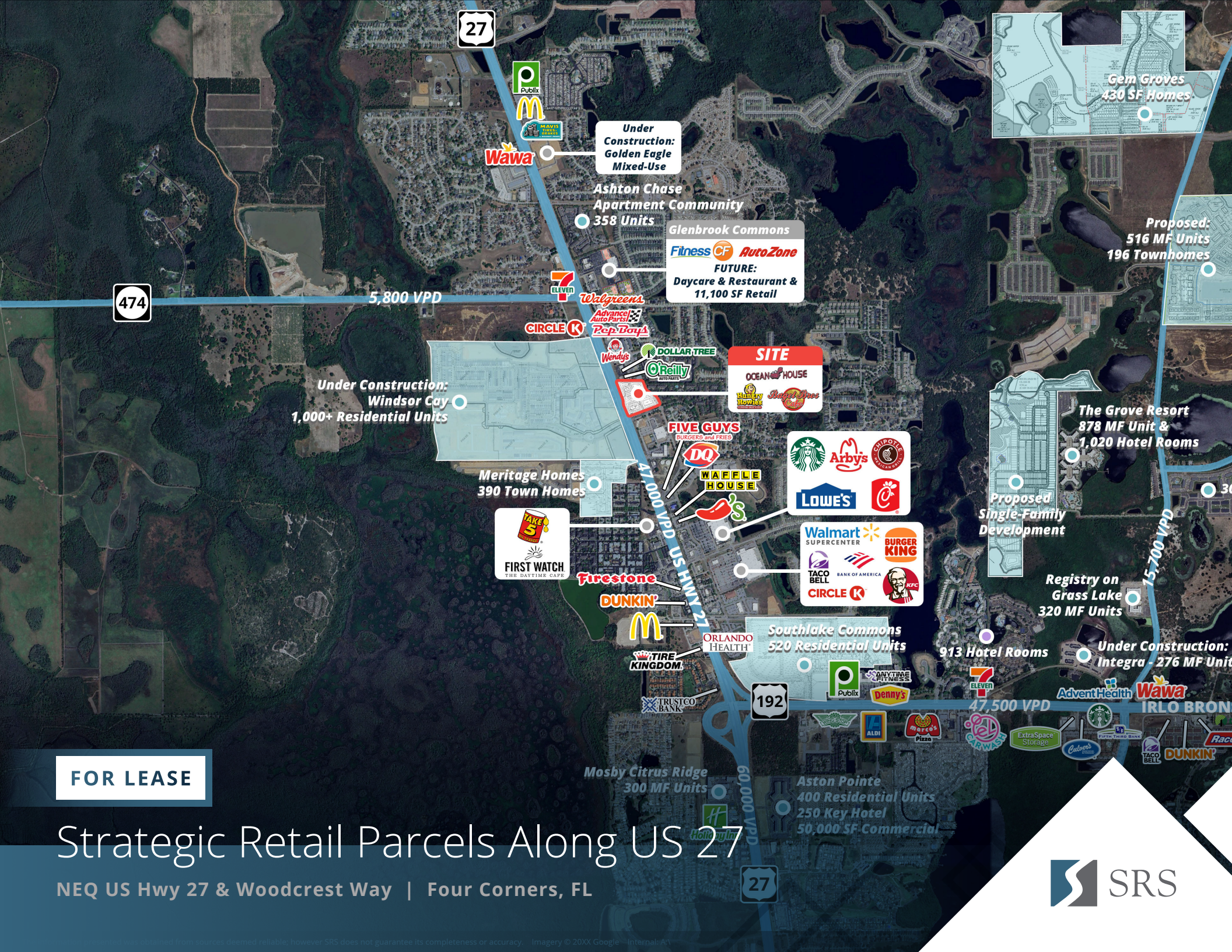


FOR LEASE

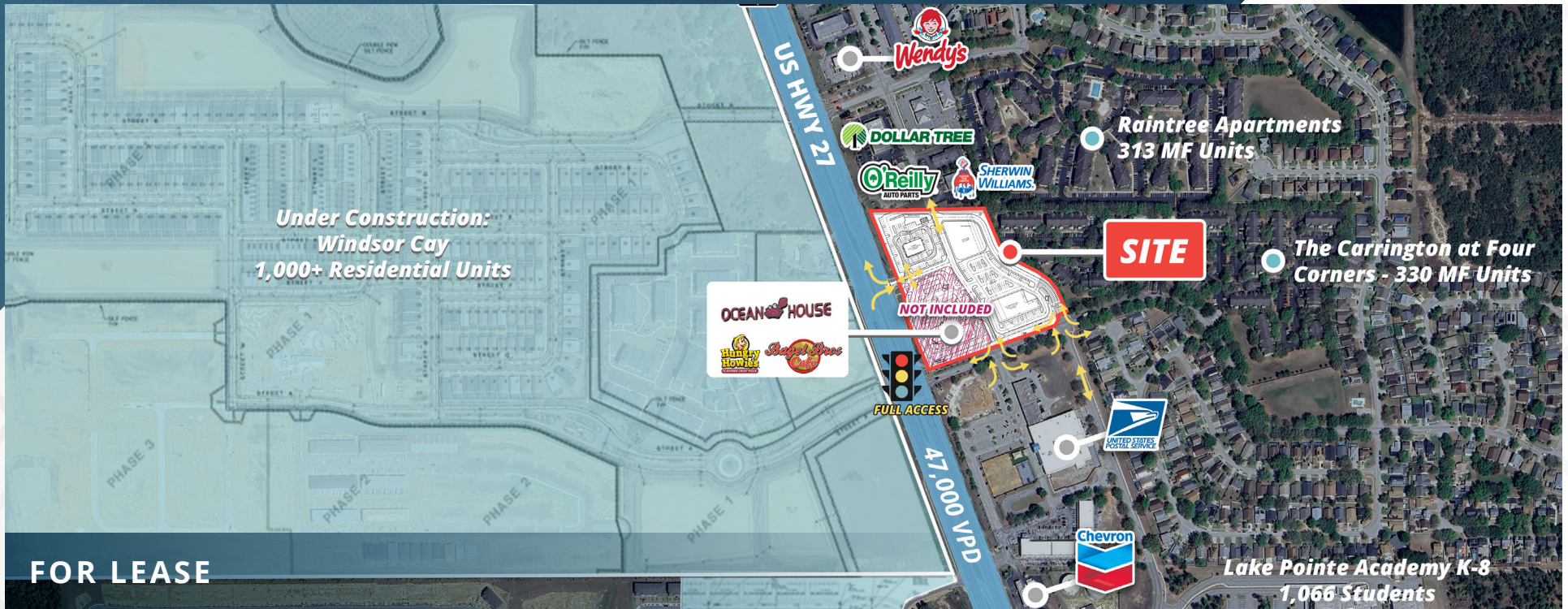
Strategic Retail Parcels Along US 27

NEQ US Hwy 27 & Woodcrest Way | Four Corners, FL



Strategic Retail Parcels Along US 27

NEQ US Hwy 27 & Woodcrest Way | Four Corners, FL 34714



1.5 AC
Parcel 1

3.1 AC
Parcel 2

Contact
Broker
Rate

ABOUT THE PROPERTY

- Prominent signalized location along US 27 with strong visibility and consistent traffic patterns.
- Positioned within the Four Corners growth corridor, one of Central Florida's most rapidly expanding submarkets.
- Surrounded by national retailers including Walmart Supercenter, Lowe's, Starbucks, Chipotle, and other daily needs destinations.
- Proximate to major retail hubs such as Deer Creek Crossings and Posner Park, offering strong regional draw.
- Area supported by ongoing residential and commercial development, fueling continued demand and activity.

NEARBY RETAILERS



TRAFFIC COUNTS

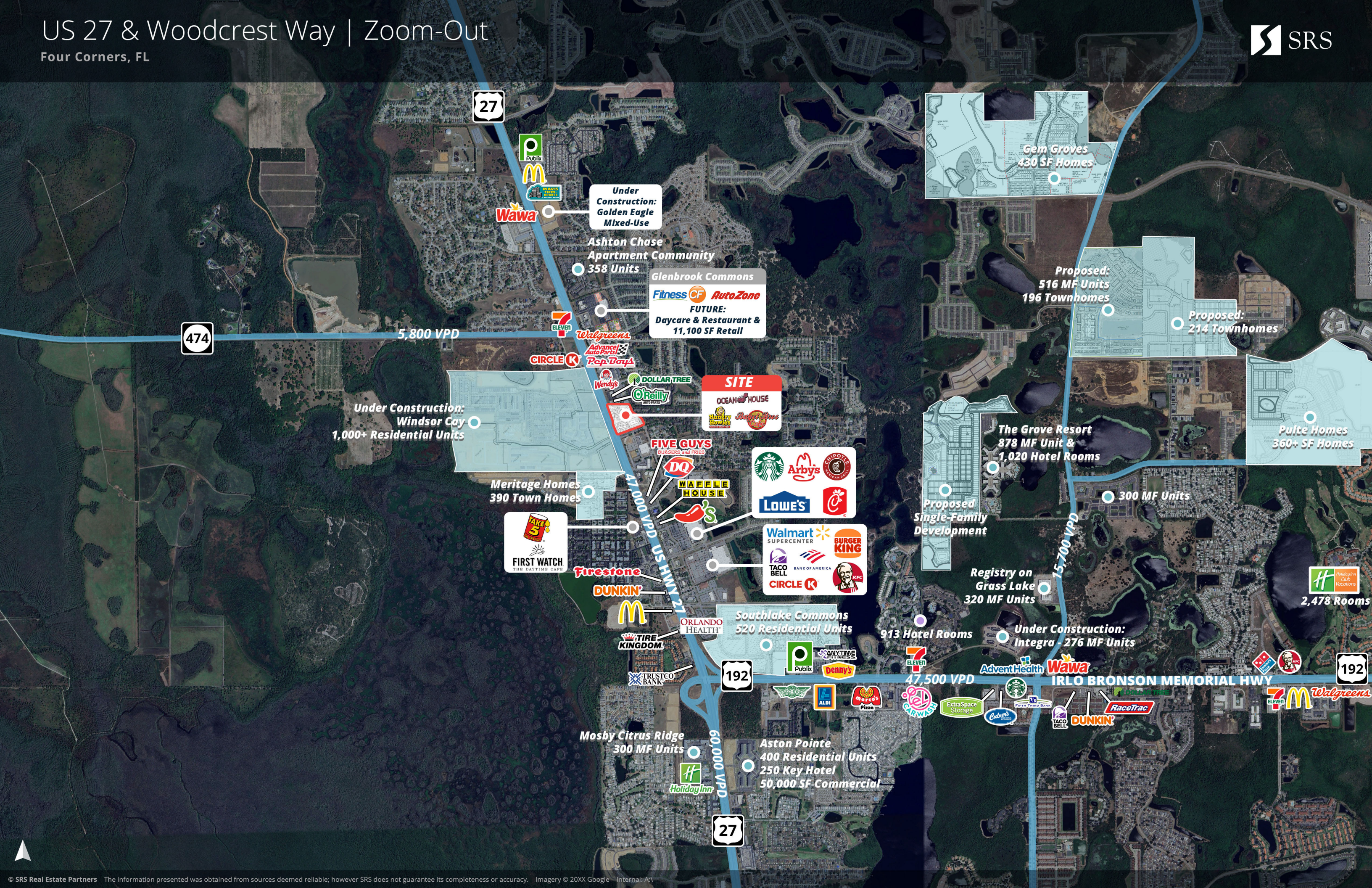
US Hwy 27

47,000 VPD

US Hwy 192

47,500 VPD

Year: 2025 | Source: FDOT





CIRCLE K

27

Pep Boys

Wendy's

DOLLAR TREE

O'Reilly
AUTO PARTS

SHERWIN
WILLIAMS

Raintree Apartments
313 MF Units

Under Construction:
Windsor Cay
1,000+ Residential Units

SITE

The Carrington at Four
Corners - 330 MF Units

OCEAN HOUSE

Hungry
Howies
Bagel Bros
Cafe

NOT INCLUDED

FULL ACCESS

47,000 VPD

UNITED STATES
POSTAL SERVICE

Chevron

Lake Pointe Academy K-8
1,066 Students

Meritage Homes
390 Town Homes

FIVE GUYS
BURGERS and FRIES

27

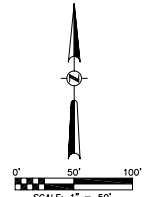
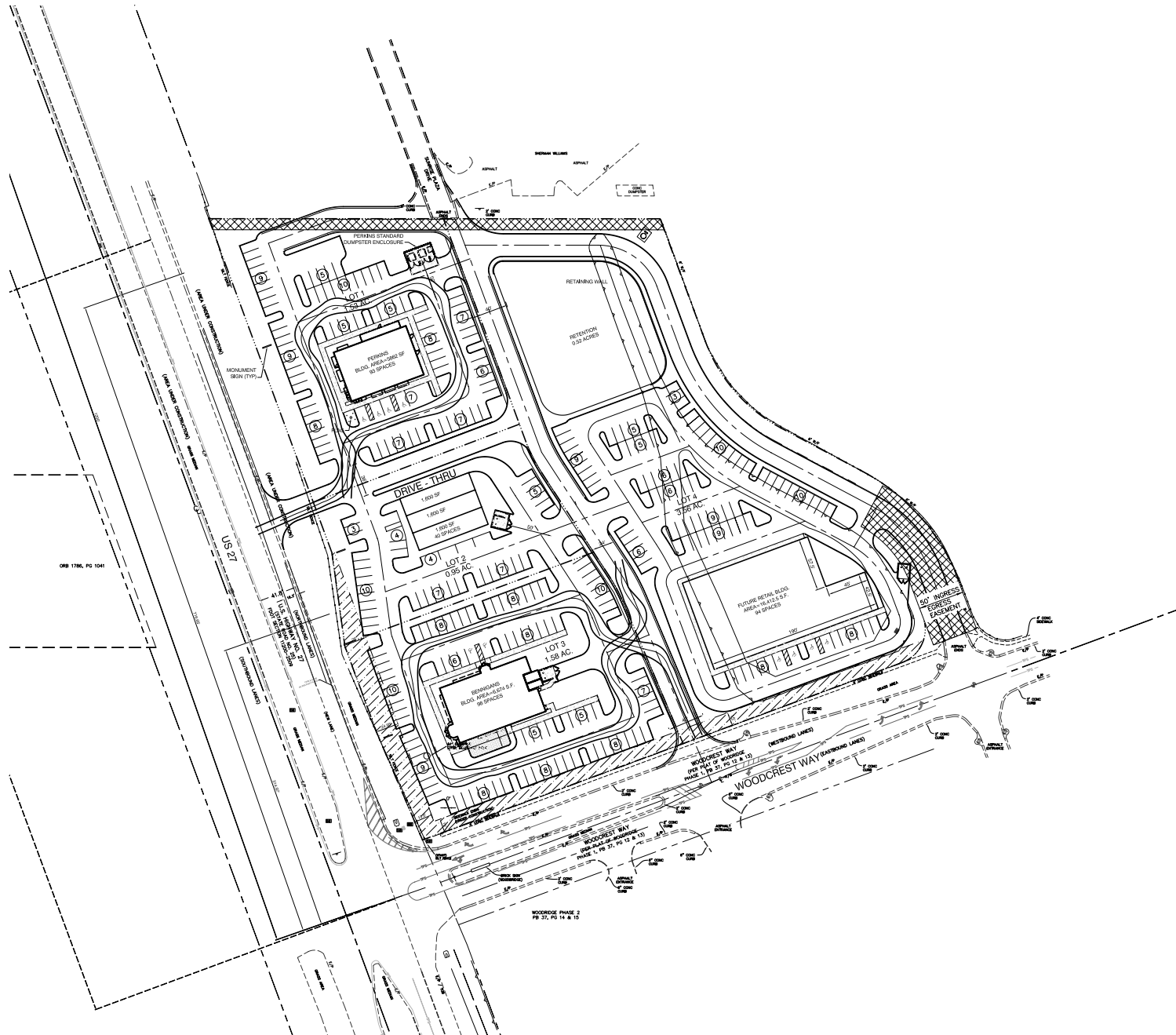
DQ

FAIRWINDS

WAFFLE
HOUSE

Strategic Retail Parcels Along US 27

NEQ US Hwy 27 & Woodcrest Way | Four Corners, FL 34714



SITE LEGEND

	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING UTILITY AND ACCESS EASEMENT
	EXISTING DRAINAGE EASEMENT
	EXISTING ACCESS EASEMENT
TYP	TYPICAL
HC	HANDICAP
10	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET

SIGN LEGEND

NO.	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R3-1	NO RIGHT TURN	24"x24"
R3-7	LEFT LANE MUST TURN LEFT	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1	ONE WAY	30"x12"

ALL SIGNS SHALL CONFORM TO THE MANUAL C UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

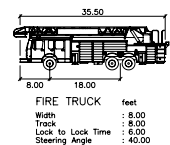
TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.

SEE DETAILS FOR HANDICAP PARKING.

LOADING ZONE SHALL BE MARKED WITH 12" WHITE STRIPES AT 5' CENTERS ON A 45° ANGLE.

PROPOSED CONSTRUCTION NOTI

1. ALL CURB RADI TO BE 3 FEET AND AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
4. ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE DEPARTMENT RIGHT-OF-WAY SHALL BE PERFORMED TO THE LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

11,723	5,629	\$73,925	4,984
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

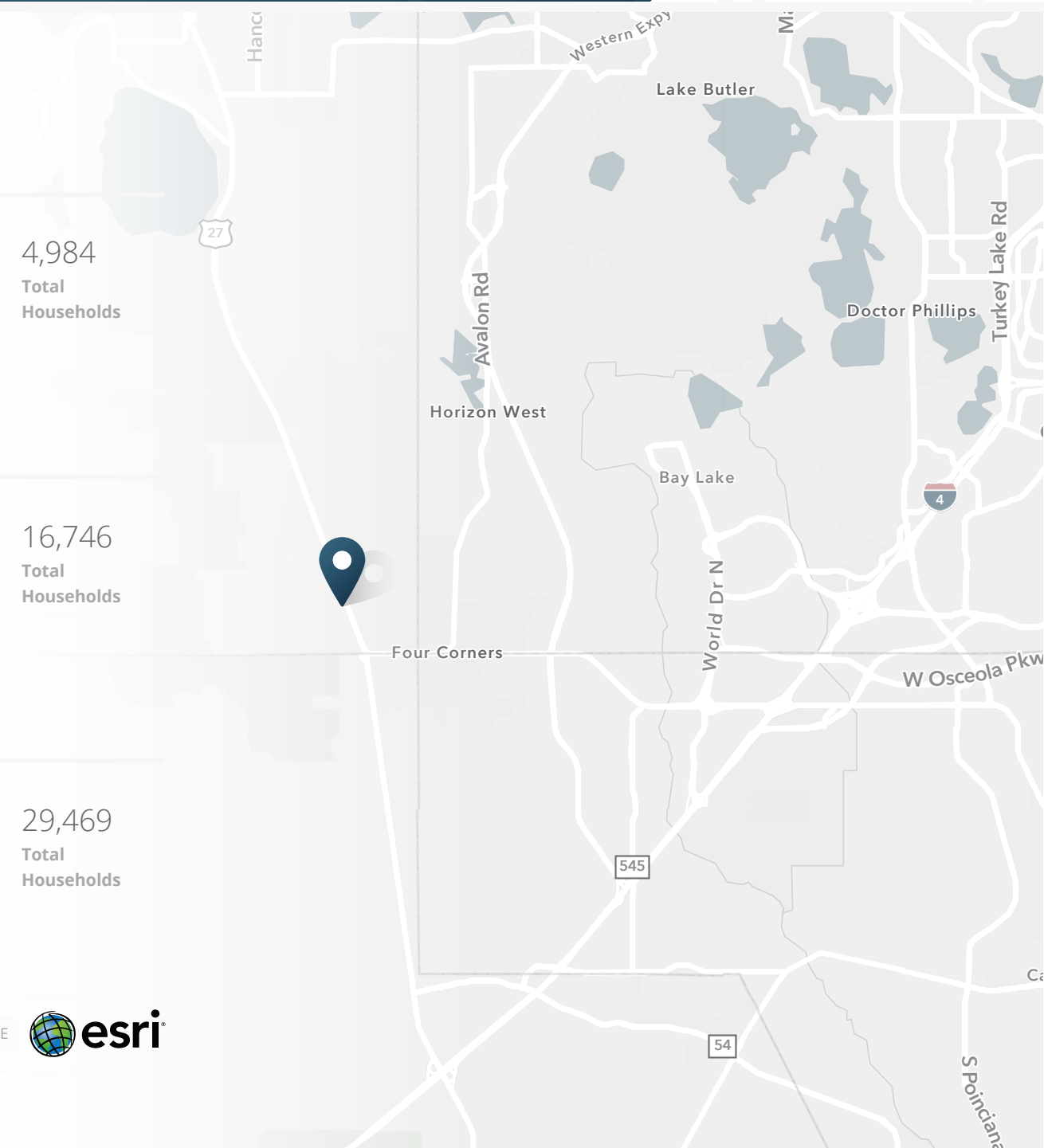
43,121	28,106	\$97,901	16,746
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

79,736	59,665	\$115,767	29,469
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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