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# For sale or lease

3212 Curry Ford Road  
Orlando, FL 32806

Asking price: \$3,950,000

10 Min. Drive Time (2024)



155,734  
POPULATION



\$104,319  
AVG HH  
INCOME



69,218  
HOUSEHOLDS



38.5  
MEDIAN AGE



249,329  
DAYTIME  
POPULATION

## Property Highlights:

- Freestanding retail building available for ground lease, build-to-suit or for sale
- Large, 1.86-acre parcel with a 14,128 s.f. and a two-lane drive-thru
- Hard signalized corner with excellent visibility and easy access from multiple streets
- Minutes from several regional medical centers and Orlando Health's main hospital campus and headquarters
- Close proximity to Downtown Orlando (Kia Center, Dr Phillips Entertainment Center) and surrounded by numerous residentially-dense communities
- Strong demographics boasting 127,733 full-time residents within a three-mile radius

### Brandon Delanois

Managing Director

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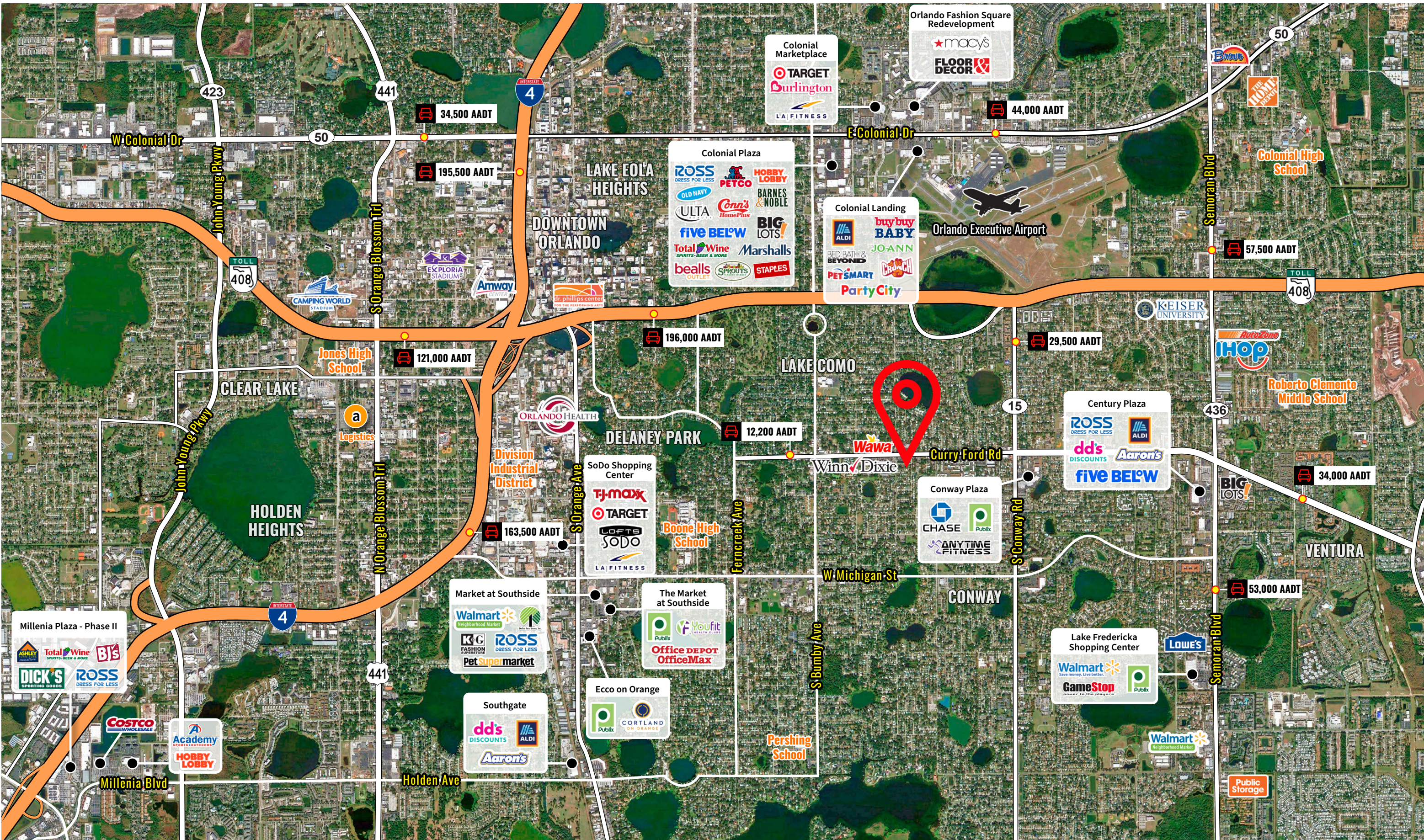
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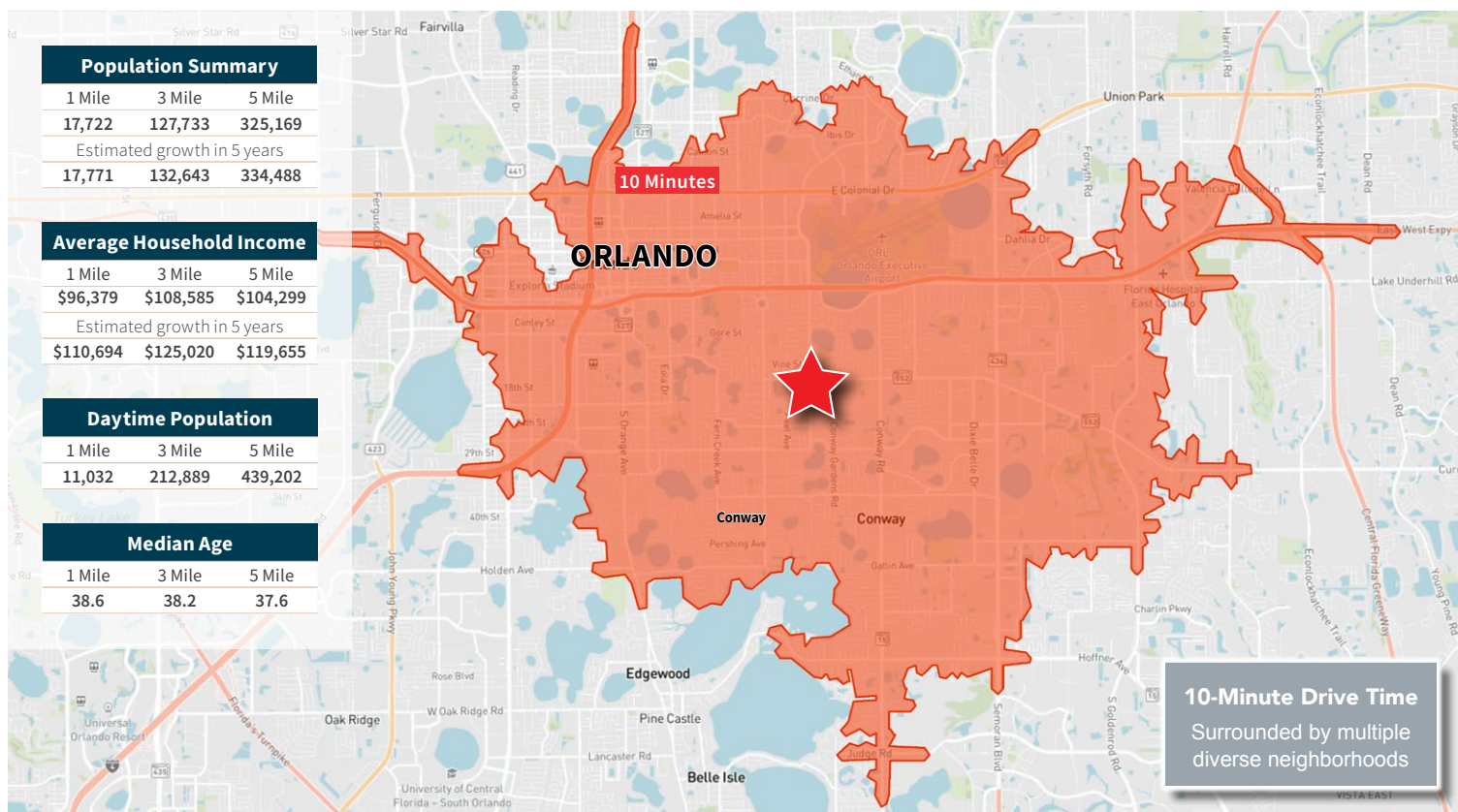
# Market Aerial





# Demographics: 1-3-5 Miles

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**METRO RENTERS:** Highly mobile, educated, risk takers

**Median Age:** 32.5

**Median HH Income:** \$67,000

**LifeMode Group:** Uptown Individuals

**Socioeconomic Traits:** Well-educated consumers, many currently enrolled in college. Very interested in the fine arts and strive to be sophisticated; value education and creativity. Willing to take risks and work long hours to get to the top of their profession.



**METRO FUSION:** Diverse, hard-workers, brand savvy shoppers

**Median Age:** 29.3

**Median HH Income:** \$35,700

**LifeMode Group:** Midtown Singles

**Socioeconomic Traits:** They work hard to advance in their professions, including working weekends. They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.



**OLD AND NEWCOMERS:** Singles' lifestyles, on a budget

**Median Age:** 39.4

**Median HH Income:** \$44,900

**LifeMode Group:** Middle Ground

**Socioeconomic Traits:** Consumers are price aware and coupon clippers but open to impulse buys. They are attentive to environmental concerns. They are comfortable with the latest technology.



**PARK AND REC:** Suburbanites have achieved the dream of home ownership.

**Median Age:** 40.9

**Median HH Income:** \$60,000

**LifeMode Group:** GenXurban

**Socioeconomic Traits:** This is a financially shrewd market; consumers are careful to research their big-ticket purchases. When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.

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