



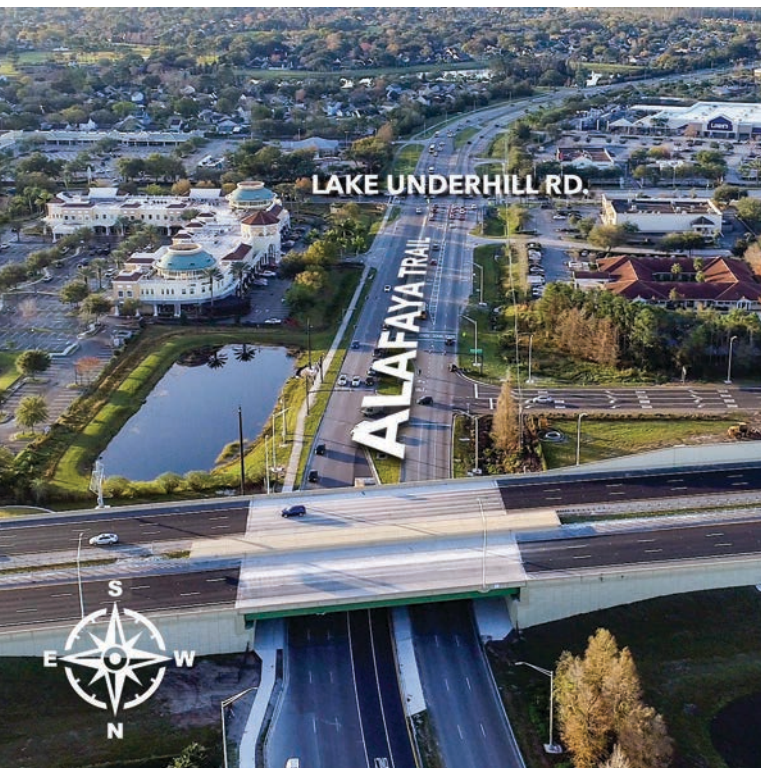
WATERFORD
PARK

**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
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407.539.4514

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NICK@4ACRE.COM
407.601.1466



AVAILABLE SUITES

FROM 3,770 TO 4,999 SF

FIRST FLOOR

Suite 101-103	Bonefish Grill
Suite 104	Orlando Endontics
Suite 105	Aesthetics Lounge
Suite 106	Prime IV Hydration & Wellness
Suite 107/108	Orlando Periodontics
Suite 109/110	3,770 SF Available 2/1/2025
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	Salon Lofts
Suite 128-30	4,999 SF Available



FEATURED
TENANTS



CLEAN JUICE



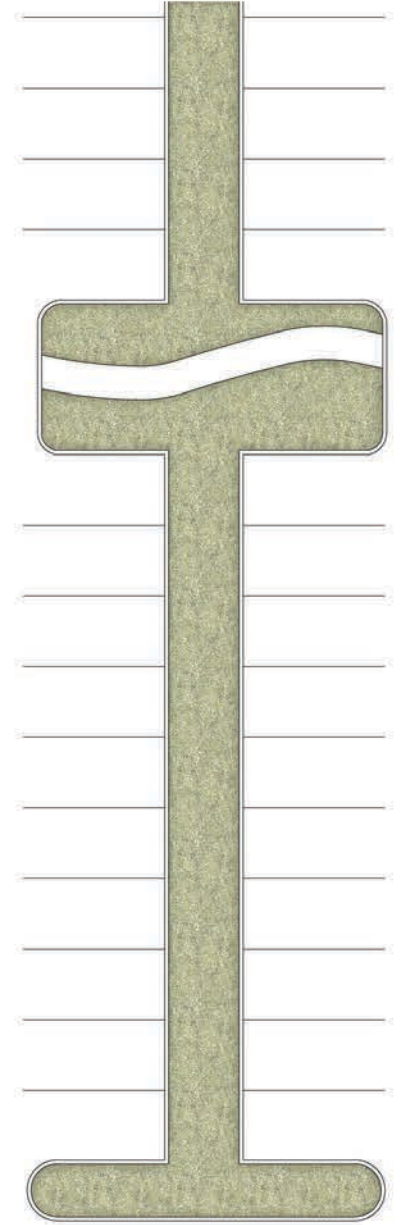
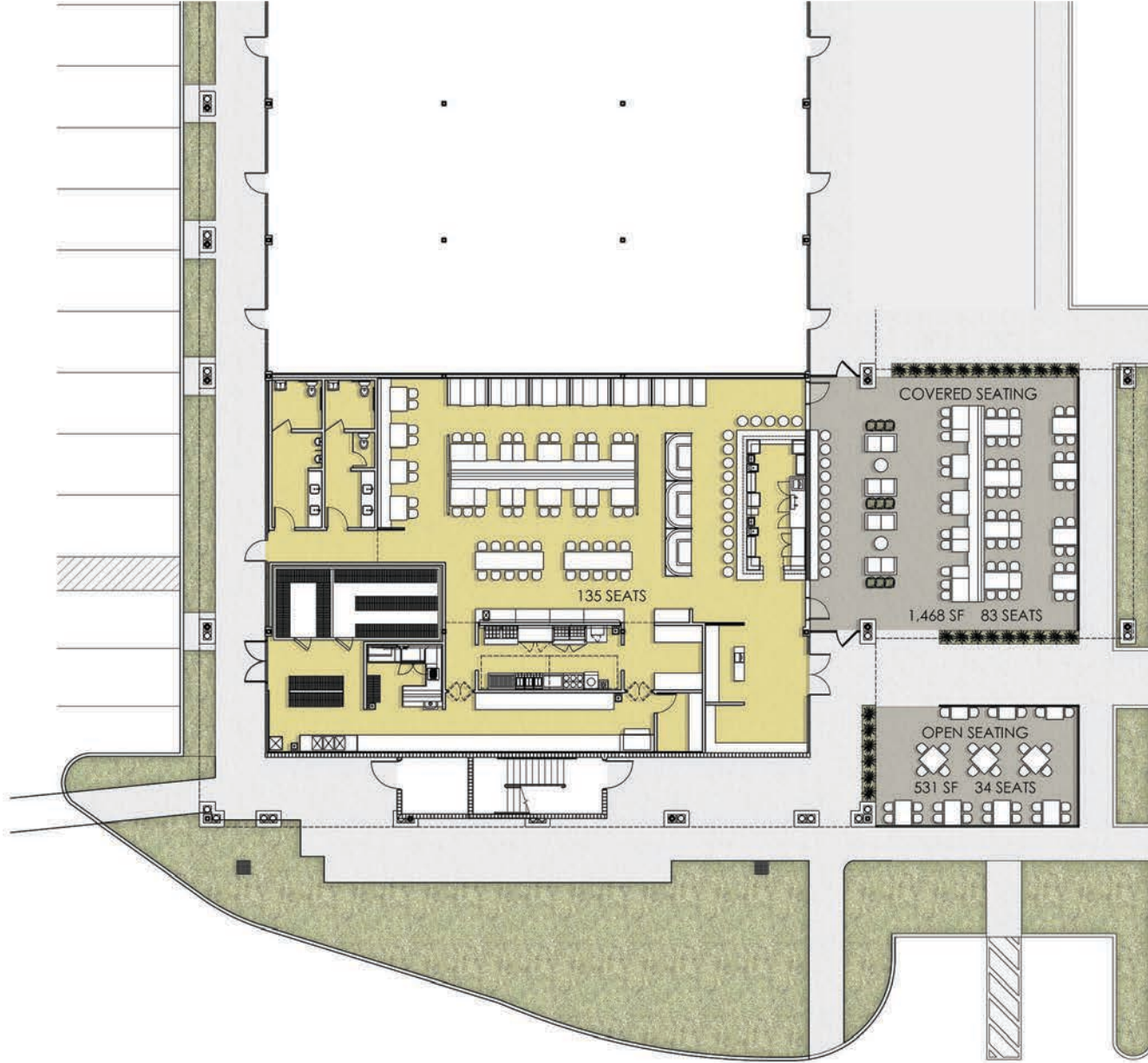
SUITE 128-30

2ND GEN BANK
±4,999 SF



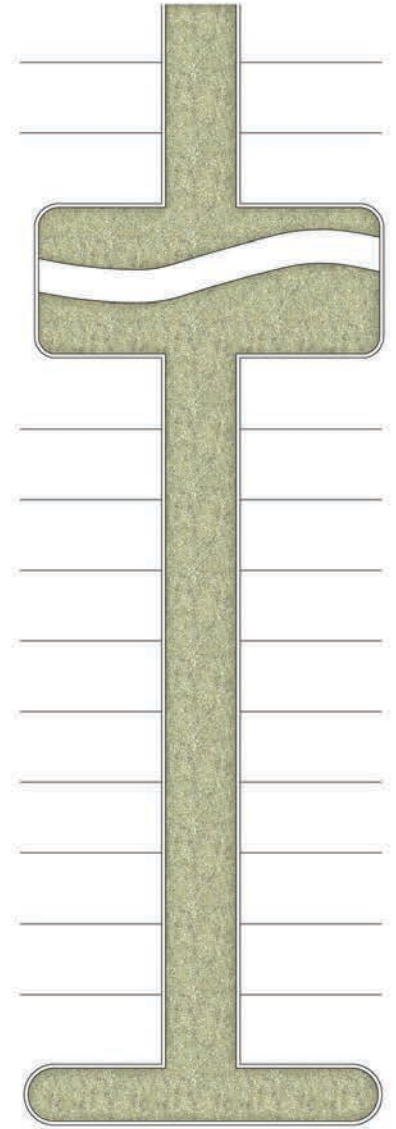
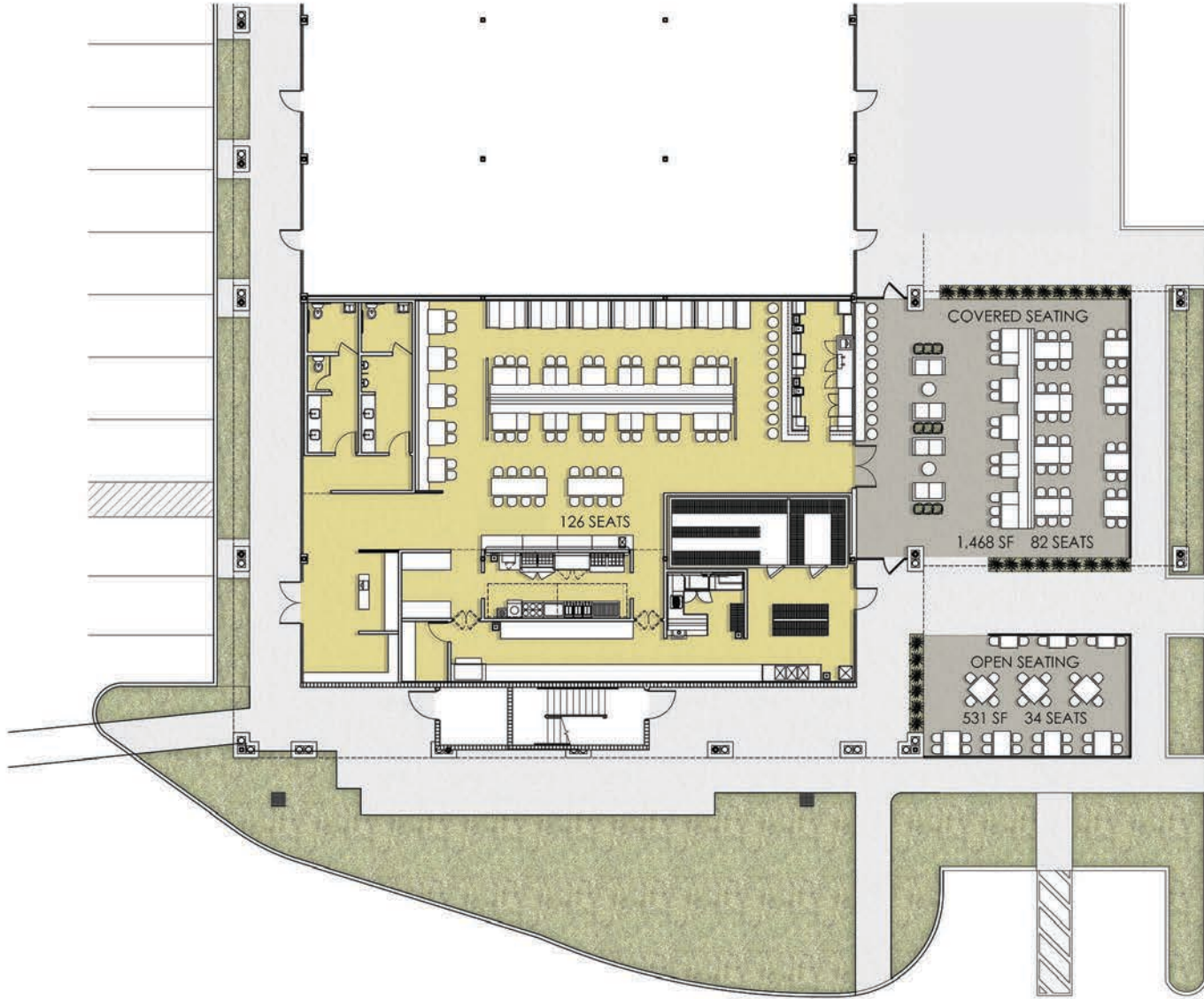
SUITE 128-30

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



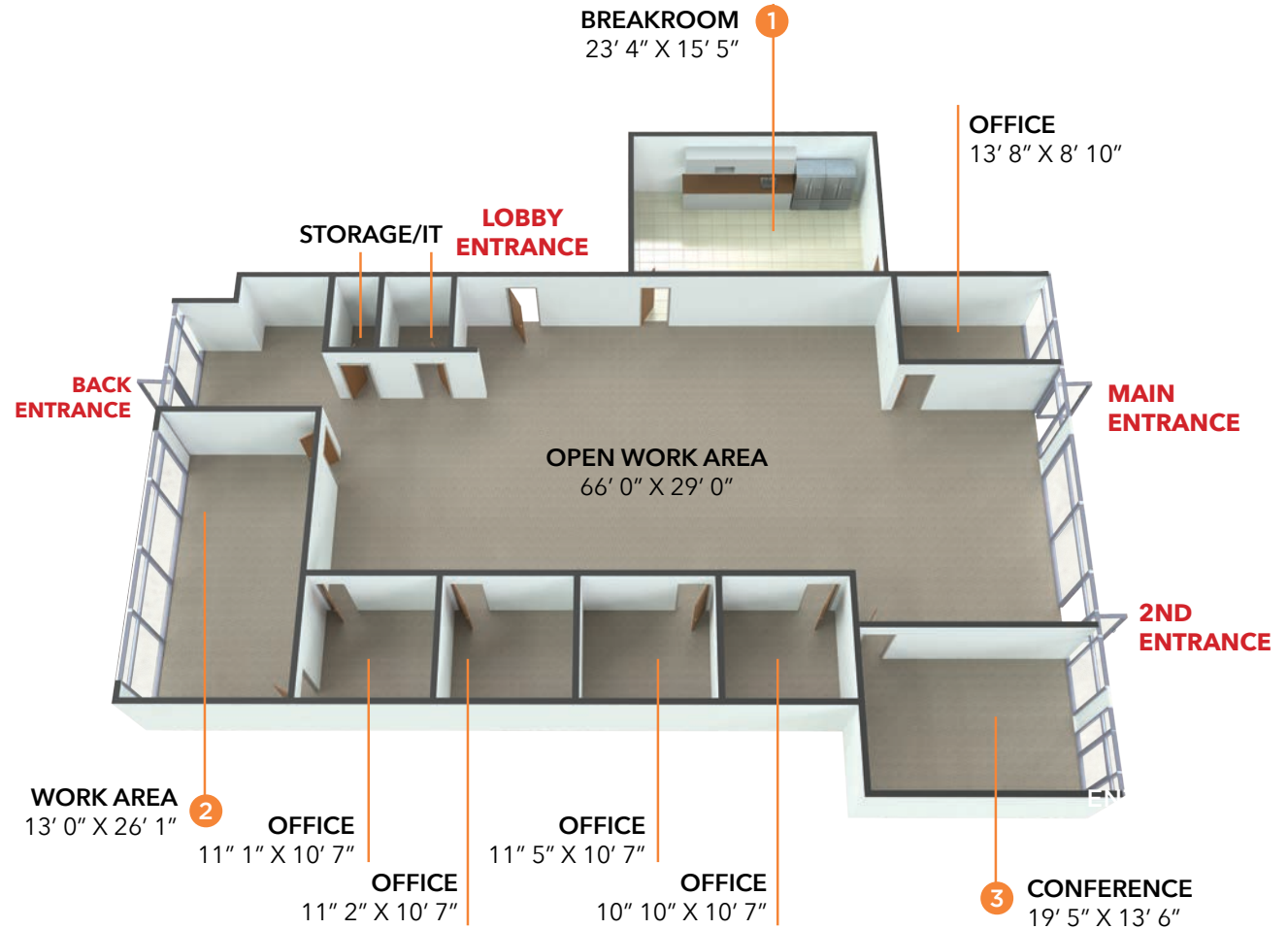
SUITE 128-30

RESTAURANT
CONCEPT RENDERING



SUITE 109-110

2nd Gen Office/Retail Opportunity
±3,770 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





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PARK**

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