

**FOR  
LEASE**

**FREESTANDING  
RETAIL/BAR BUILDING**

**8385 S. HWY 17-92 FERN PARK, FL 32730**



**CONTACT**

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**www.ResultsREPartners.com**

**PROPERTY HIGHLIGHTS**

- 13,476 SF Retail Building with 12' Clear Height and 100% AC Space
- 186' of Frontage on S. Hwy 17-92 (Seminole County) Zoned C-3
- Current Use is Pipe Dreams and Dreams Lounge and Bar (MTM)
- 2 Businesses in a single location with 4 bathrooms, full liquor bar & retail store that has been at this location since 2001 (22 years)
- (1) 10' x 10' Garage door for rear loading, 800 Amp 3 Phase Power
- Over 55K VDP Traffic Count, Building and Pylon Signage
- Location is between SR 436 and Maitland Blvd on S. Hwy 17-92
- Owner controls the neighboring building (also for lease) and the property to the rear for increased parking and access
- **Lease Amount:                   \$18,000 Absolute NNN (\$16 PSF)**
- **Lease Terms:                   5-10 Year Minimum Term**

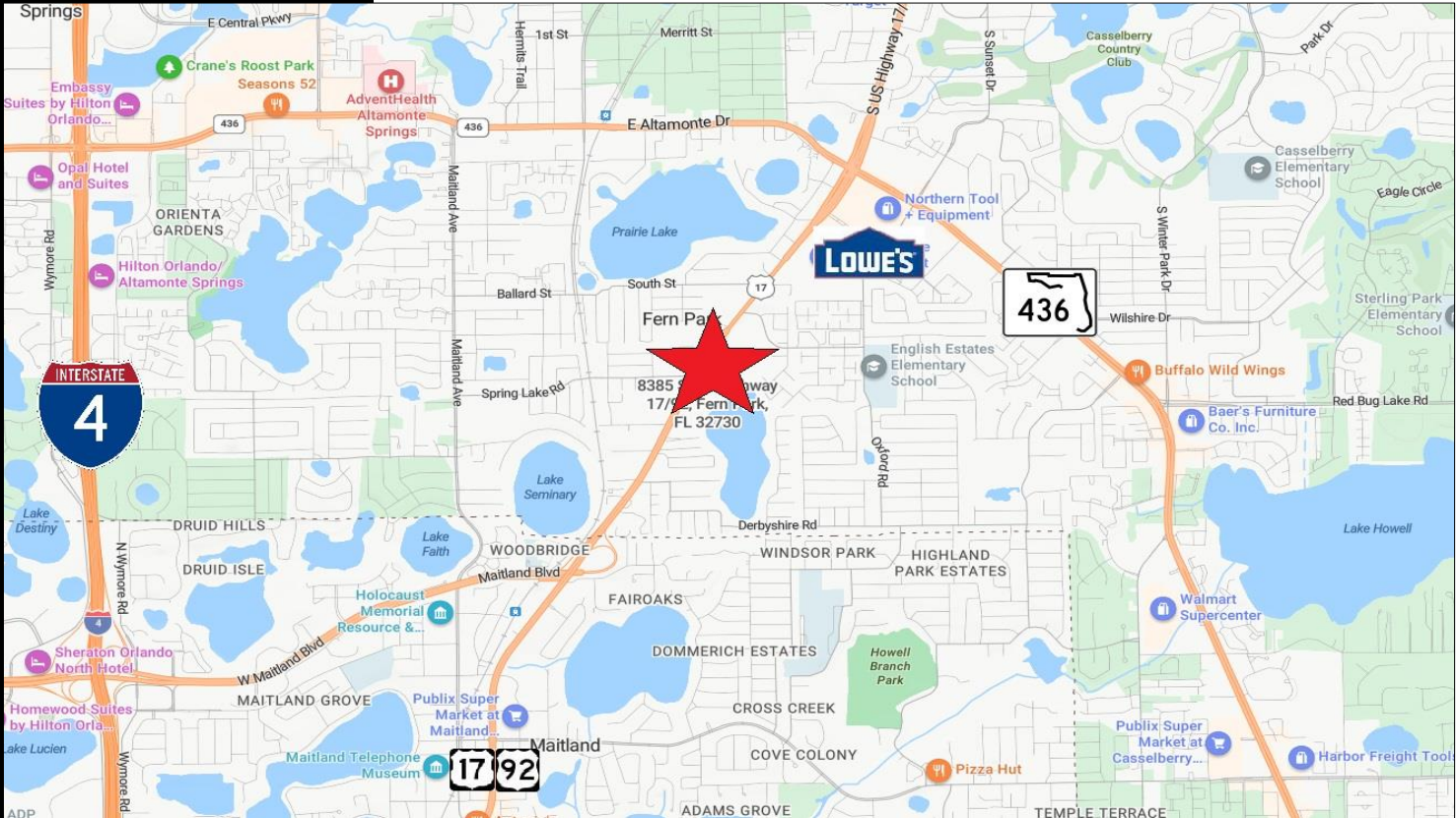
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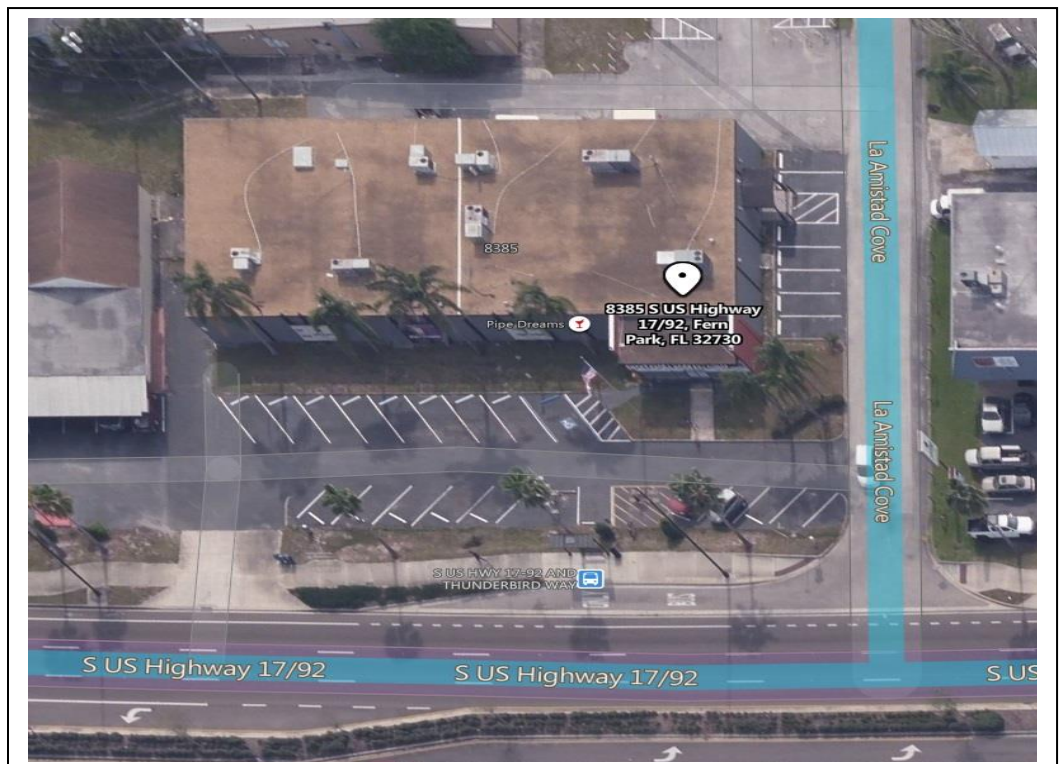
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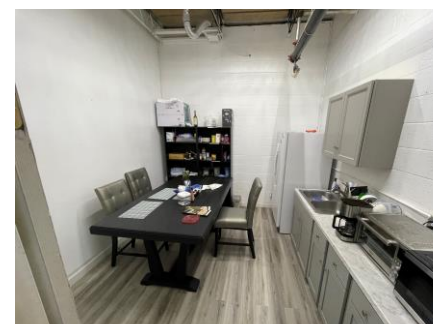
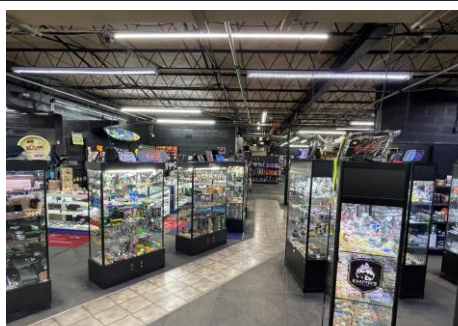
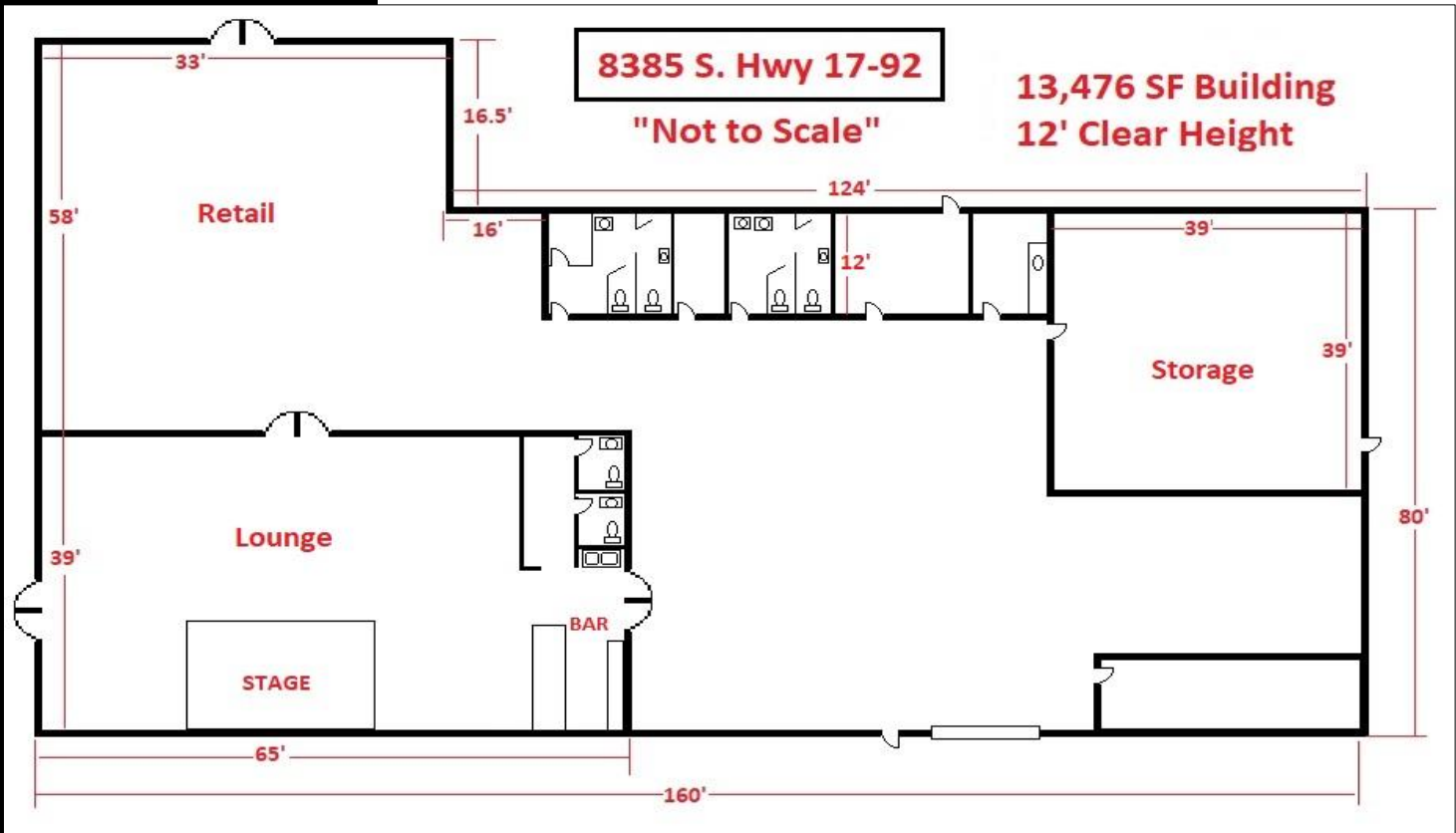


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