



University Plaza

4000-4076 N Goldenrod Rd
Winter Park, FL 32792



Fully-leased, Publix-anchored shopping center

- 77,918 s.f. grocery-anchored, neighborhood shopping center
- Strong visibility at the dominant intersection of University Boulevard ($\pm 41,000$ AADT) and Goldenrod Road ($\pm 23,000$ AADT) for a total of $\pm 64,000$ vehicles seen daily
- Situated in Central Florida's busy university corridor: Less than 5.0 miles west of the second largest college in the United States, University of Central Florida ($\pm 69,320$ students), 4.2 miles east of Rollins College ($\pm 3,100$ students) and less than 1.0 mile east of Full Sail University ($\pm 26,727$ students)
- Conveniently located in Winter Park, a community reputed throughout Florida for its upmarket and affluence

Key Tenants



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Suites Available

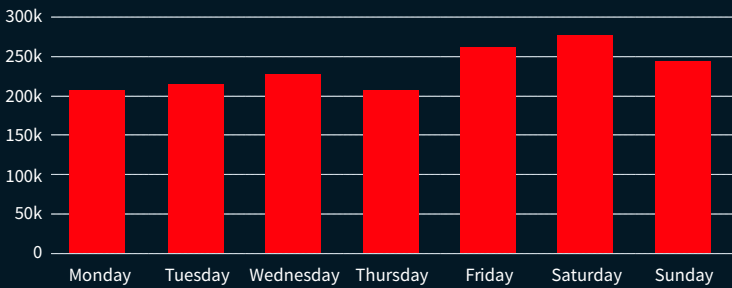
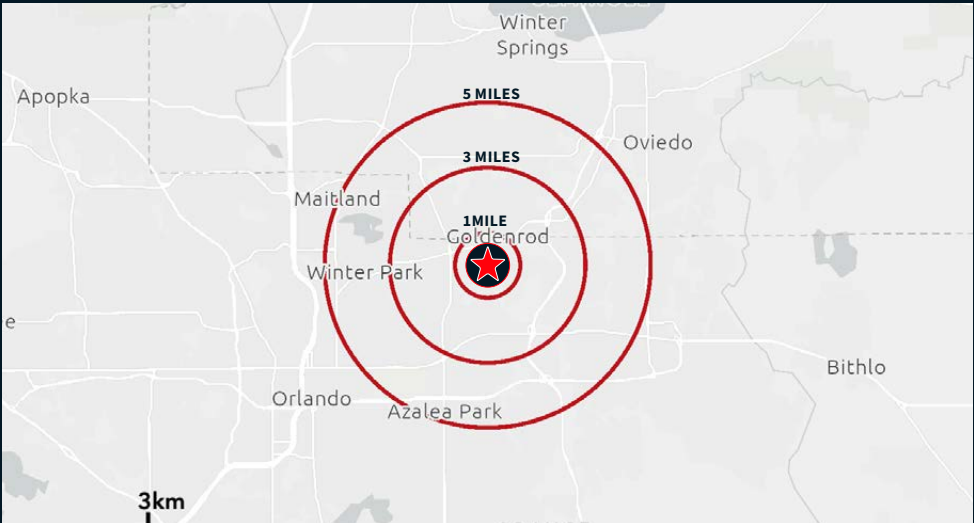
AVAILABLE
LEASED

Click to View Virtual Tour

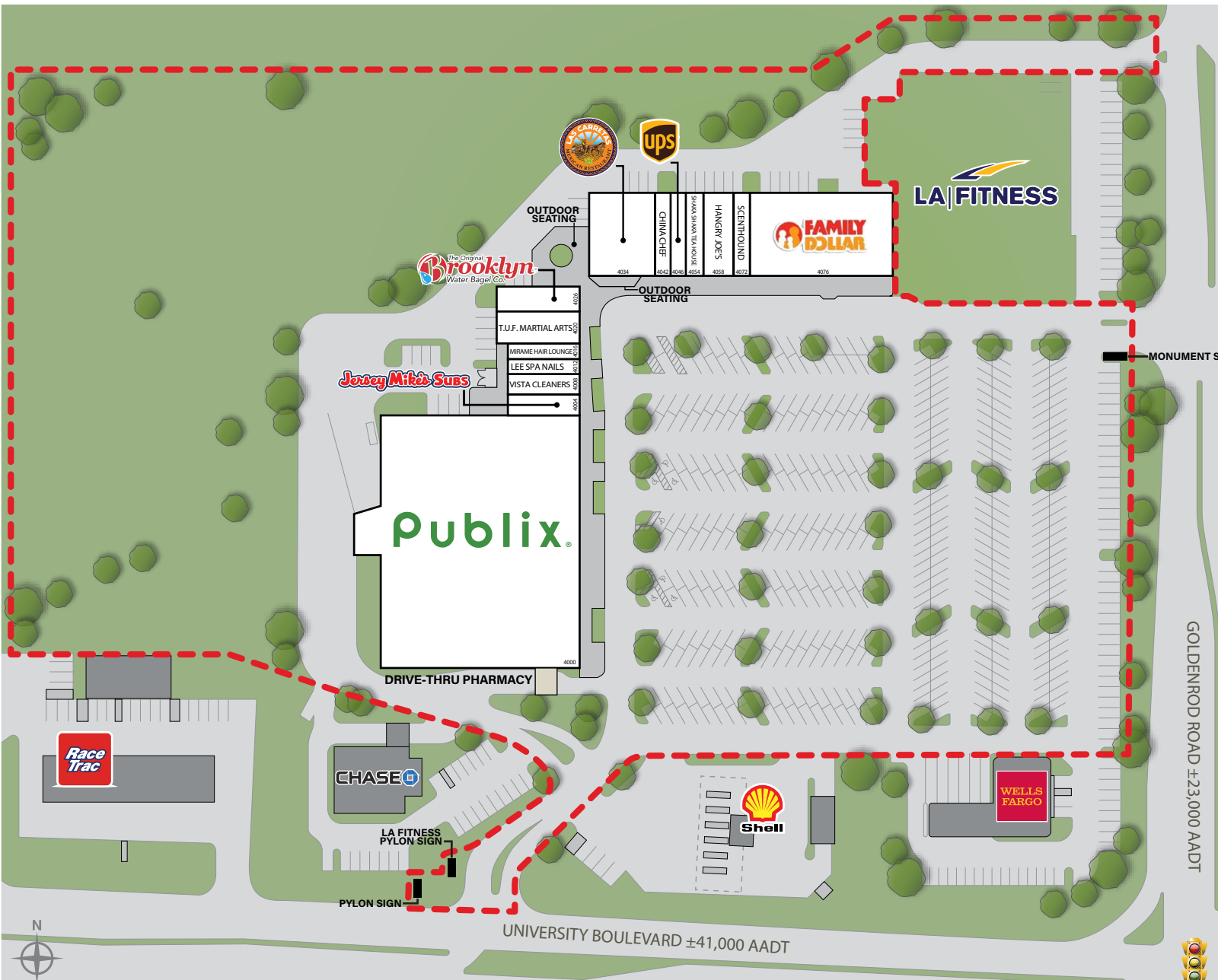
SUITE	TENANT	SF	SUITE	TENANT	SF
4000	Publix	45,600	4046	The UPS Store	1,200
4004	Jersey Mike's	1,400	4054	Shaka Shaka Tea House	1,350
4008	Vista Cleaners	1,400	4058	Hangry Joe's Hot Chicken	2,410
4012	Lee Nails & Spa	1,050	4072	Scenthound	1,400
4016	Mirame Hair Lounge	1,050	4076	Family Dollar	9,600
4020	T.U.F. Martial Arts	2,426			
4026	Brooklyn Water Bagel Co.	1,987			
4034	Las Carretas Restaurant	5,045			
4042	China Chef	2,000			

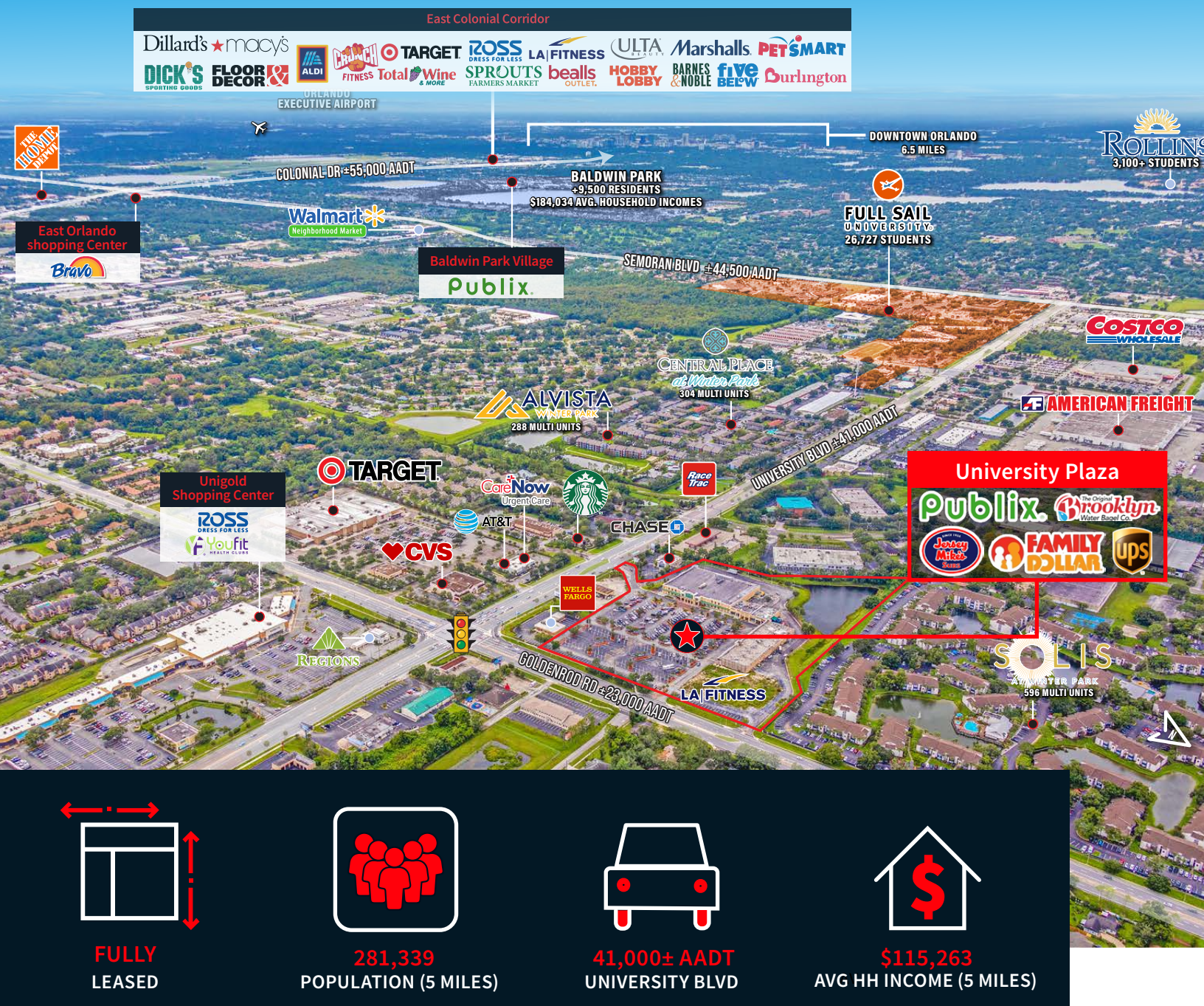
Demographics

POPULATION		
1 MI.	15,990	
3 MI.	105,199	
5 MI.	281,339	
HOUSEHOLDS		
1 MI.	7,134	
3 MI.	40,033	
5 MI.	110,731	
AVG HH INCOME		
1 MI.	\$81,072	
3 MI.	\$106,737	
5 MI.	\$115,263	
BUSINESSES		
1 MI.	797	
3 MI.	4,210	
5 MI.	12,875	
EMPLOYEES		
1 MI.	6,140	
3 MI.	36,642	
5 MI.	121,361	



AVG. LENGTH-OF-STAY/VISIT
31 MINS
EST. # OF CUSTOMERS ANNUALLY
319.3K
EST. # OF VISIT ANNUALLY
1.6M





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