



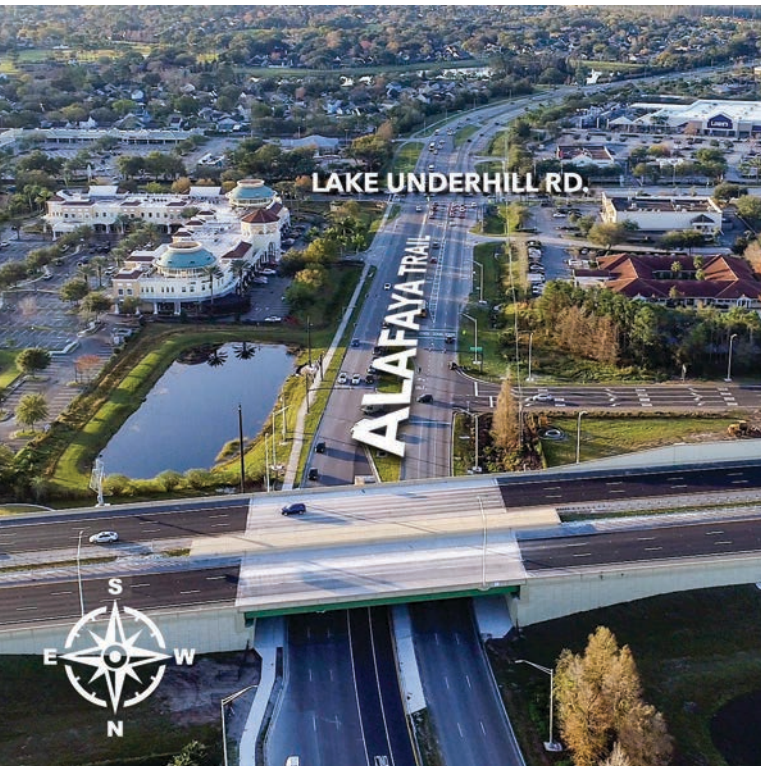
WATERFORD
PARK

**IDEAL SPACE
AVAILABLE FOR A
RESTAURANT!**
See inside for details



12301 LAKE UNDERHILL RD | ORLANDO, FLORIDA 32828





Available Space at East Orlando's Best Office & Retail/Medical Location

A full amenity styled development located directly on the corner of Lake Underhill Rd and Alafaya Trail at the entrance of Waterford Lakes. Also serving Avalon Park, Stoneybrook, Eastwood and Oviedo. Close to 408 and 4 miles from UCF.

OFFERED BY:



GARRETT GLEITER
GARRETT@4ACRE.COM
407.539.4514

NICHOLAS FOURAKER
NICK@4ACRE.COM
407.601.1466



AVAILABLE SUITES

FROM 1,093 TO 4,999 SF

SECOND FLOOR

Suite 201	Natus
Suite 213	The Orlando Law Group
Suite 215-219	Primary Cares of Central Florida
Suite 221	First American Title
Suite 223-27	Add Med Health
Suite 225	1,639 SF Available
Suite 229	Keller Williams
Suite 231	Meridian Consulting Engineers
Suite 232	Keller Williams
Suite 233-34	Atkins Global
Suite 236	Visual Health
Suite 237	Specified Sales Associates
Suite 241-243	Dave Schmitt Engineering
Suite 245	E. Orlando Chamber of Com.
Suite 249	First International Title
Suite 247-51	Gravitational Marketing
Suite 253-255	Anchored Therapeutic Services
Suite 254-256	22 Health
Suite 257	Premier Tax & Accounting
Suite 258	Fairway Mortgage
Suite 259	1,093 SF Available
Suite 260	Control System Specialists
Suite 261	The Thompson Agency
Suite 263	Eminent Valuations
Suite 265	Wander and Lust Jewelry
Suite 267	Anchored Therapeutic Services

FIRST FLOOR

Suite 101-103	Bonefish Grill
Suite 104	Orlando Endontics
Suite 105	Aesthetics Lounge
Suite 106	Leased
Suite 107/108	Orlando Periodontics
Suite 109/110	Natus
Suite 111	Keller Williams
Suite 112	Fidelity Title
Suite 113-116	Florida Radiology Imaging
Suite 118	Mini ER
Suite 121	Clean Juice
Suite 122-123	Orange Theory Fitness
Suite 125	Hand and Foot Spa
Suite 127	iStudio Salons
Suite 128-30	4,999 SF Available



FEATURED
TENANTS



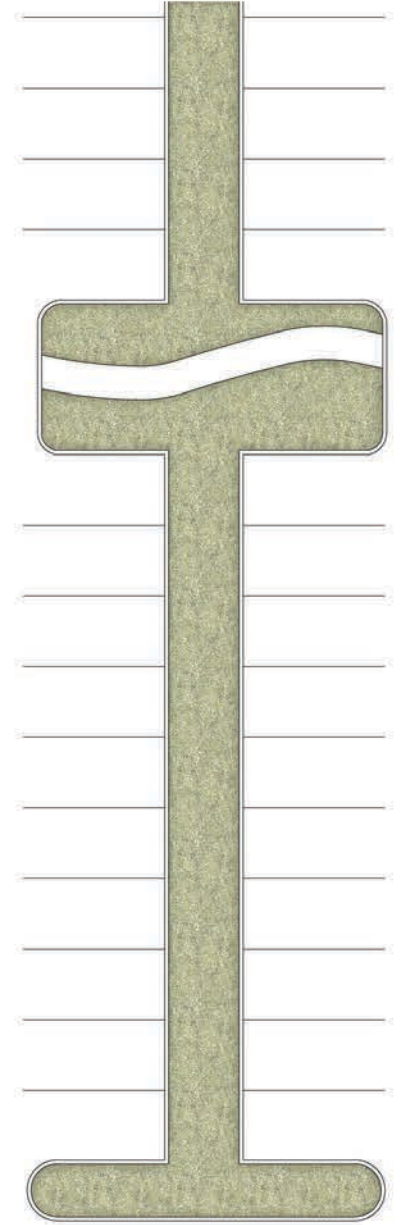
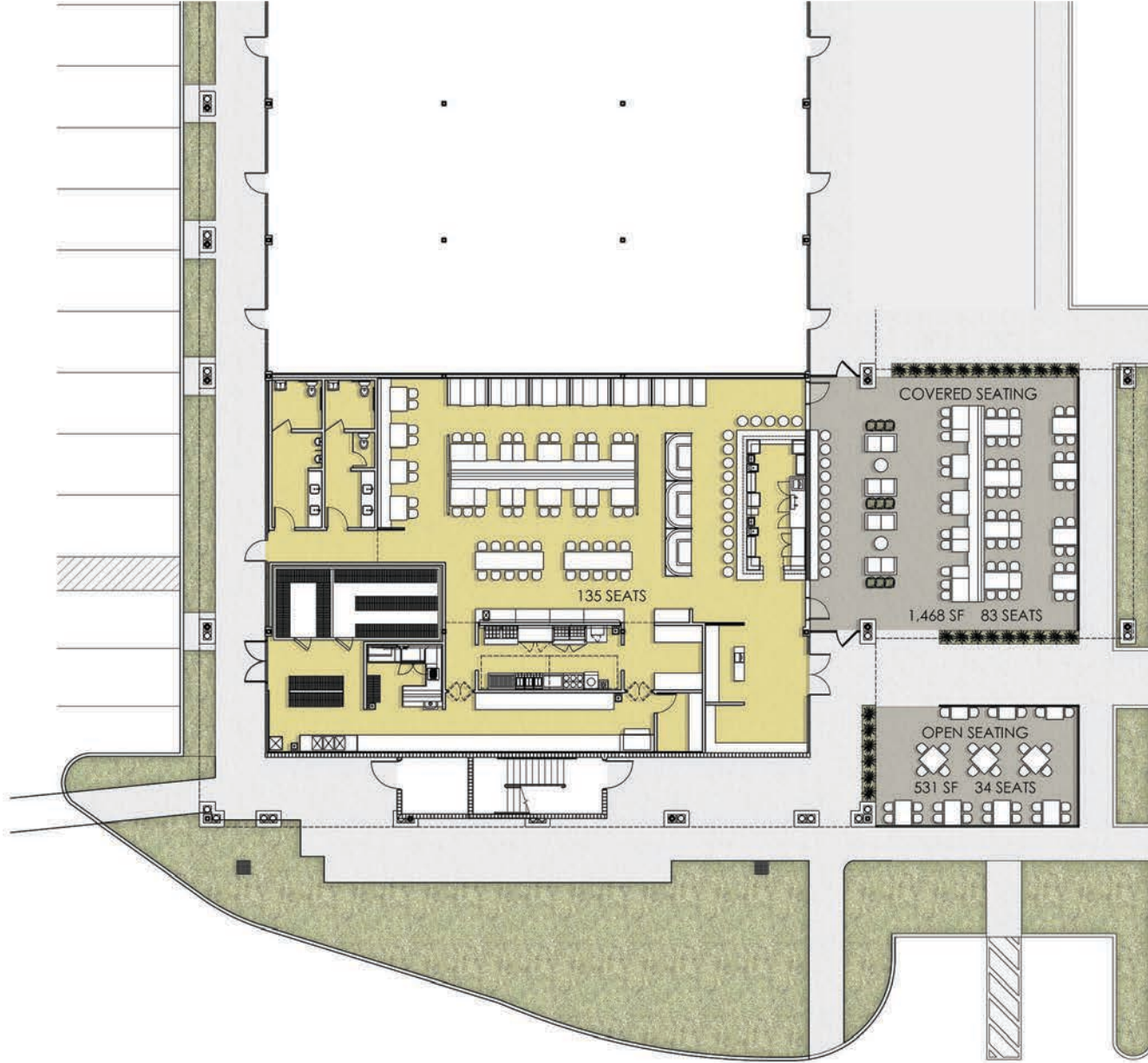
SUITE 128-30

2ND GEN BANK
±4,999 SF



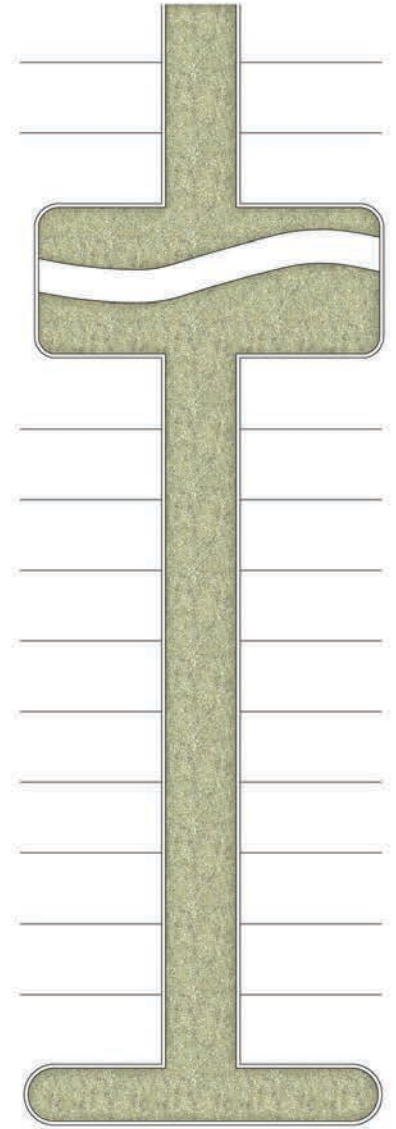
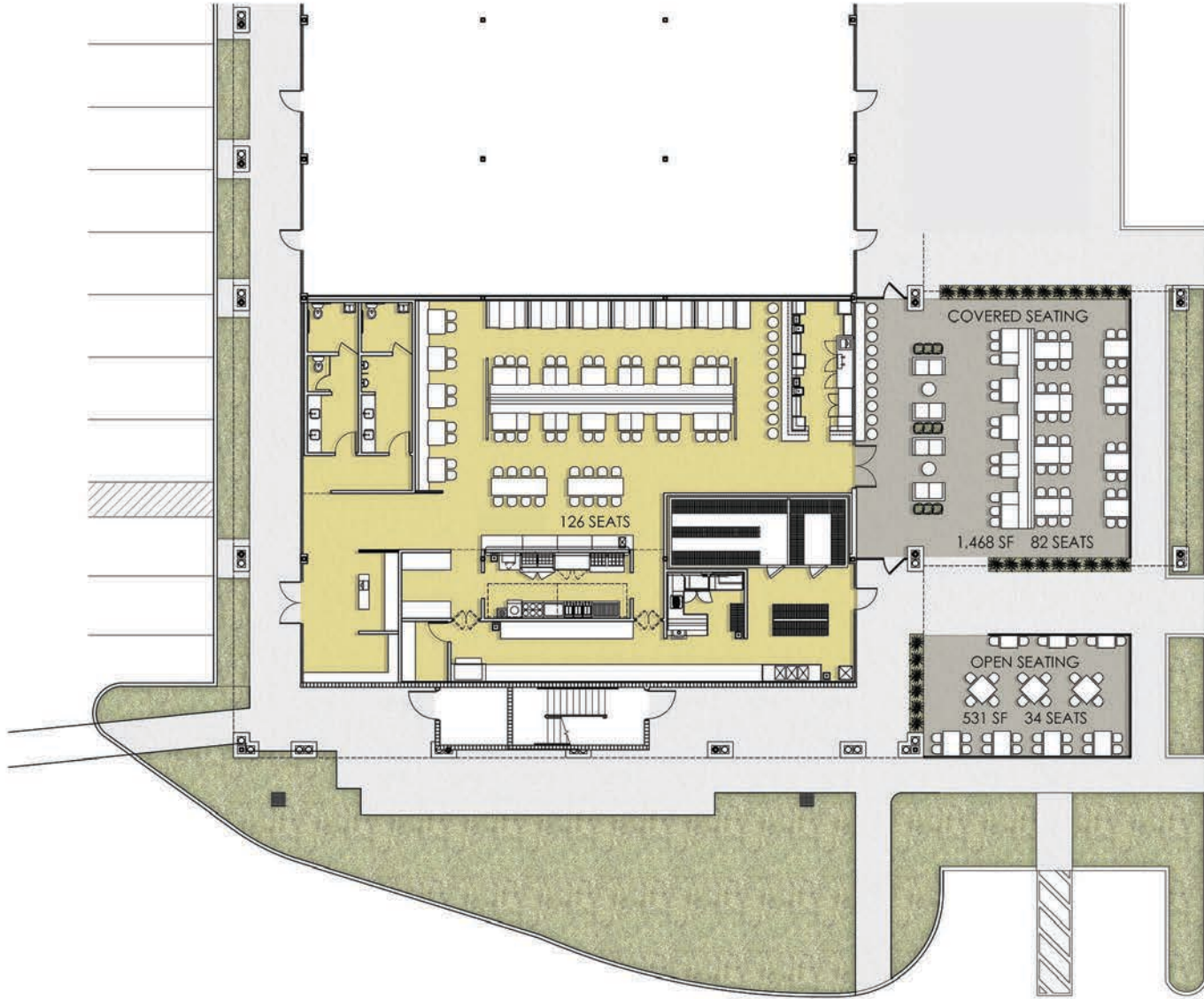
SUITE 128-30

POSSIBLE RESTAURANT OPTION A
±4,999 SF



SUITE 128-30

POSSIBLE RESTAURANT OPTION B
±4,999 SF



SUITE 128-30

RESTAURANT
CONCEPT RENDERING



SUITE 128-30

RESTAURANT
CONCEPT RENDERING



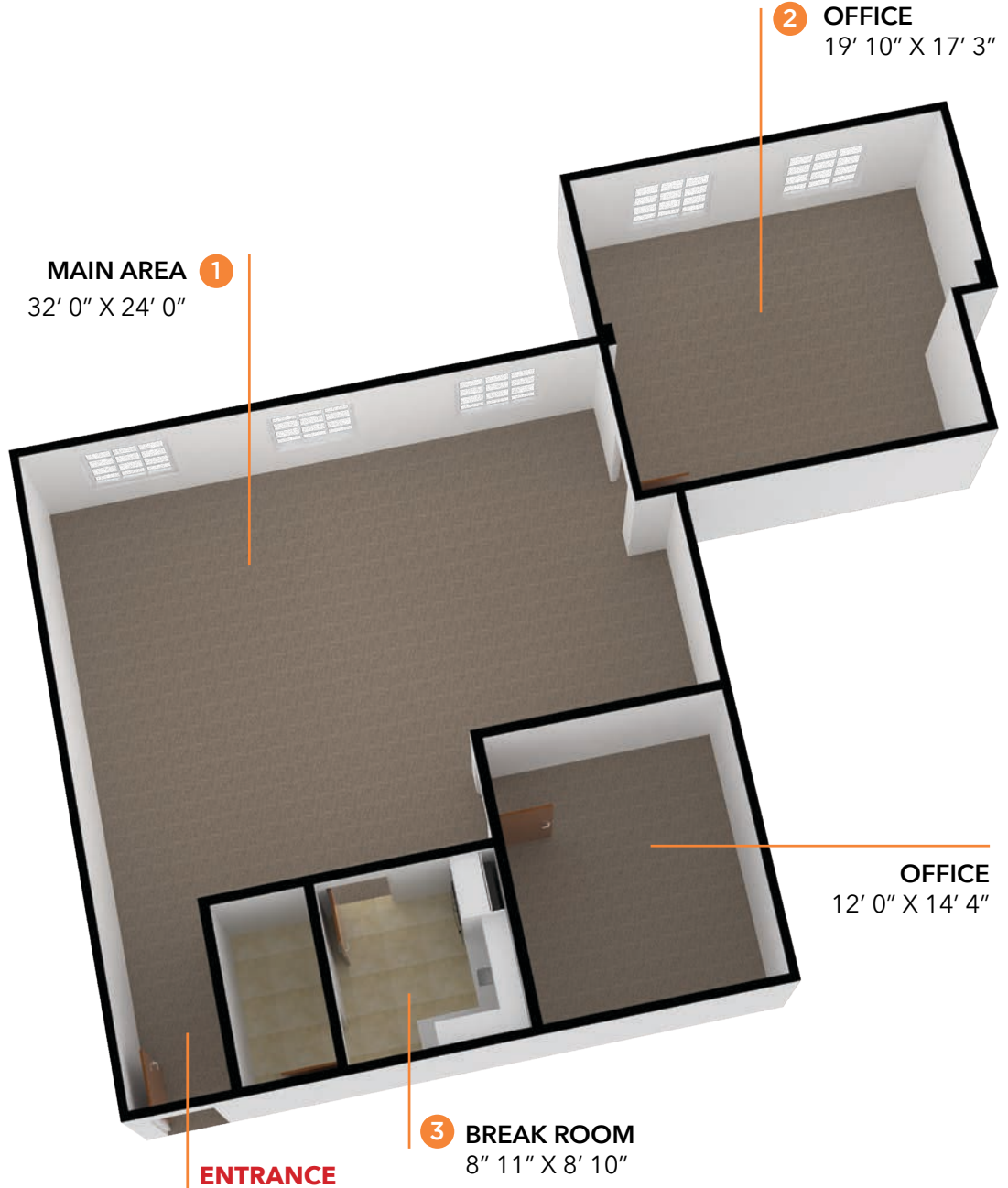
SUITE 128-30

RESTAURANT
CONCEPT RENDERING



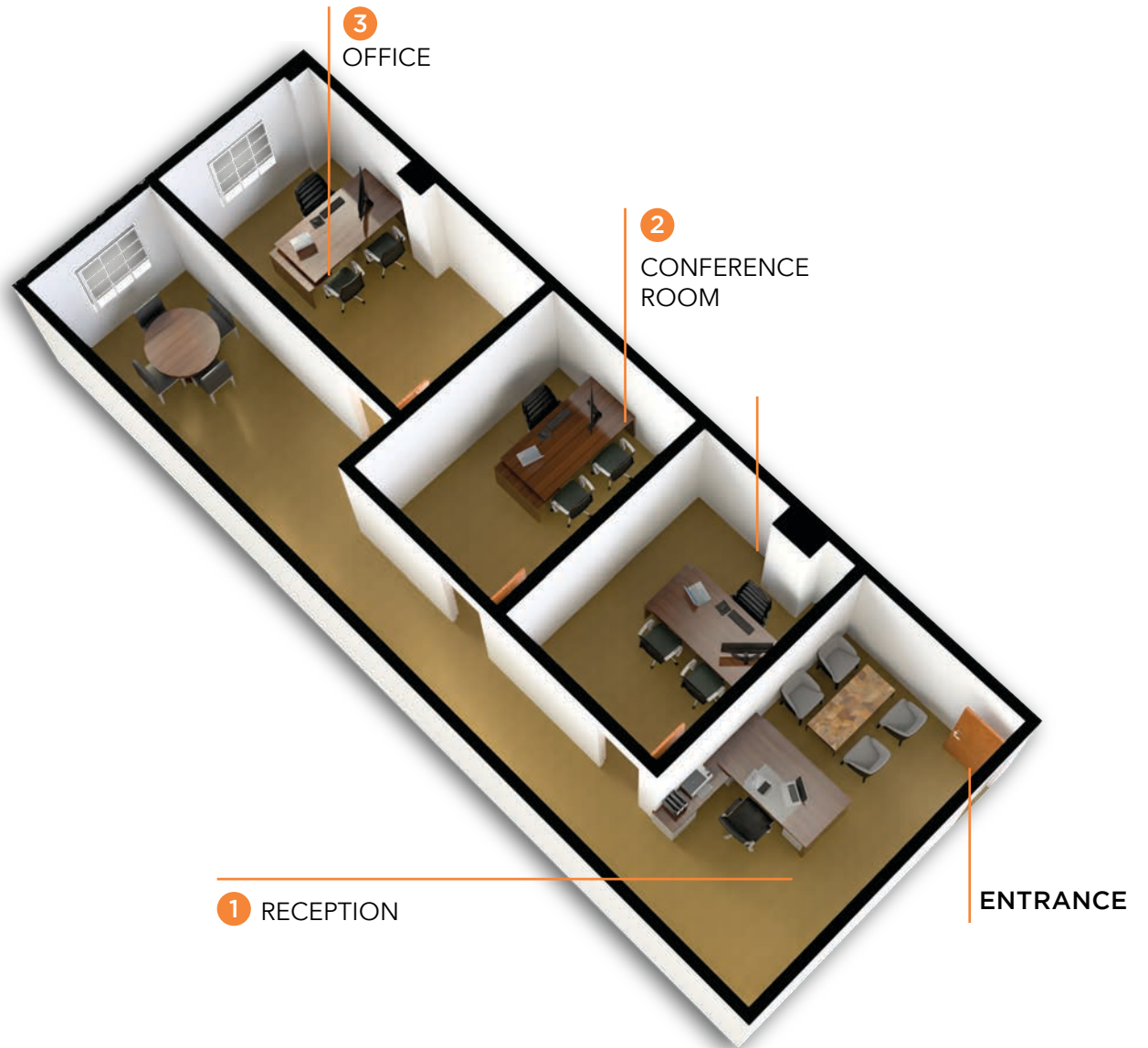
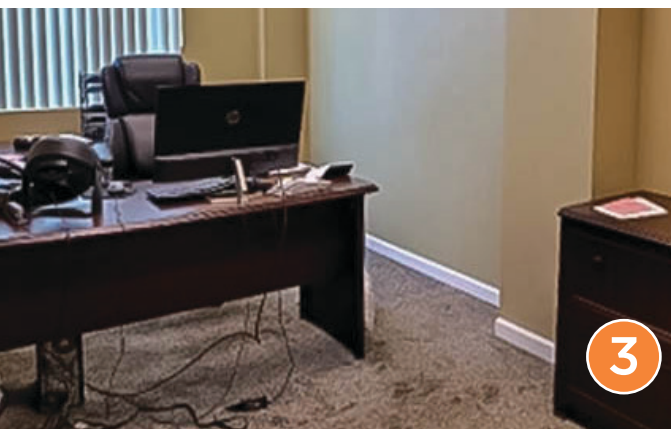
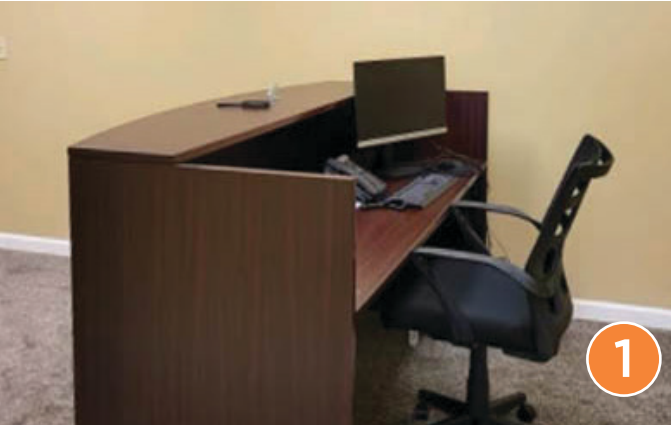
SUITE 225

2ND GEN OFFICE
±1,639 SF



SUITE 259

2ND GEN OFFICE
±1,093 SF



NEARBY POINTS OF INTEREST

WATERFORD LAKES TOWN CENTER

STARBUCKS	TJ MAX
CALIFORNIA PIZZA KITCHEN	REGAL WATERFORD LAKES STADIUM 20
CHICK-FIL-A	OLD NAVY
TGI FRIDAYS	IN STYLE HAIR
DUFFY'S SPORTS GRILL	LONGHORN STEAKHOUSE
THE BRASS TAP	LA FITNESS
SMOKEY BONES	JO-ANN FABRIC
TARGET, TILLY'S	MASSAGE ENVY
BEST BUY	PIZZA HUT
WAHLBURGERS	PET SMART
SWEET BY HOLLY	MILLER'S ALE HOUSE

TRAFFIC COUNTS

ALAFAYA TRAIL
50,000 AADT

LAKE UNDERHILL RD
27,500 AADT

COMBINED
77,500 AADT





GARRETT GLEITER

GARRETT@4ACRE.COM

407.539.4514

NICHOLAS FOURAKER, CCIM

NICK@4ACRE.COM

407.601.1466



**WATERFORD
PARK**

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.