

Available

GROUND-UP RESTAURANT / RETAIL END CAP

Located on Lee Road, just east of Edgewater Drive



PROPERTY HIGHLIGHTS

- Join Papa John's, Charley's & Strickland Bros., 10 Min Oil Change
- Capture patrons from the south and west as College Park and Winter Park meld as a trade area
- C-1 Commercial Zoning Orange County
- Daily Traffic Counts** on Lee Road/SR 423: **41,500 VPD**
- High Traffic Corridor Between 1-4 and Edgewater Drive
- Approximately **340 Feet of Frontage** off Lee Road
- Prominent **Monument Signage Available**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,103	91,331	280,389
Daytime Population	11,375	121,537	361,020
Total Households	3,672	38,758	115,596
Avg. HH Income	\$62,730	\$81,502	\$86,473



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