



7335 S. US HWY 17-92, FERN PARK, FL 32730
**OUTPARCEL AVAILABLE WITH GREAT LOCATION
AND HIGH TRAFFIC COUNTS**

PROPERTY HIGHLIGHTS

- Perfect for Medical/QSR or Retail Pad
- Available as ground lease or built to suit
- Medical/Retail outparcel approved for ±6,072 SF building
- 90ft. of direct frontage on 17-92 with traffic counts of 55,500 AADT
- Ample parking with cross access
- Adjacent to 100+ bed assisted living community & less than 1 mile to Garden Park Senior Living
- Centrally located to serve Winter Park, Altamonte Springs, Maitland, and Casselberry

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	11,954	93,159	261,641
Households	5,066	40,011	109,908
Avg. HH Income	\$68,662	\$84,598	\$86,676

FOR MORE INFORMATION



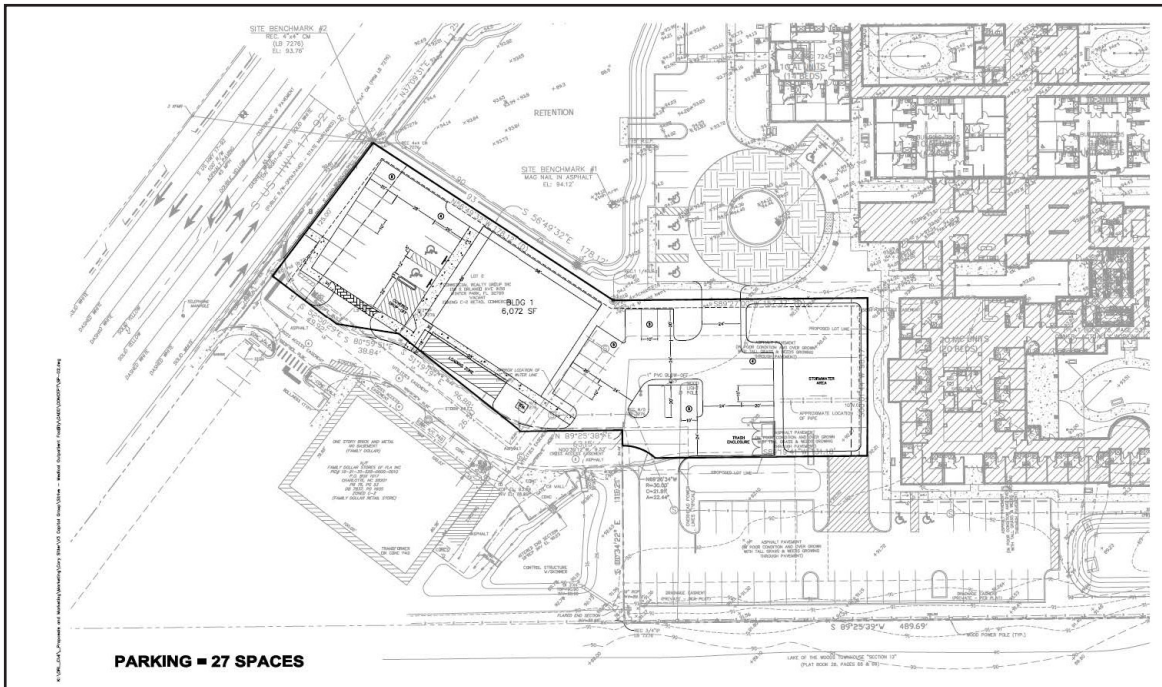
Bobby Bridges
407-616-1025
bobby@v3capital.com

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SITE PLAN



RETAILER MAP



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.