

FOR LEASE

CORRINE DRIVE RETAIL SPACE

3127 Corrine Dr. | Orlando, FL

PROPERTY	Retail Center
SF AVAILABLE	573 SF +/-
PARKING RATIO	2.79/1,000 SF
BASE RATE	\$31.50/SF
PASS THROUGHS	\$7.81/SF



MARTIN FORSTER, CCIM
M: 321-299-4164
T: 407-691-0505
mforster@holdthyssen.com

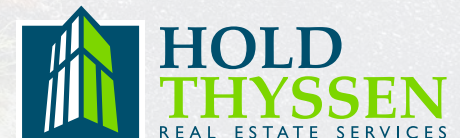
301 S. New York Ave.
Suite 200
Winter Park, FL 32789
www.holdthyssen.com



PROPERTY HIGHLIGHTS

- > Well Located Between Winter Park and Baldwin Park
- > Adjacent to East End Market
- > Great Visibility on Corrine Drive
- > 7 Parking Spaces, Ratio: 2.79/1,000
- > Additional unrestricted street parking
- > Traffic Count: 18,821 AADT

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.











MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2022 Population	12,204	106,030	296,870
2027 Projected Population	13,055	113,412	315,410
Growth 2010-2022	1.6%	1.6%	1.2%
Growth 2022-2027	1.4%	1.4%	1.3%
Median Age	40.3	40	39.2



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Households	5,403	50,564	128,547
2027 Projected Households	5,735	53,884	136,000
Growth 2010-2020	1.0%	1.2%	0.8%
Growth 2020-2025	1.2%	1.3%	1.2%



INCOME	1-MILE	3-MILE	5-MILE
2022 Average Household Income	\$123,618	\$101,439	\$85,190
2022 Median Household Income	\$93,516	\$72,649	\$60,228



MARTIN FORSTER, CCIM
 M: 321-299-4164
 T: 407-691-0505
 mforster@holdthyssen.com

301 S. New York Ave.
 Suite 200
 Winter Park, FL 32789
 www.holdthyssen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thyssen, Inc. is a licensed real estate broker.