



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, ± 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)

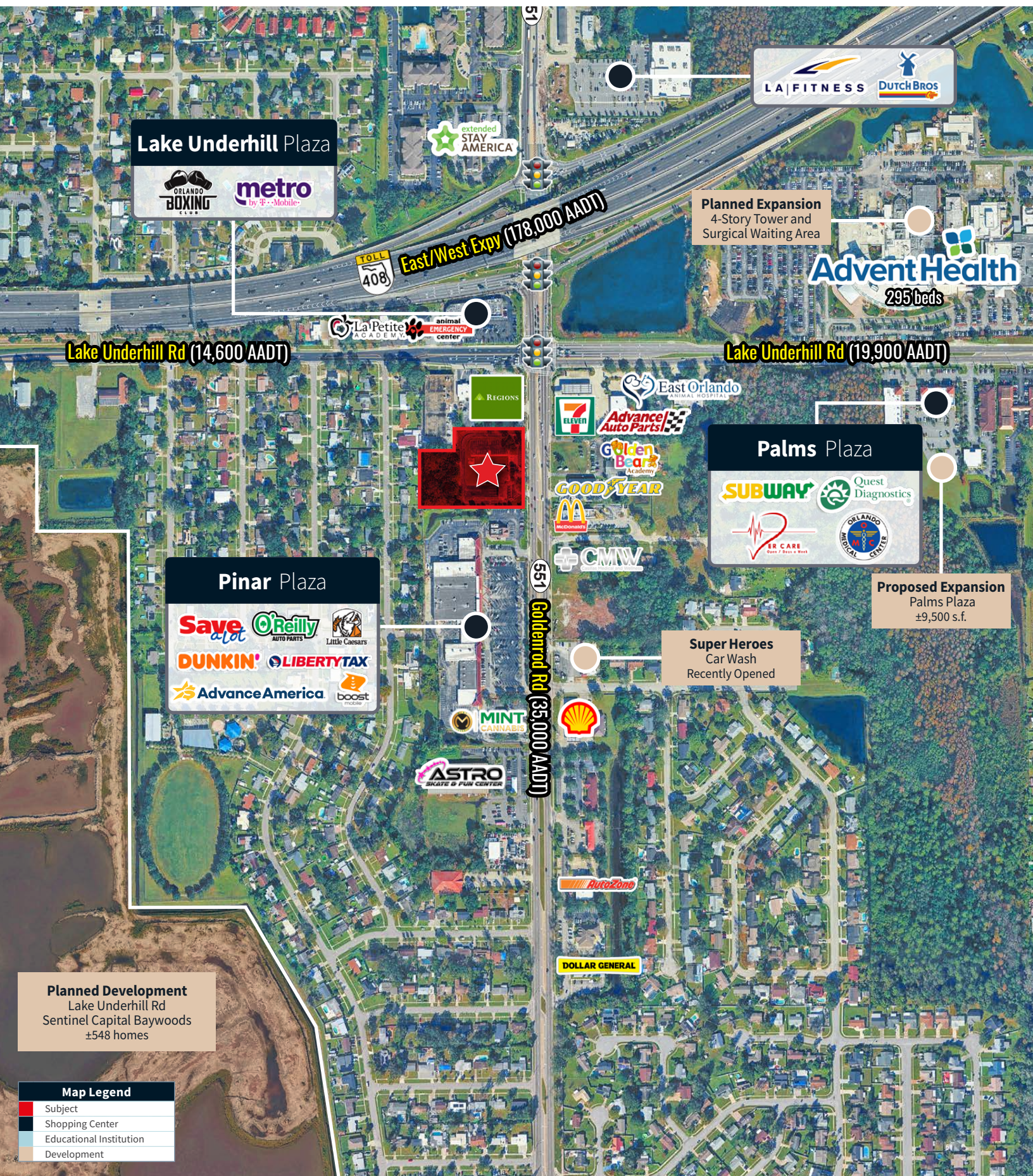
Contact



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Immediate Market



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Demographics

POPULATION



1 MI.	16,026
3 MI.	121,974
5 MI.	316,849

HOUSEHOLDS



1 MI.	5,680
3 MI.	45,925
5 MI.	124,923

MEDIAN AGE



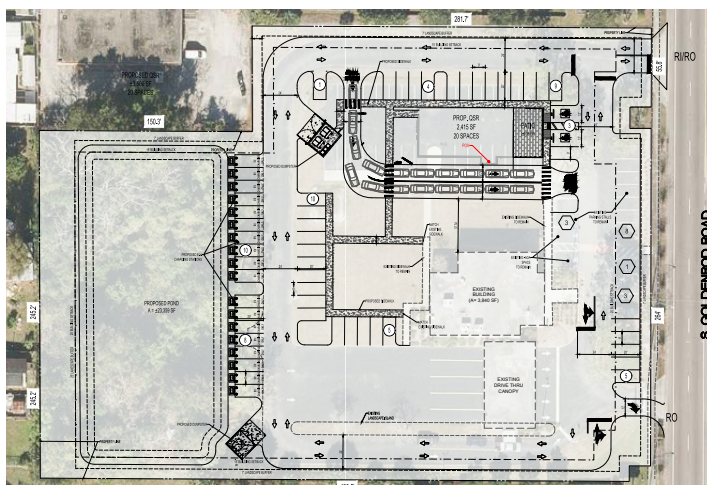
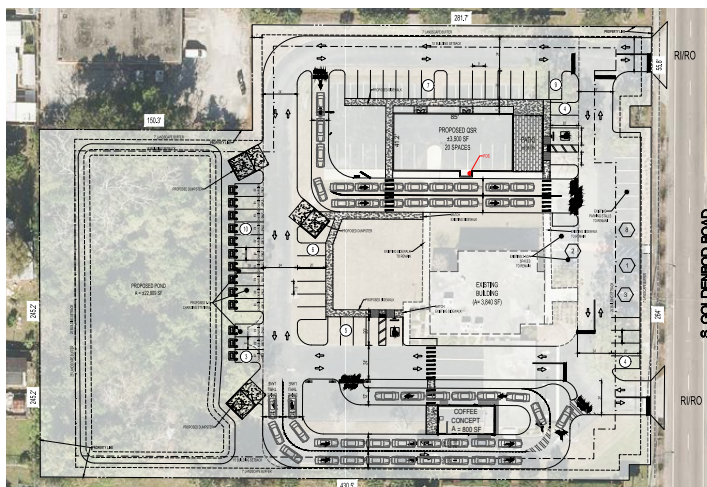
1 MI.	36.3
3 MI.	37.6
5 MI.	37.3

AVERAGE HOUSEHOLD INCOME



1 MI.	\$84,405
3 MI.	\$86,475
5 MI.	\$104,985

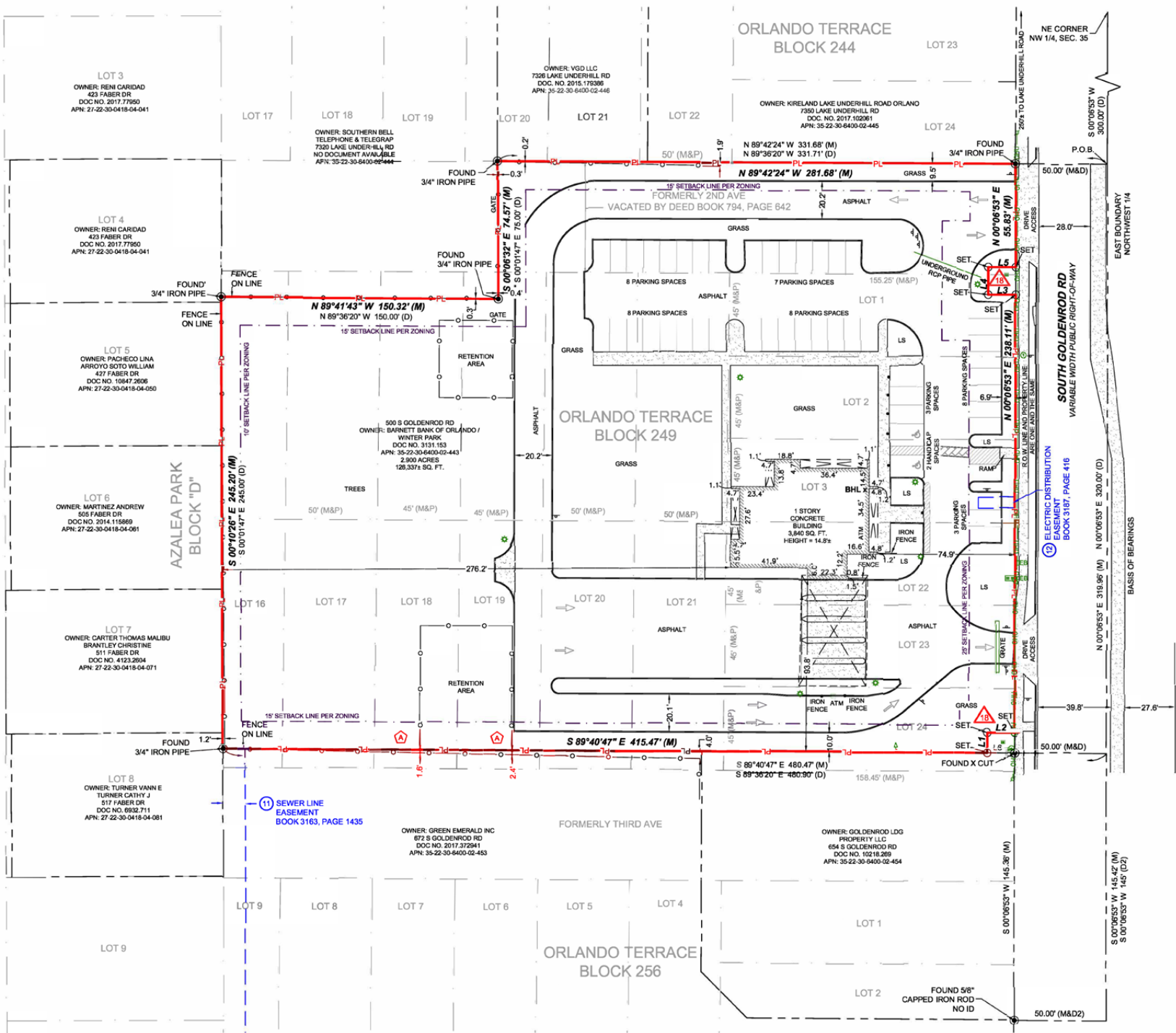
Concept Plans



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Site Survey



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