

# RETAIL-FLEX-WAREHOUSE AVAILABLE FOR LEASE

COMMERCIAL/INDUSTRIAL | FERN PARK, FL

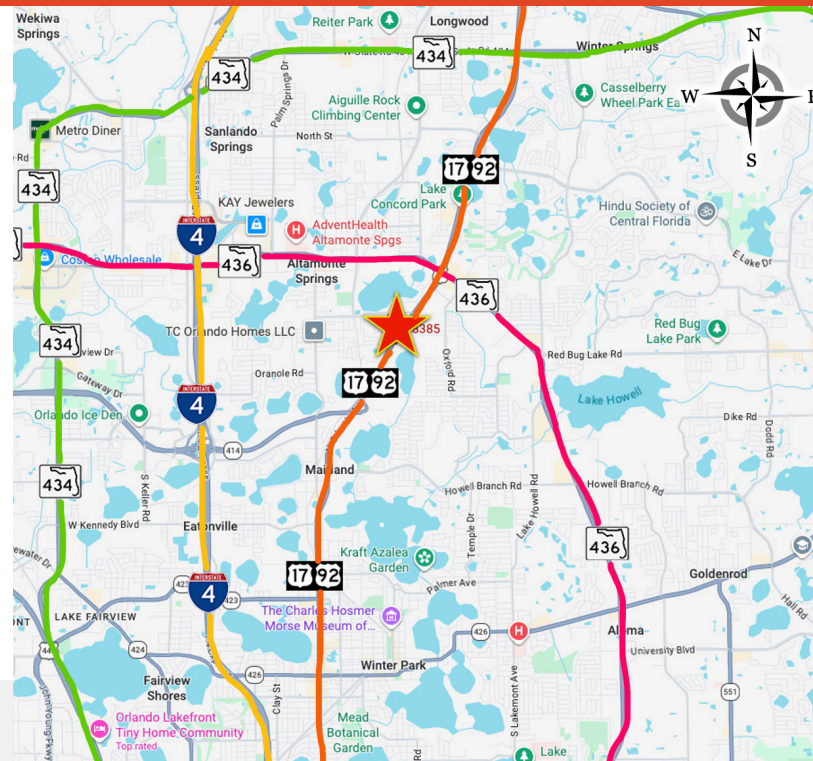


8385 SOUTH US HWY 17-92 | FERN PARK, FL 32730

LEASE PRICE: \$13.50 & \$12.00 PSF

## PROPERTY HIGHLIGHTS

- Traffic count and visibility off U.S Hwy 17-92
- Located between Maitland and Casselberry on the main throughfare running North-South
- Opportunity for Mixed Use development
- New Land Rover Dealership next door to be completed by summer of 2027
- Located in the rapidly growing Orlando MSA
- Ample parking
- Centralized location in the heart of Central Florida



BOBBY BRIDGES | 407-616-1025 | bobby@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663

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## ABOUT THE PROPERTY

**YEAR BUILT:** 1962

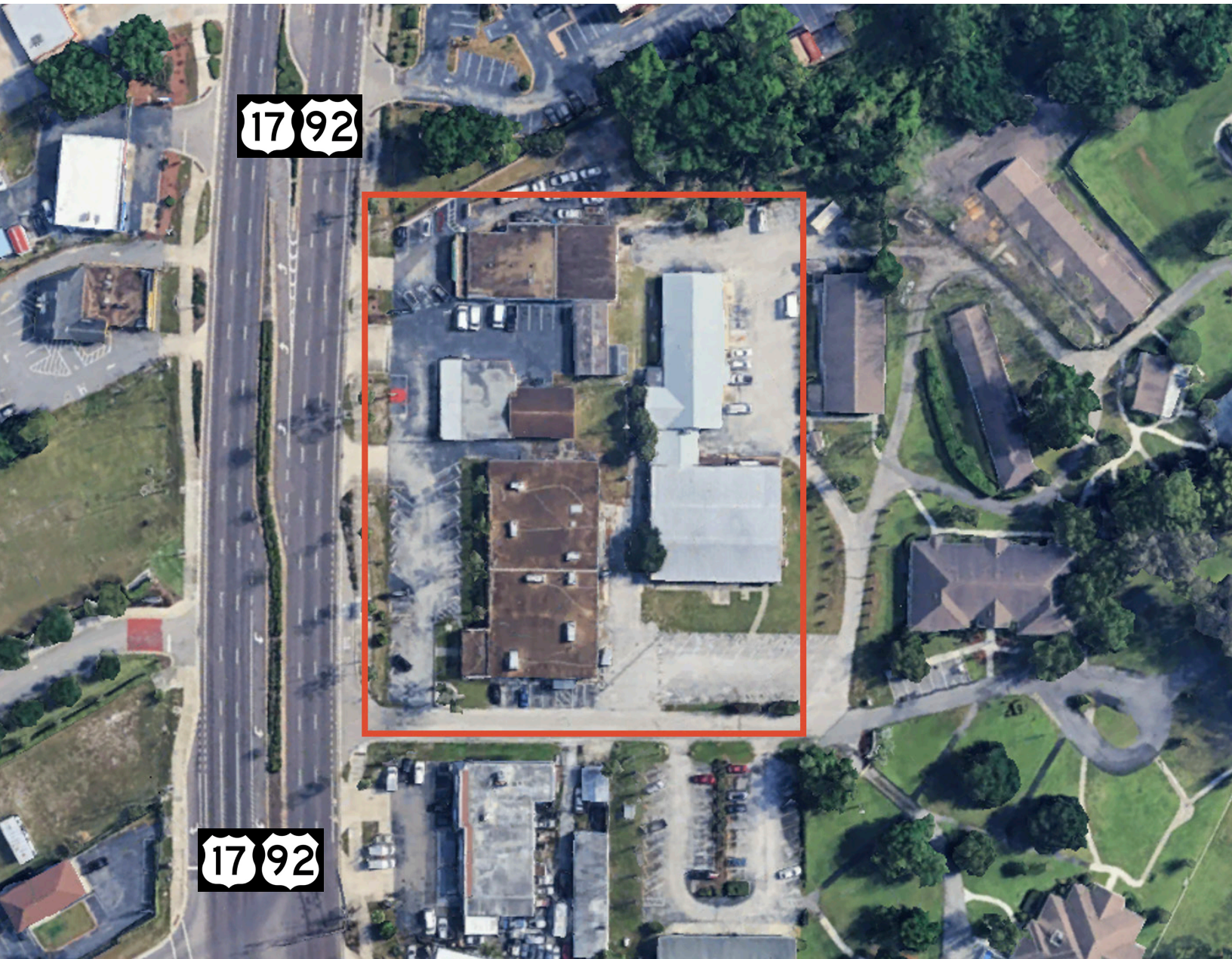
**FRONTAGE:** HWY 17-92

**ZONING:** C3 - HEAVY COMMERCIAL  
& LIGHT INDUSTRIAL

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,050	97,720	282,385
Households	4,669	42,737	120,096
Avg. HH Income	\$99,510	\$98,736	\$99,286

## FULL PROPERTY AERIAL



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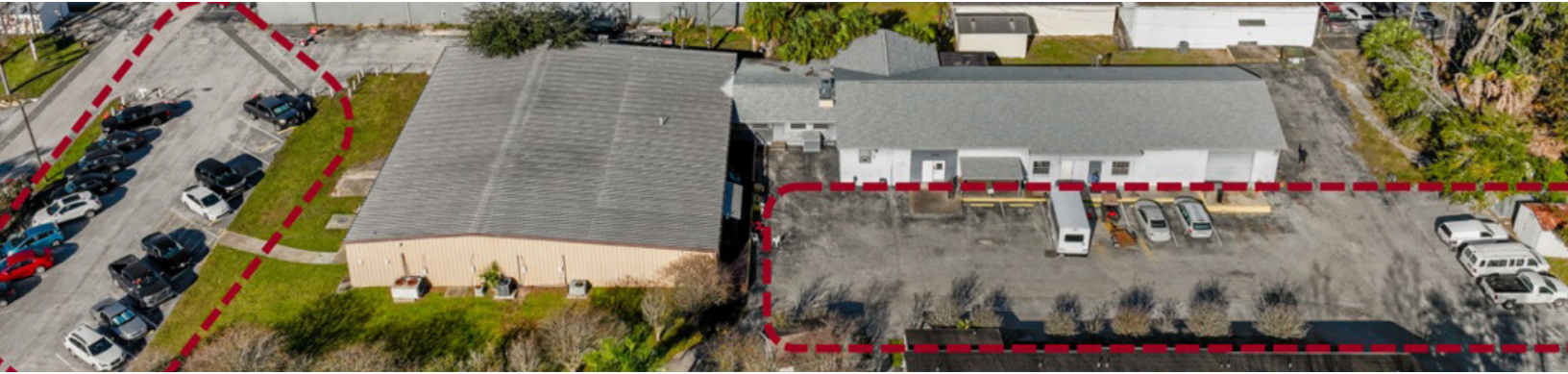
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## AERIAL PHOTOS



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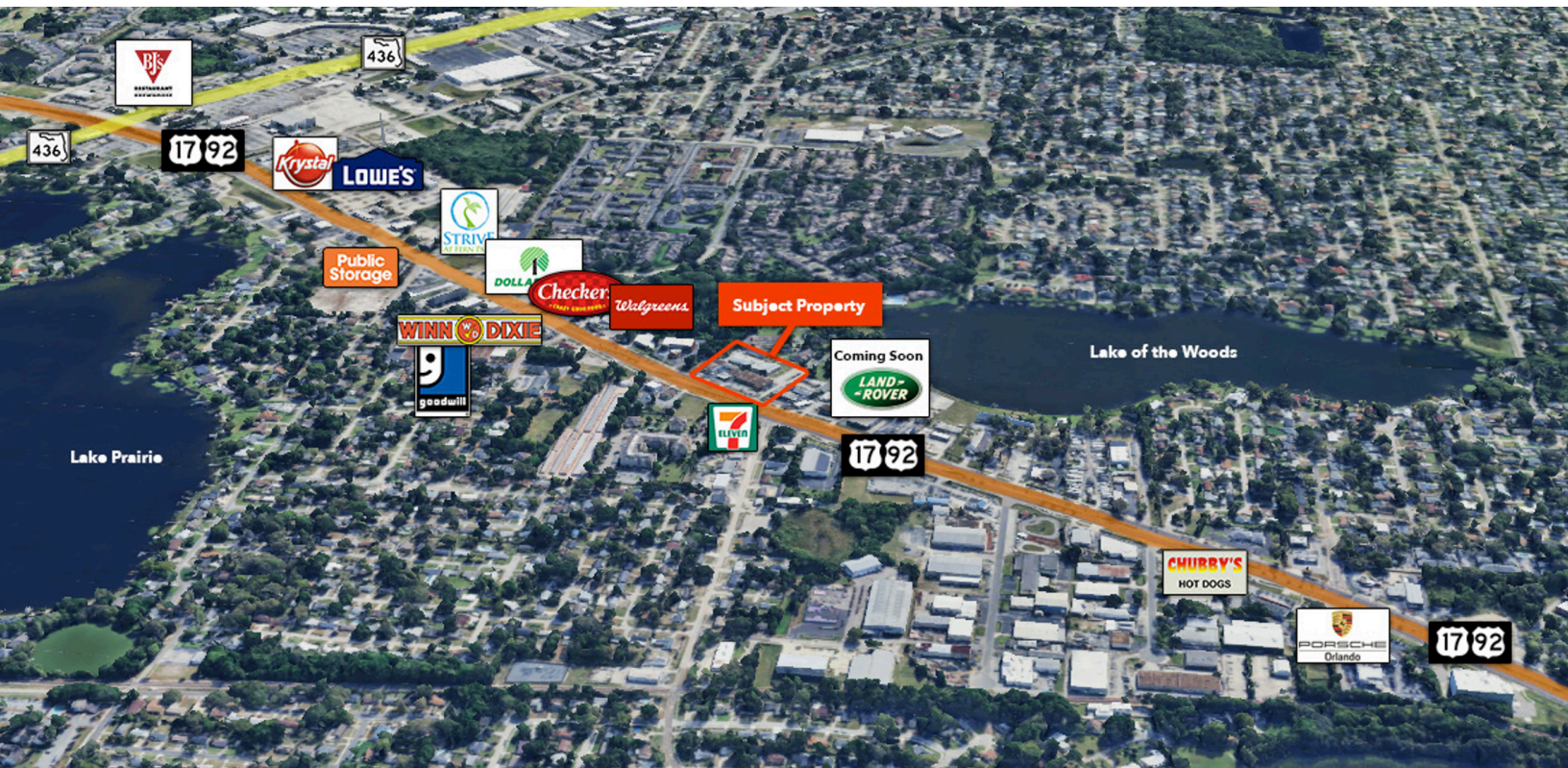
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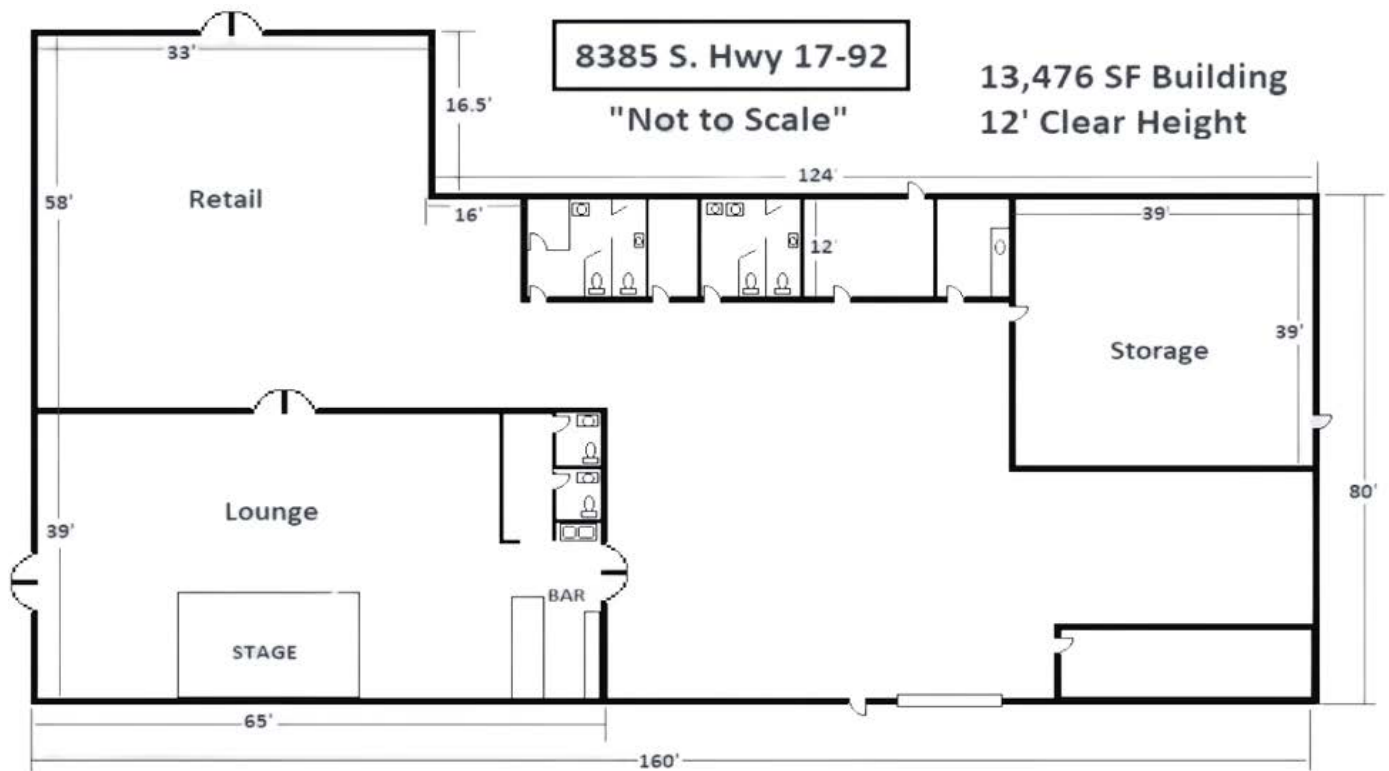
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## RETAILER MAP



## BUILDING ONE - FLOOR PLAN



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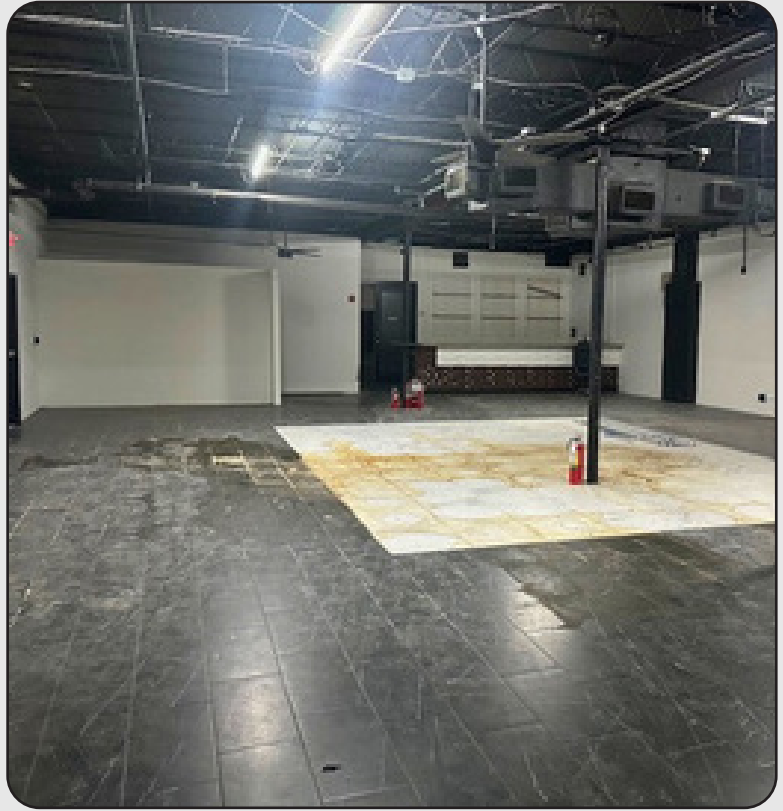
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## BUILDING ONE - INTERIOR



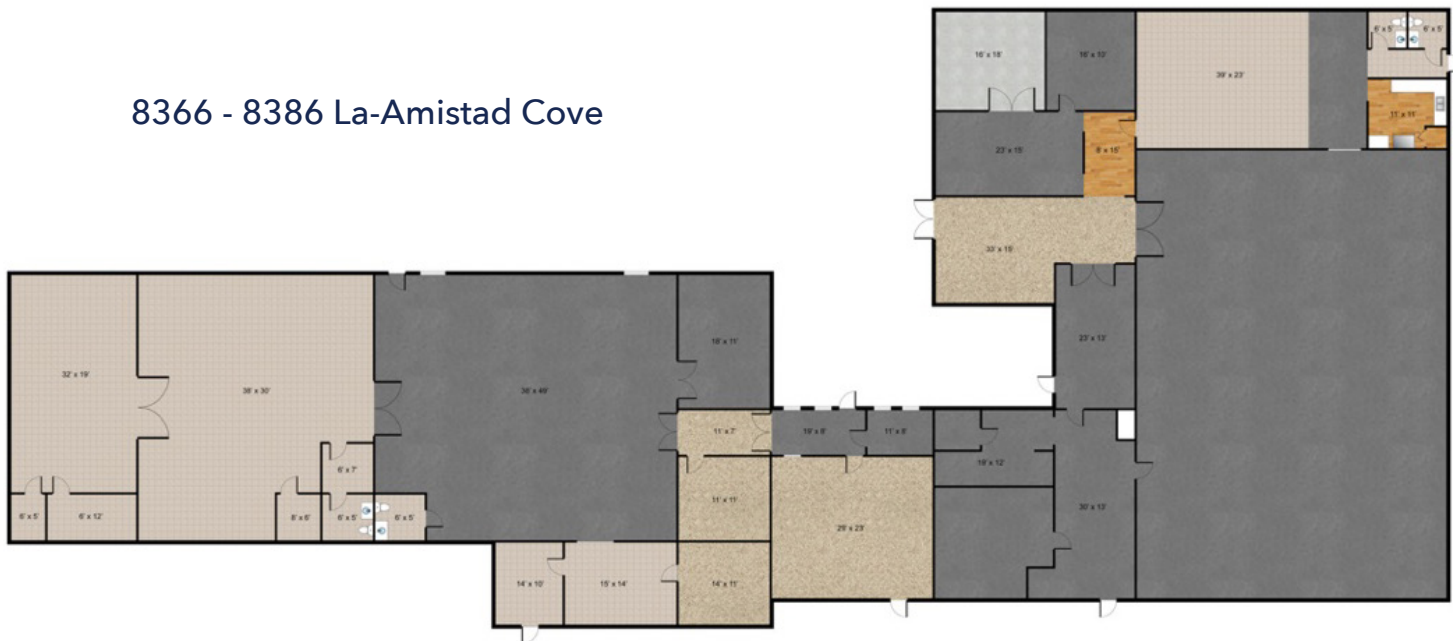
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## BUILDINGS TWO & THREE - FLOOR PLAN

8366 - 8386 La-Amistad Cove



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## BUILDINGS TWO & THREE - INTERIOR

