

FOR SALE

FREESTANDING BUILDING | 3,376 SF

3725 S CONWAY ROAD @ GATLIN AVENUE - ORLANDO, FL 32812

RETAIL



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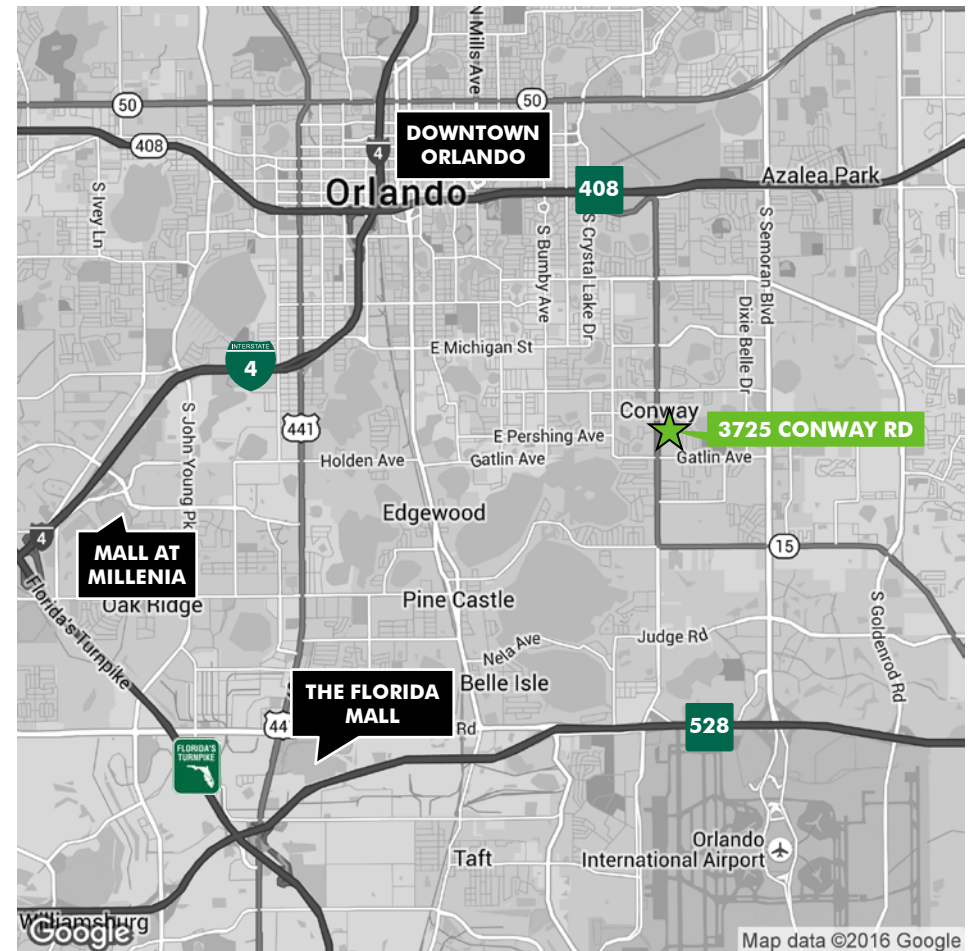
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PROPERTY OVERVIEW

- + 3,376 ± SF Building on 0.74 AC
 - 808 SF Sales Floor w/ 2,568 SF Warehouse
 - 1,443 SF Covered Outdoor Space / Patio
- + Prominent location serving the affluent **Conway Chain of Lakes / Belle Isle** neighborhoods
- + Excellent redevelopment / renovation purchase opportunity for a retail / restaurant concept
- + Located on heavily trafficked Conway Road (32,000 AADT) @ Gatlin Avenue (10,500 AADT) in the heart of Orlando
- + Dense Population of 112,000 in a 3 mile radius
- + Affluent residents with a Average Household Income of \$70,965 in a 1 mile radius
- + Large & prominent pylon signage
- + Extensive greenspace at rear of property



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PARCEL LAYOUT



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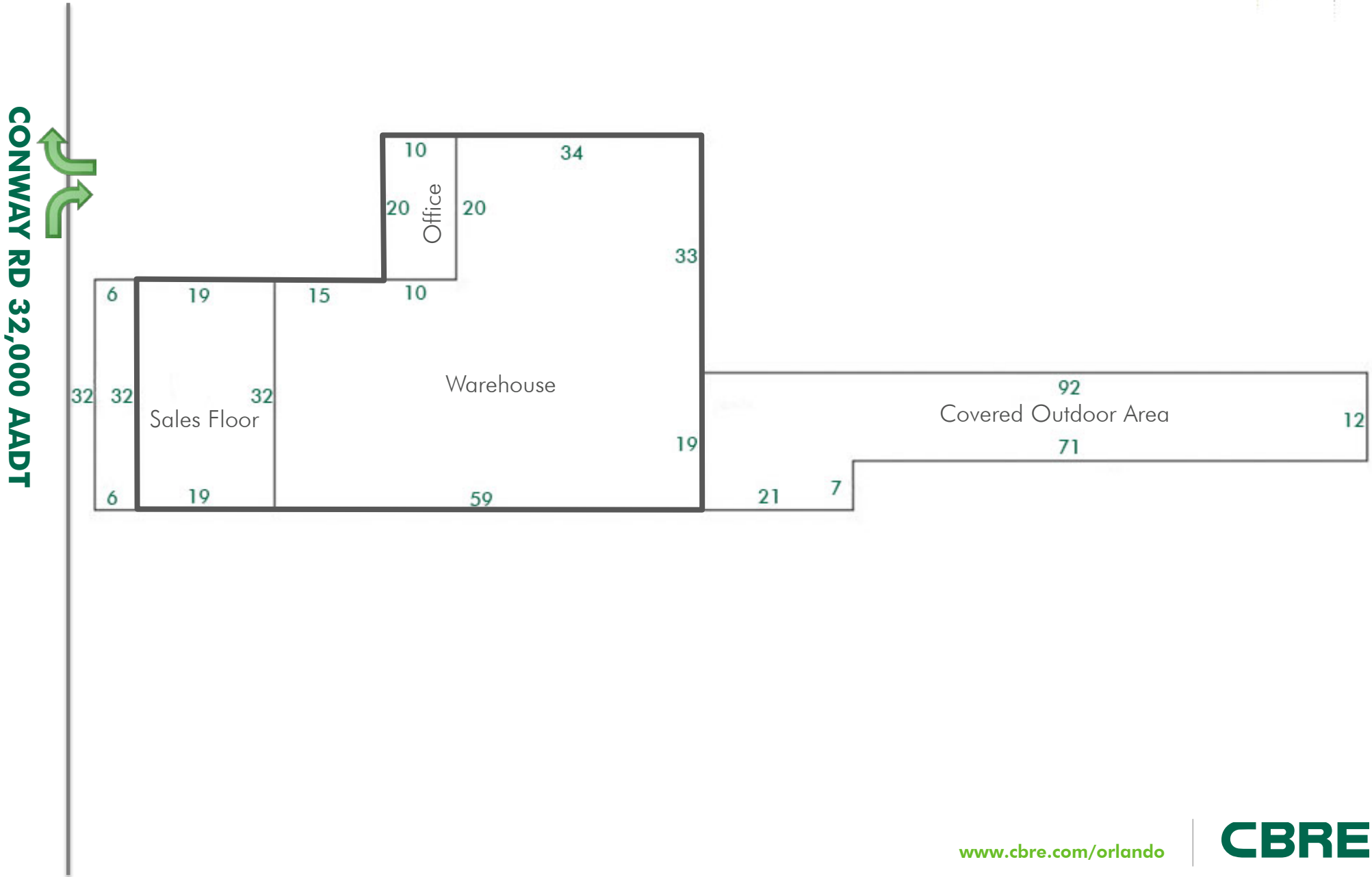
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BUILDING LAYOUT OF DIMENSIONS



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INTERSECTION AERIAL



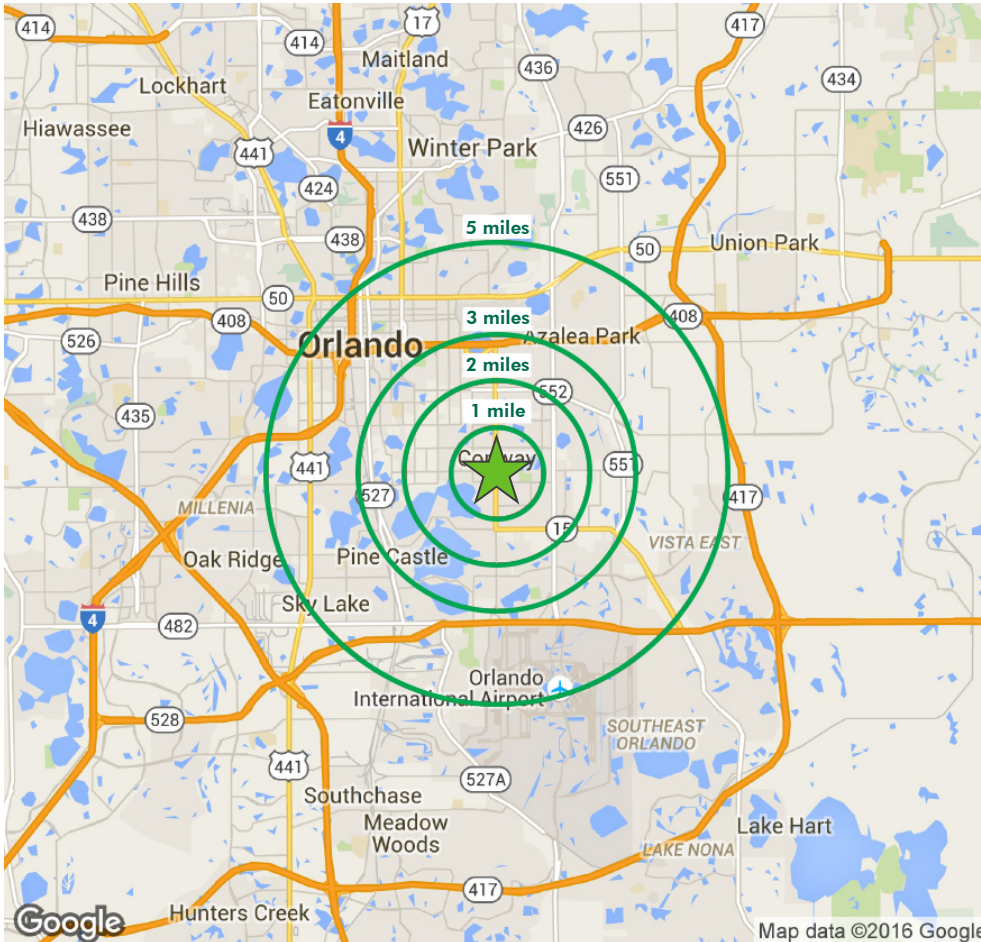
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RADIUS RING DEMOGRAPHICS



2016 Estimated Radius Ring Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	11,351	56,085	112,061	270,454
Population Growth 5 Year Projection	4.29%	4.45%	4.88%	6.25%
Average Household Income	\$70,965	\$57,369	\$56,284	\$58,392
Median Household Income	\$54,657	\$41,321	\$40,353	\$40,996
Households with Income Over \$50,000	1,028	4,865	9,294	20,473
Households with Income Over \$75,000	480	2,062	3,855	9,374
Population College Educated or Higher	3,398	14,857	29,826	71,177
Daytime Population (Employees)	1,667	10,758	30,183	201,220
Business Establishments	313	1,655	4,068	18,053

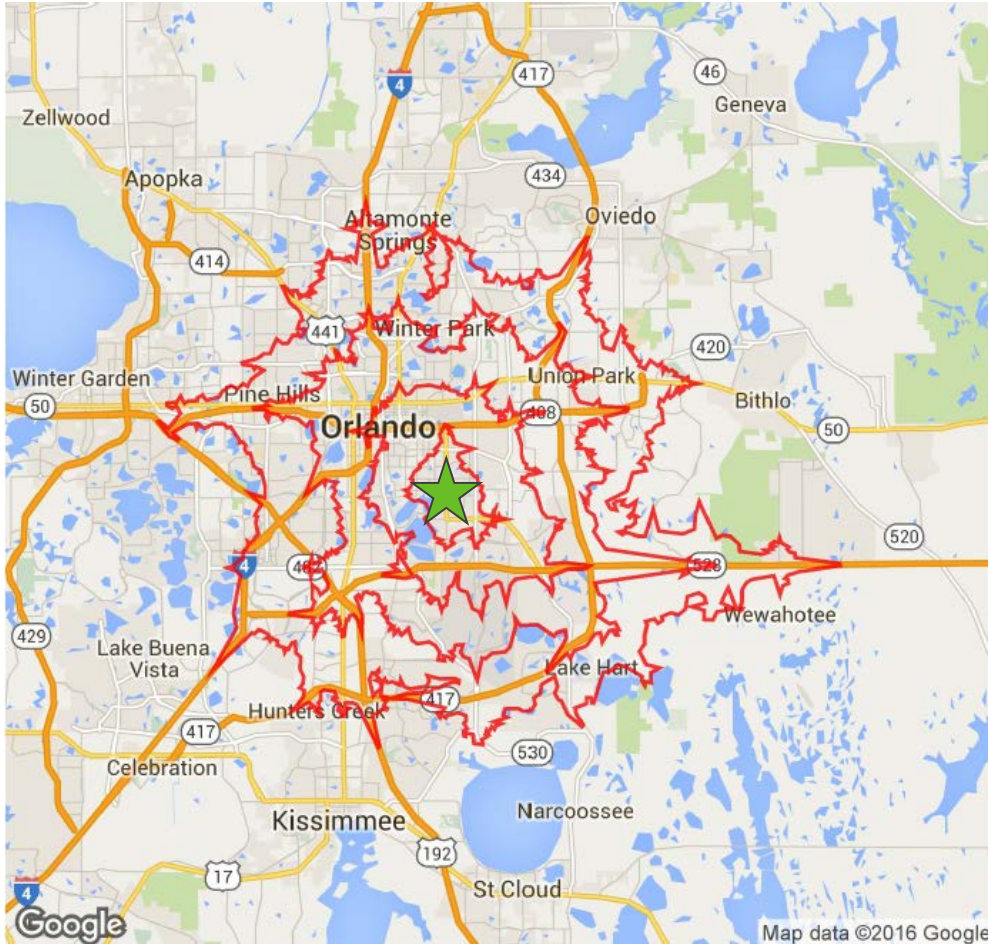
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DRIVE TIME DEMOGRAPHICS



2016 Estimated Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
Population	43,245	183,900	407,146	809,206
Population Growth 5 Year Projection	4.57%	5.88%	6.34%	7.02%
Average Household Income	\$59,333	\$60,874	\$62,012	\$60,996
Median Household Income	\$43,472	\$43,510	\$42,829	\$43,202
Households with Income Over \$50,000	3,877	15,222	30,203	59,172
Households with Income Over \$75,000	1,664	7,058	14,860	29,901
Population College Educated or Higher	11,842	53,340	114,409	216,459
Daytime Population (Employees)	9,943	124,952	294,447	521,415
Business Establishments	1,447	12,404	24,285	42,997

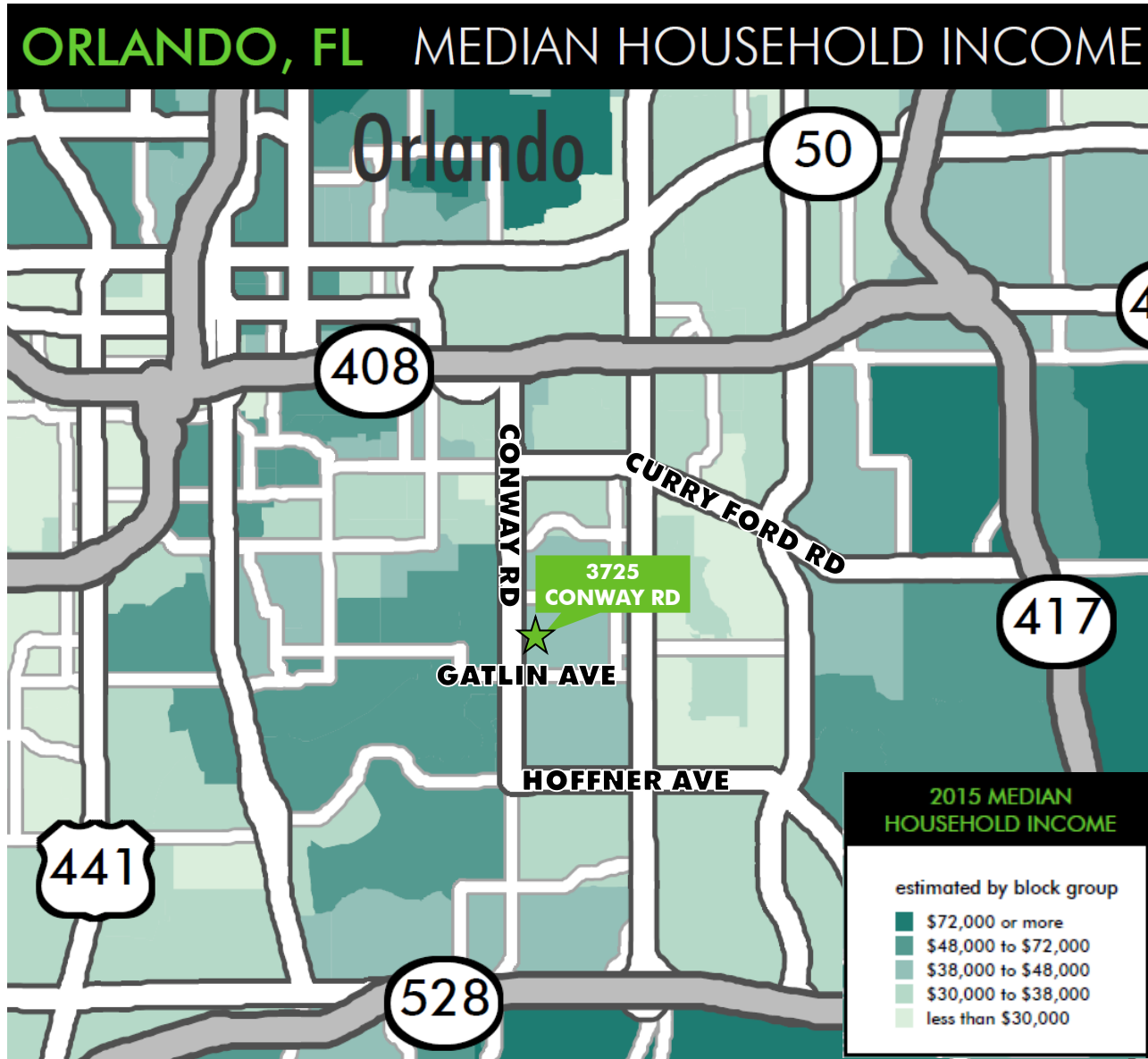
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INCOME MAP



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PHOTOS - EXTERIOR



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PHOTOS - INTERIOR



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