



Retail for Lease

**500 S Goldenrod Rd**  
Orlando, FL 32822



## Former Bank Branch

Reuse, Repositioning or Redevelopment Opportunity

- Existing freestanding building:  $\pm 3,840$  total s.f., 14.8' tall ceiling height,  $\pm 47$  parking spaces, pylon signage and a 5-lane drive-thru
- Developable up to  $\pm 10,253$  s.f. on 2.90 a.c. for any business type, zoned "C-2" (General Commercial)
- Versatile site for redevelopment, ideal for drive-thru businesses (See Concept Plans)
- High visibility in a growing retail and residential area
- Surrounded by ongoing and planned development projects
- $\pm 35,000$  AADT on Goldenrod Road
- Close to SR-408 ( $\pm 178,000$  AADT)

## Contact



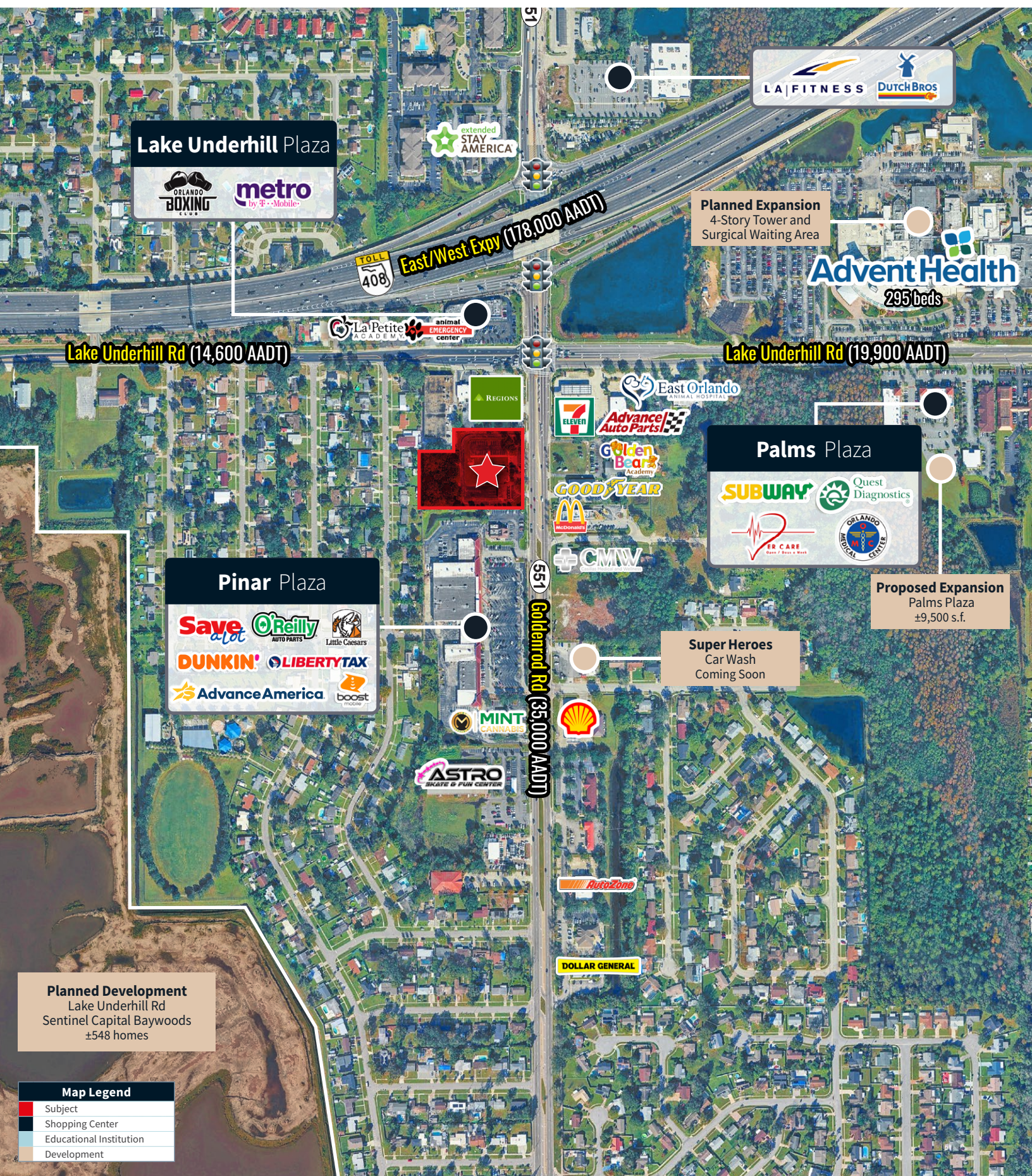
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# Immediate Market



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# Demographics

## POPULATION



1 MI.	16,192
3 MI.	121,158
5 MI.	314,139

## HOUSEHOLDS



1 MI.	5,714
3 MI.	45,501
5 MI.	123,638

## MEDIAN AGE



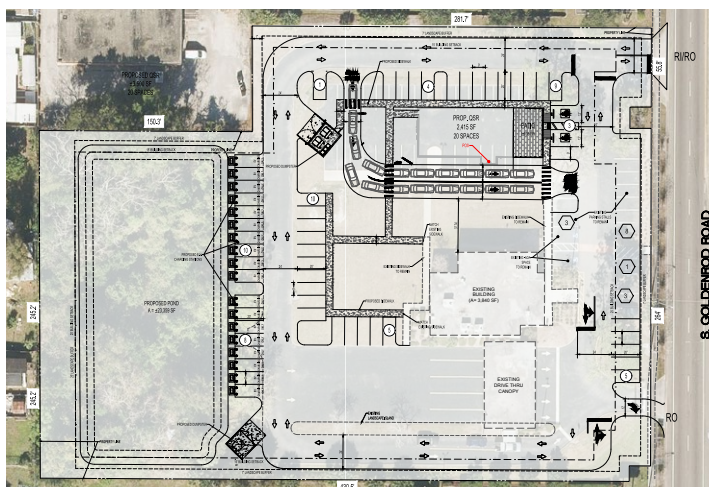
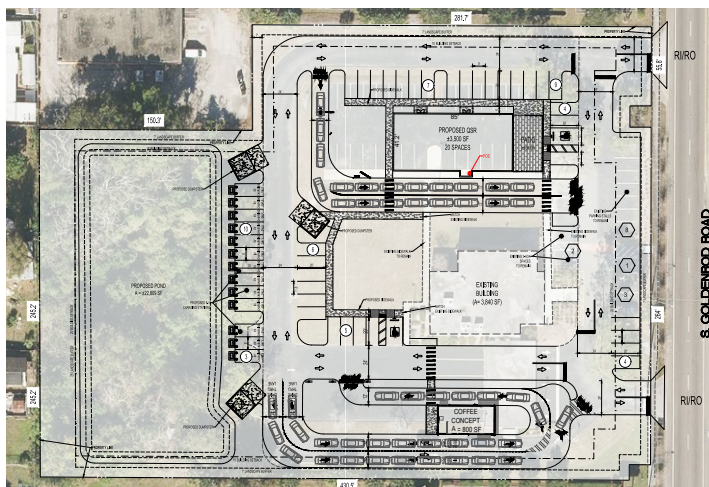
1 MI.	36.2
3 MI.	37.2
5 MI.	36.9

## AVERAGE HOUSEHOLD INCOME



1 MI.	\$81,874
3 MI.	\$82,282
5 MI.	\$99,961

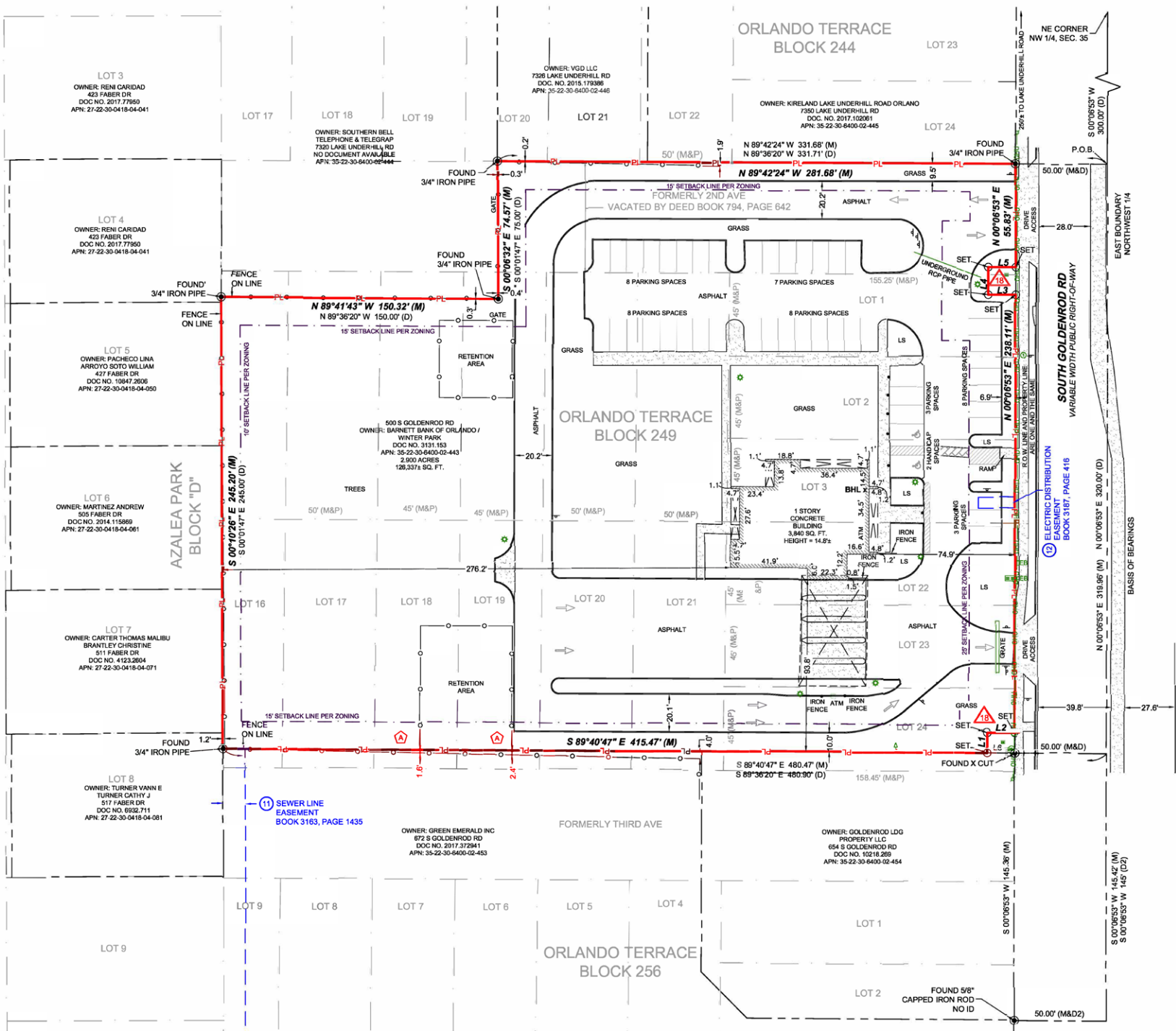
# Concept Plans



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# Site Survey



## Contact



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