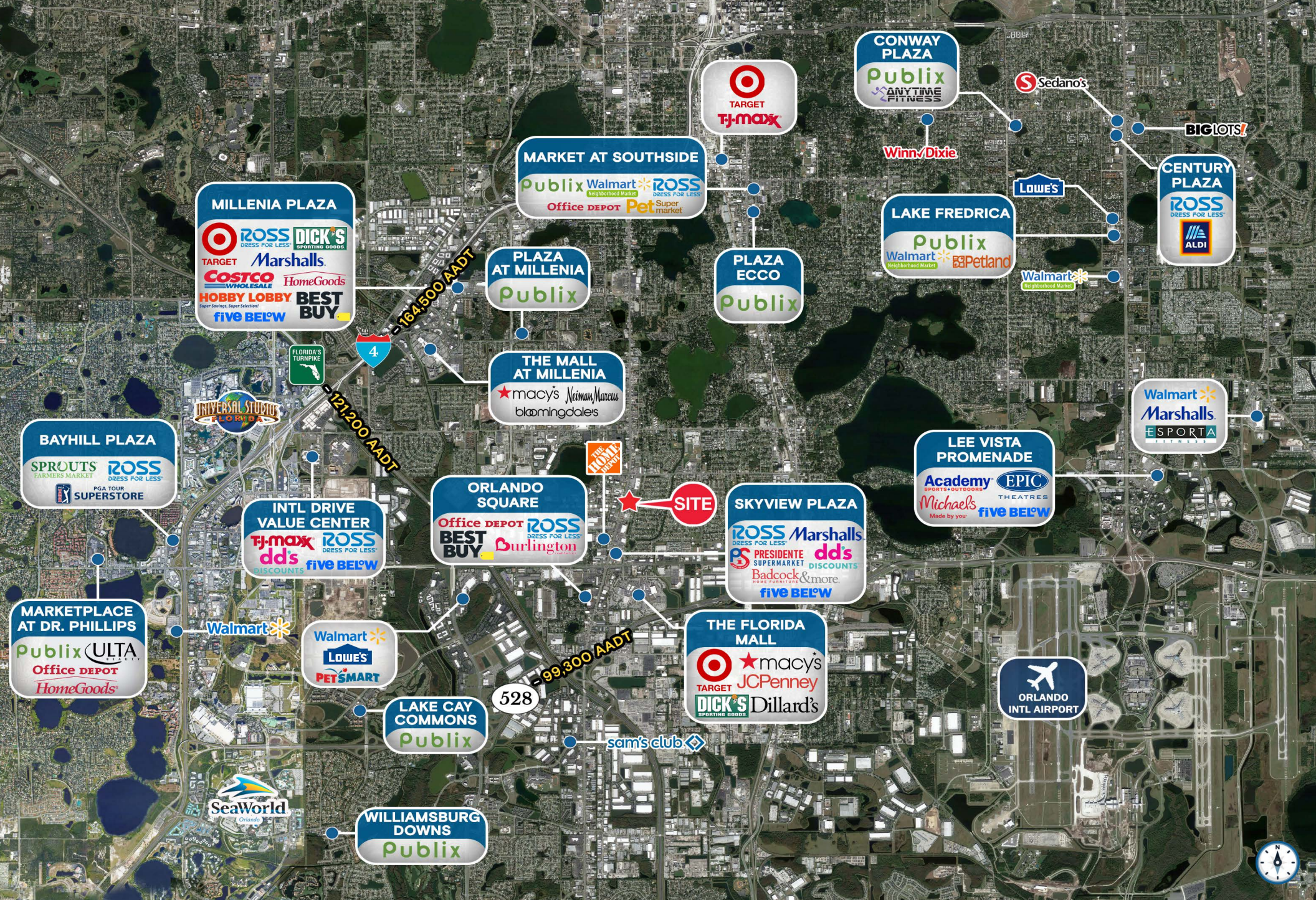




7155 ORANGE BLOSSOM TRAIL | CLOSE AERIAL



7155 ORANGE BLOSSOM TRAIL | TRADE AERIAL



7155 ORANGE BLOSSOM TRAIL | EXTENDED AERIAL



CONTACT AGENT

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