

Premier Retail Opportunity in the Heart of the Lee Vista Trade Area



Total Available Space - $\pm 3,117$



FOR LEASE

Space Options from 1,497 to 3,117 SF

7125 Hoffner Avenue, Orlando, FL 32822





HOFFNER AVE | 27,000 AADT

S GOLDENROD RD

PROPERTY DETAILS

Lease Rate:	Call For Details
Building Size:	8,446 SF
Available:	1,497 SF to 3,117 SF
Zoning:	ORL-PD/AN
Parcel ID	23-23-30-6303-01-000
Type:	Retail
Parking:	42 Spots or 4.97/1000 Sf
Signage:	Building

HIGHLIGHTS

- 42 parking spaces (5.0/1,000 SF parking ratio)
- Recently acquired by new ownership property management, and Leasing
- ORL-PD zoning allowing a broad range of retail, restaurant, medical, and service uses
- Cross-access with Wawa
- Strong co-tenancy and signalized access

PROPERTY OVERVIEW

Hoffner Crossing is an 8,446-square-foot neighborhood retail center strategically positioned at the signalized intersection of Hoffner Avenue and South Goldenrod Road in the heart of Southeast Orlando. Anchored by daily-needs retailers and adjacent to Wawa, the property benefits from exceptional visibility, convenient access, and exposure to nearly 60,000 vehicles per day along one of the area's primary commercial corridors.

The center serves the established Lee Vista trade area, one of Orlando's fastest-growing submarkets, surrounded by a strong residential population, expanding employment base, and continued multifamily development. Hoffner Crossing offers retailers the opportunity to capitalize on consistent daily traffic generated by nearby national retailers, neighborhood services, and the surrounding residential community.

Current availability provides tenants with a highly visible storefront, ample parking, and direct access from Hoffner Avenue, making the property well suited for restaurant, medical, service, and neighborhood retail users seeking a premier infill location in Southeast Orlando.

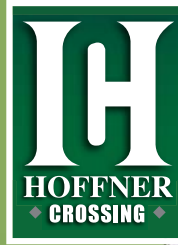


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AVAILABLE SUITES



Suite	Tenant	Size (SF)
1-2	AVAILABLE - Full Suite	3,117
1	AVAILABLE - New Split End Cap	1,620
2	AVAILABLE - Splitr Inline Suite	1,497
3	Internal Medicine & HealthyLifestyle	1,080
4	Heavenly Bites	1,080
5	Red Dragon Smoke Shop	1,634
6	Domino's Pizza	1,535
TOTAL		8,446

1-2: Full Suite

(1) 1,620 SF

(2) 1,497 SF

(3) 1,080 SF

(4) 1,080 SF

(5) 1,634 SF

(6) 1,535

Wawa

S. GOLDENROD RD

HOFFNER AVE | 27,000 AADT

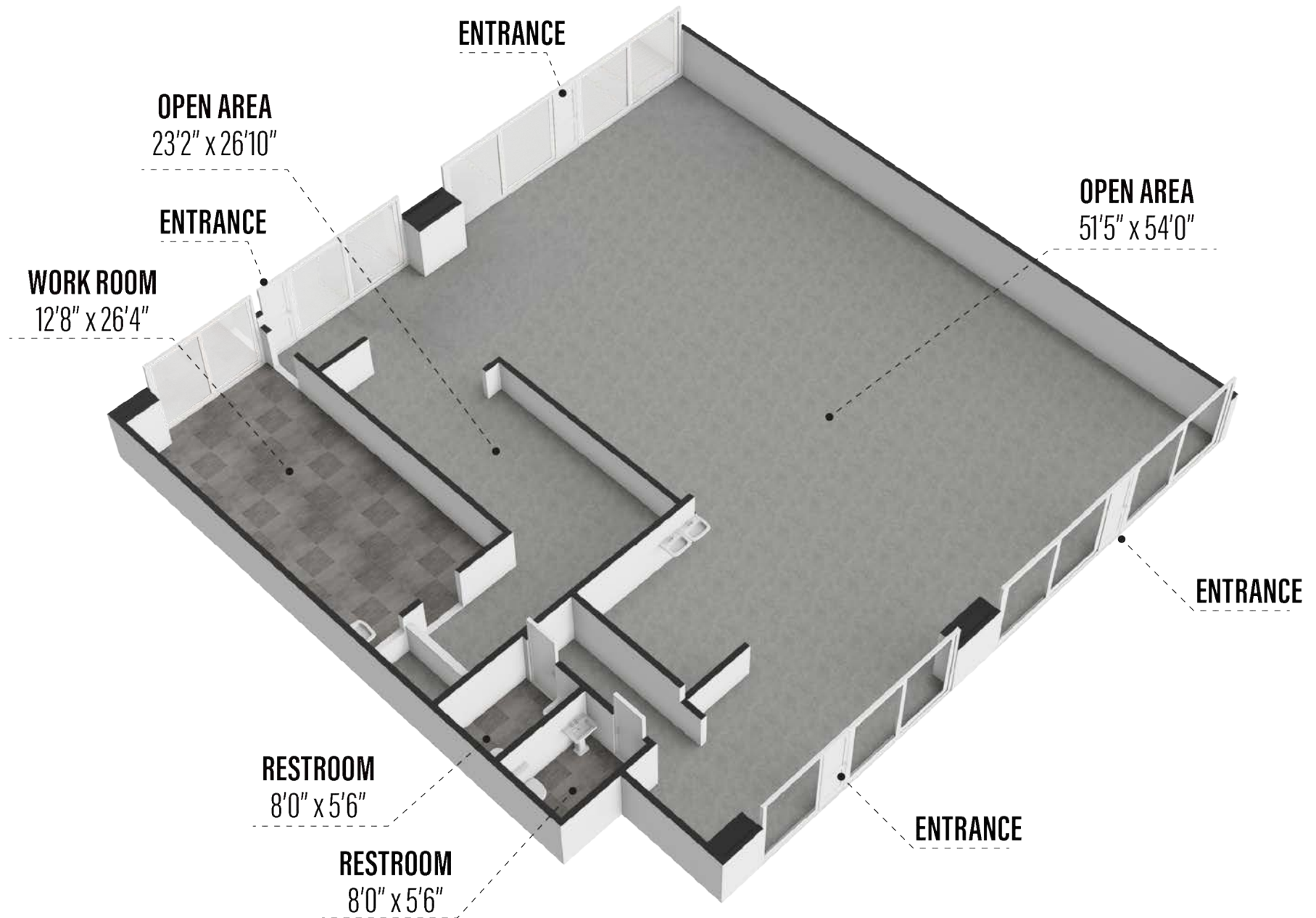
EXTERIOR PHOTOS



INTERIOR PHOTOS

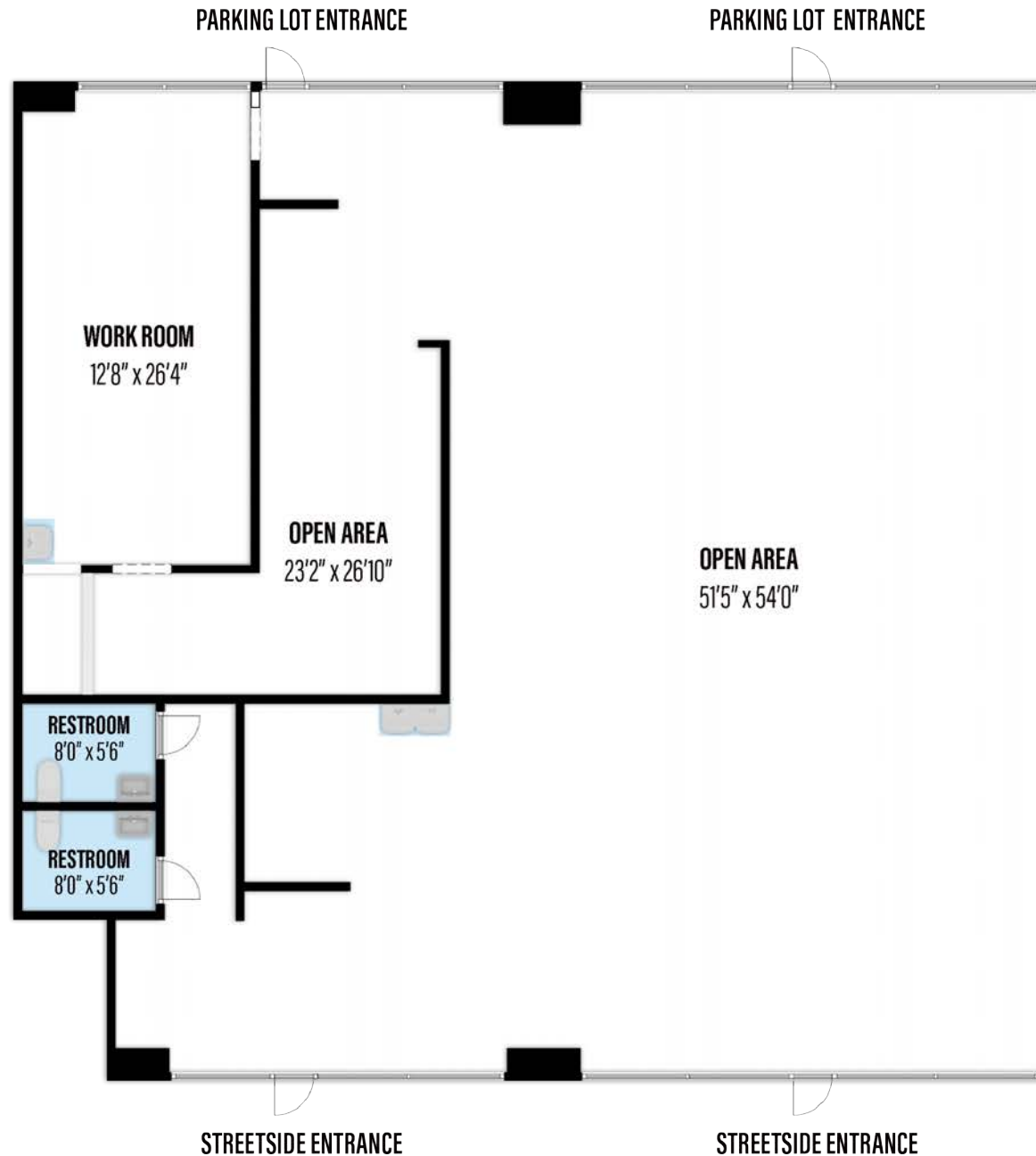


FULL ENDCAP SUITE 1-2 | 3,117 SF



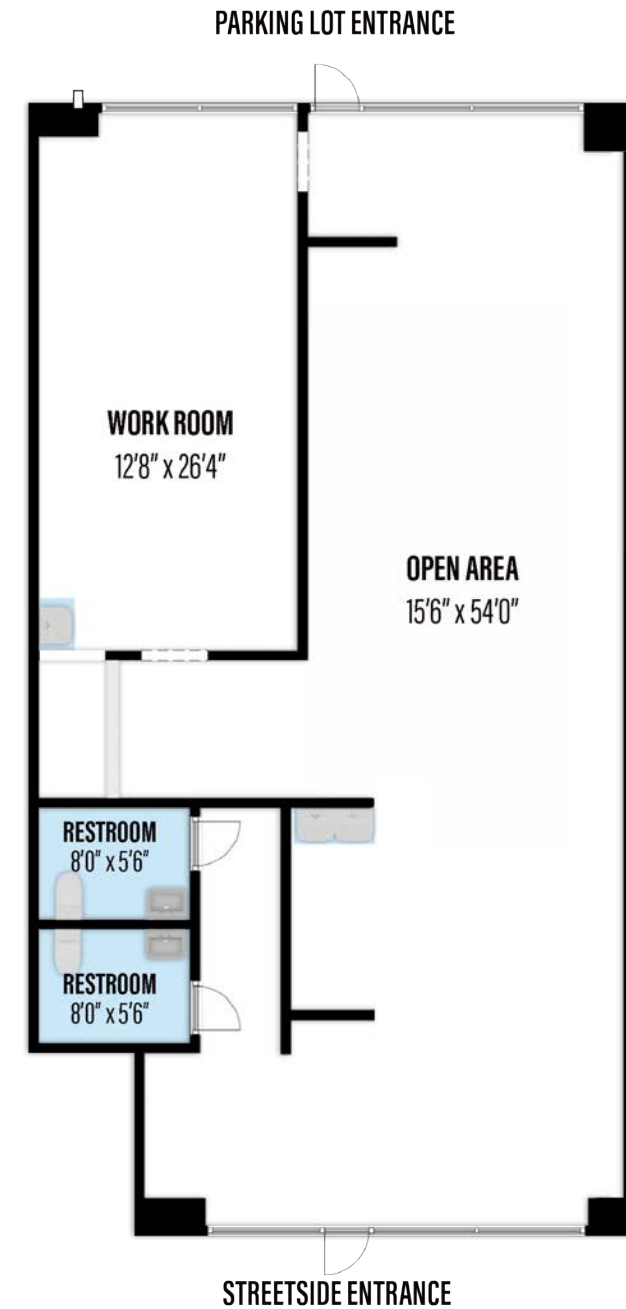
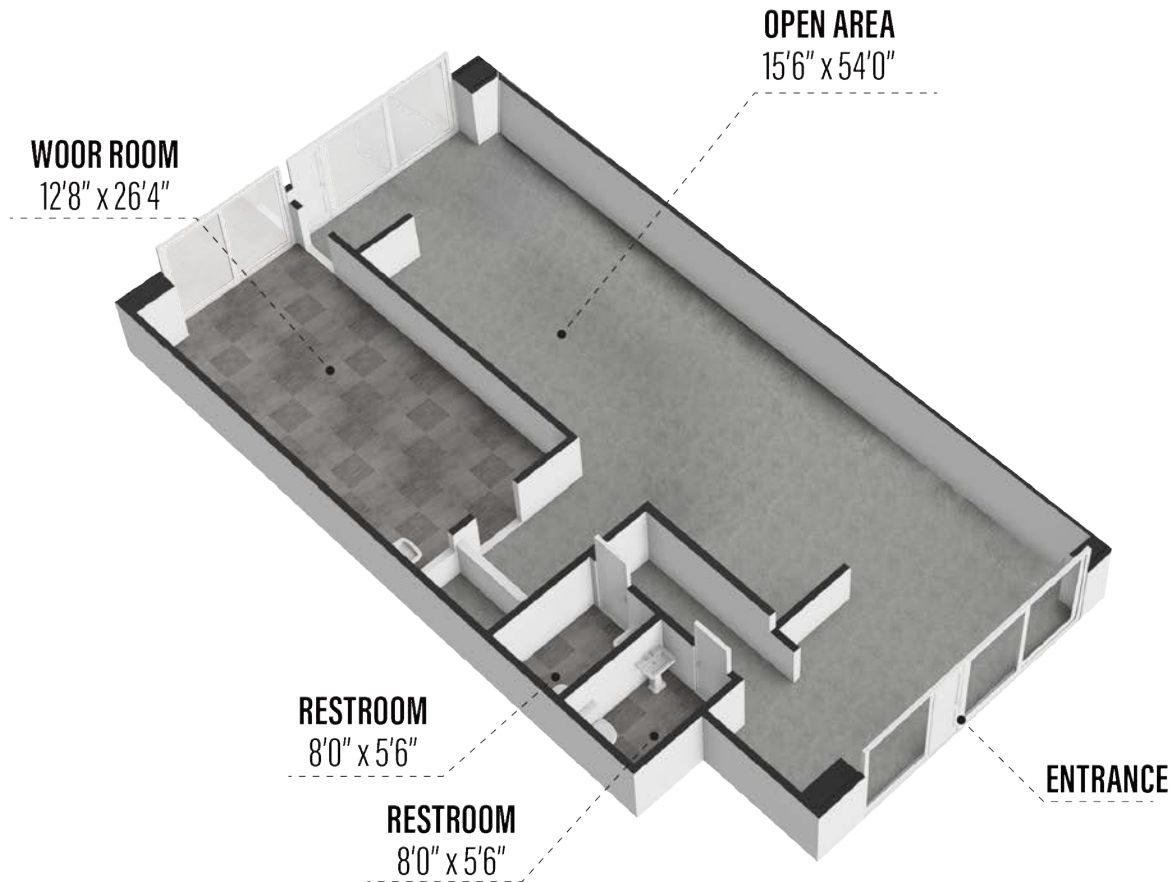


FULL ENDCAP SUITE 1-2 | 3,117 SF



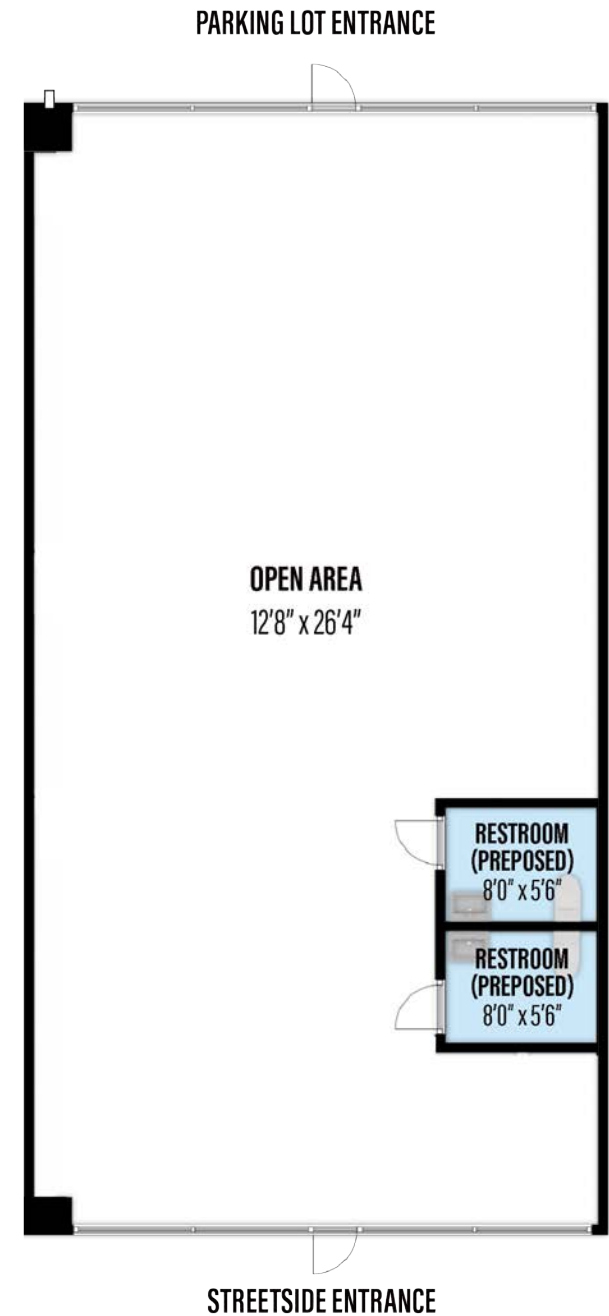
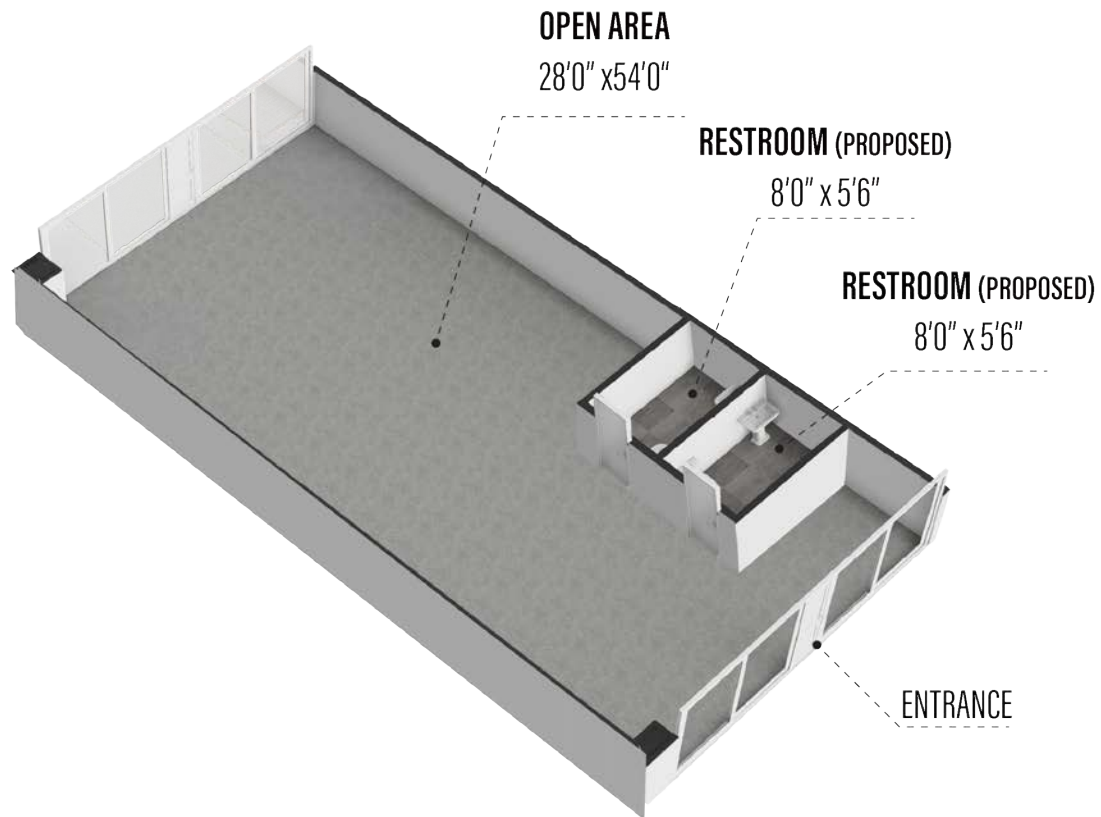


SPLIT NEW END CAP | 1,620 SF

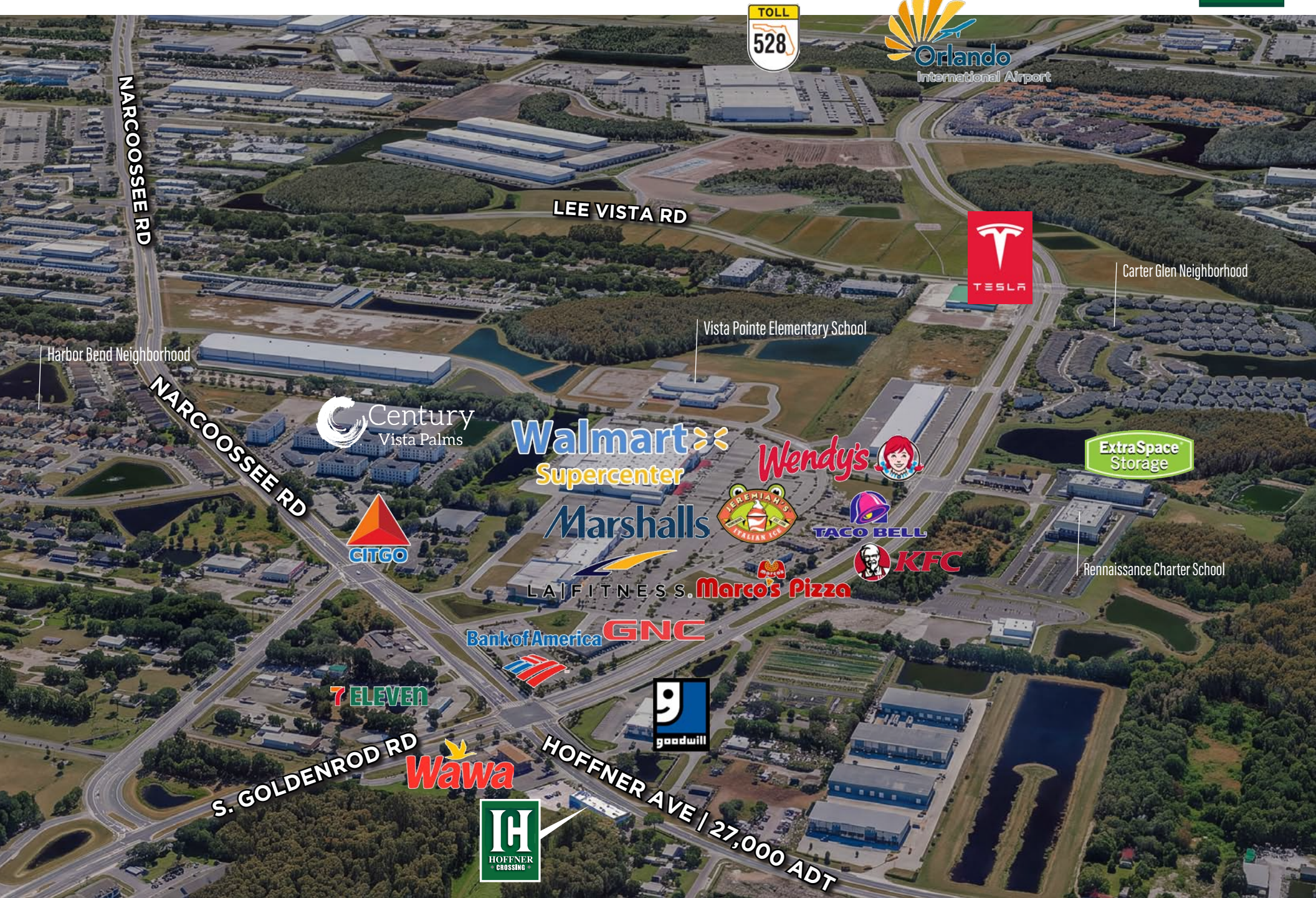


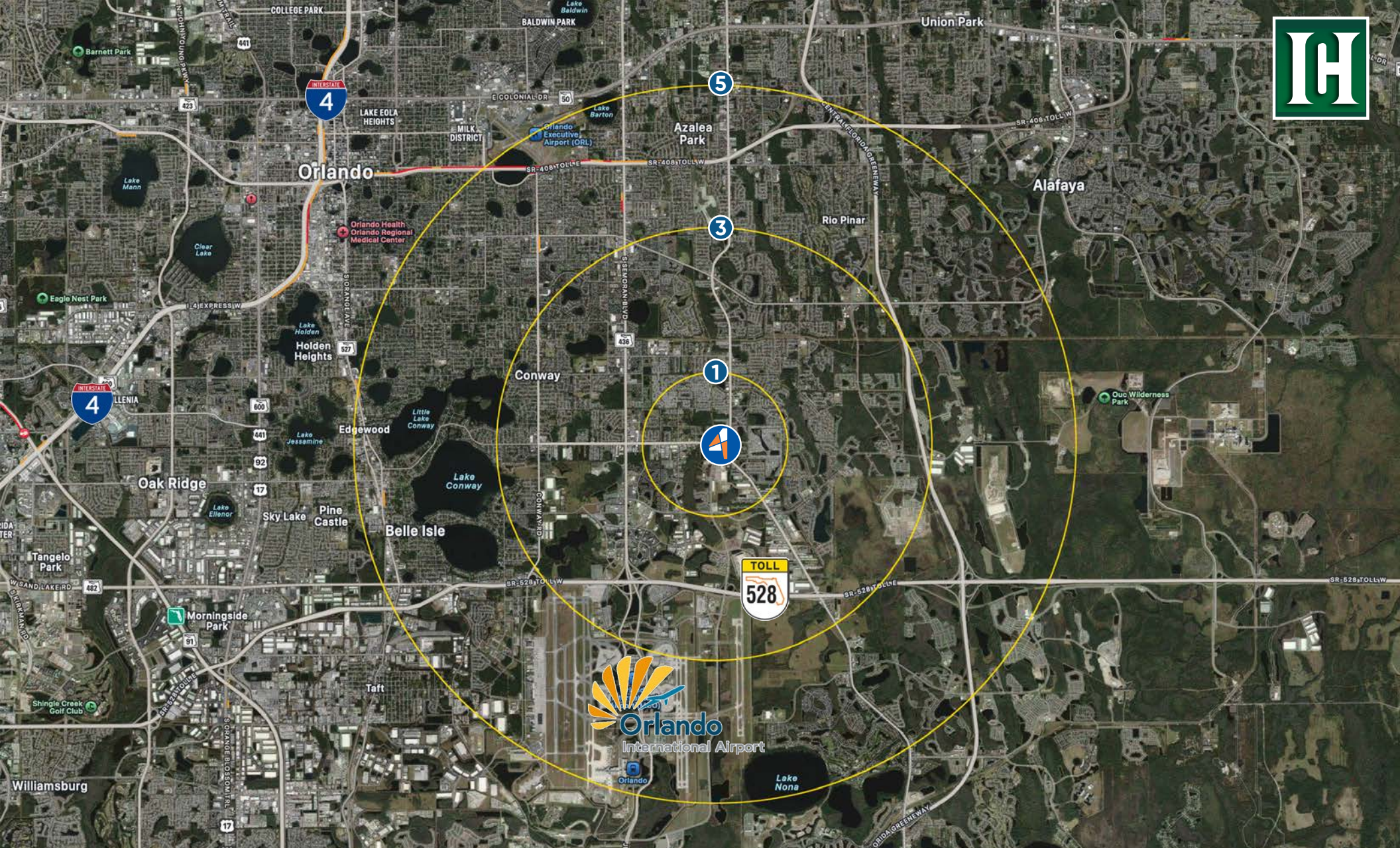


SPLIT NEW INLINE | 1,497 SF



POINTS OF INTEREST





LOCATION & DEMOGRAPHICS

Radius	Population	HH Income	Employees
1-Mile	14,191	\$76,215	3,319
3-Mile	99,621	\$88,872	30,752
5-Mile	216,666	\$96,565	60,501



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