

Cypress Landing Plaza

1915 S Dean Road, Orlando, FL 32825

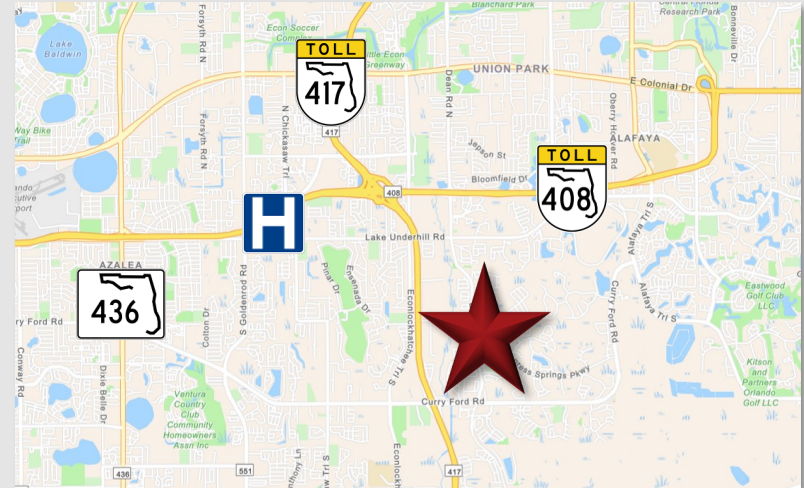
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$25 NNN

LOCATION DETAILS

Located on S Dean Road (+20,000 AADT), less than a mile east of the 417 Expressway. Situated directly in front of the Cypress Springs community, which has over 1,500 households, and adjacent to a busy daycare center. Less than 3 miles from AdventHealth East Orlando Hospital. Nearby 3 elementary schools and 1 middle school. Less than a 5-minute drive from the 417 and 408 interchange, providing easy access to major transportation routes across Central Florida.



LISTING DETAILS

- **±3,520 SF** End-cap space available. **Recently built out** for karate, dance, or similar fitness / recreational focused businesses
- **1,200 SF - 3,600 SF** in-line spaces available. (Can be subdivided)
- Retail, medical, and office uses allowed
- Ideal for tenants that require a **custom build-out**
- 91 Parking spaces (6.89/1000SF)
- Monument and storefront signage provided
- **Lease incentives available to qualified tenants.** (Contact broker for more information)

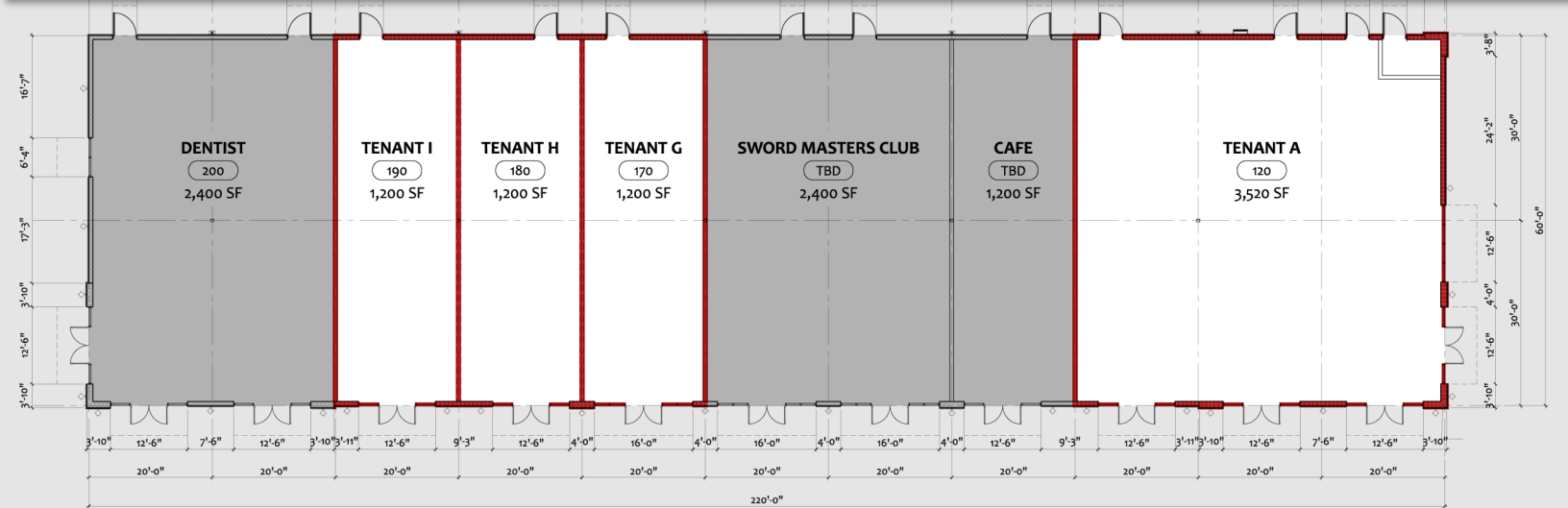
| 2022 DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|-------------------|-----------|----------|----------|
| Population | 8,513 | 85,891 | 255,387 |
| Average HH Income | \$106,552 | \$93,329 | \$83,489 |
| Median HH Income | \$89,315 | \$75,323 | \$62,218 |

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com

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01 FLOOR PLAN
1/8" = 1'-0"



CYPRESS LANDING

DENTIST

AVAILABLE

THERAPIST

AVAILABLE

RADIOLOGIST

| SPACE AVAILABILITY | |
|--------------------|--------------|
| Suite # | Size (SF) |
| 120 | 3,520 |
| 170-190 | 1,200-3,600* |

**Can be combined.*

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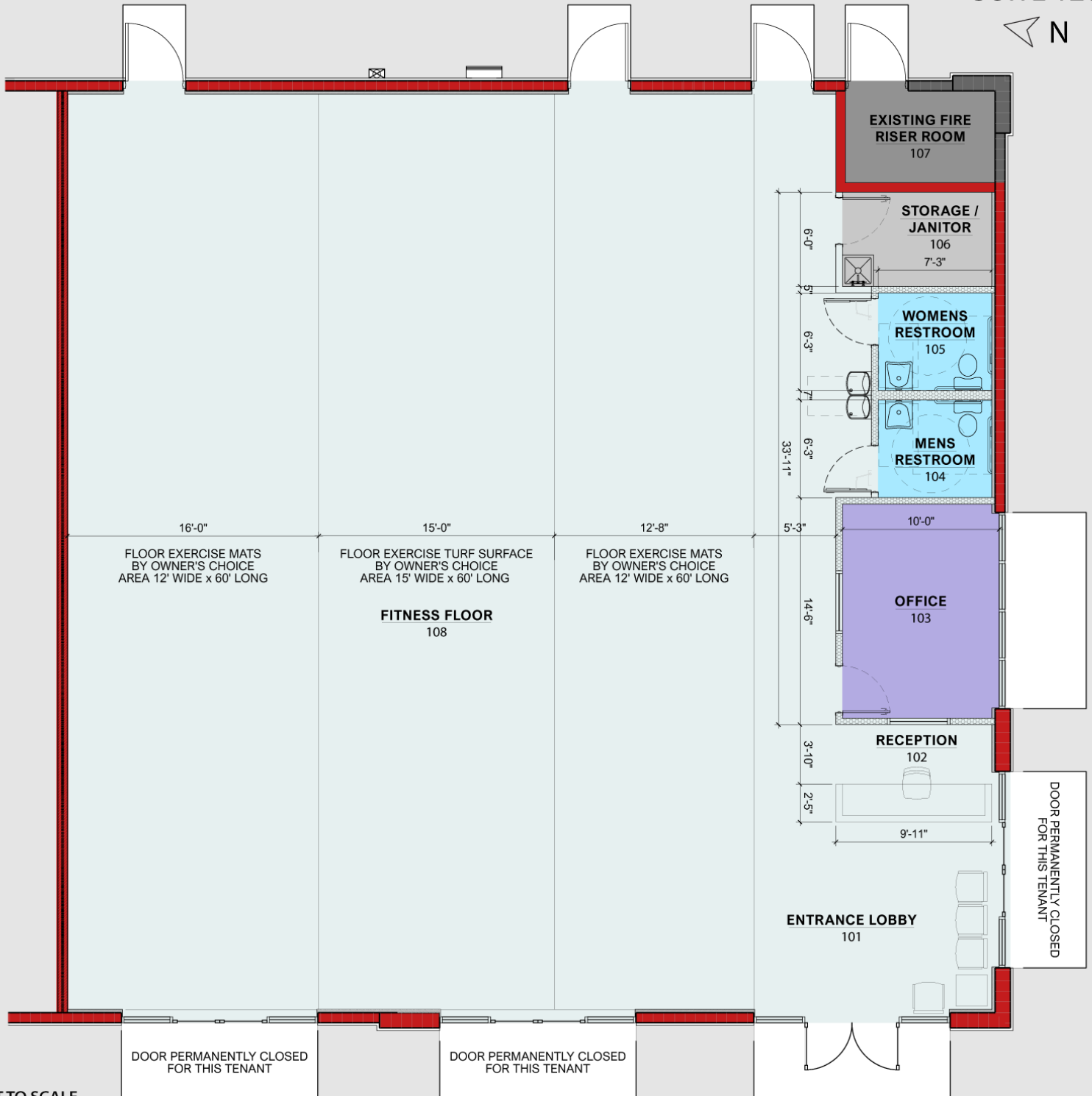
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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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SUITE 120



NOT TO SCALE

Illustrated for marketing purposes only.
Layout and furnishes may vary. Subject
to continued revisions.

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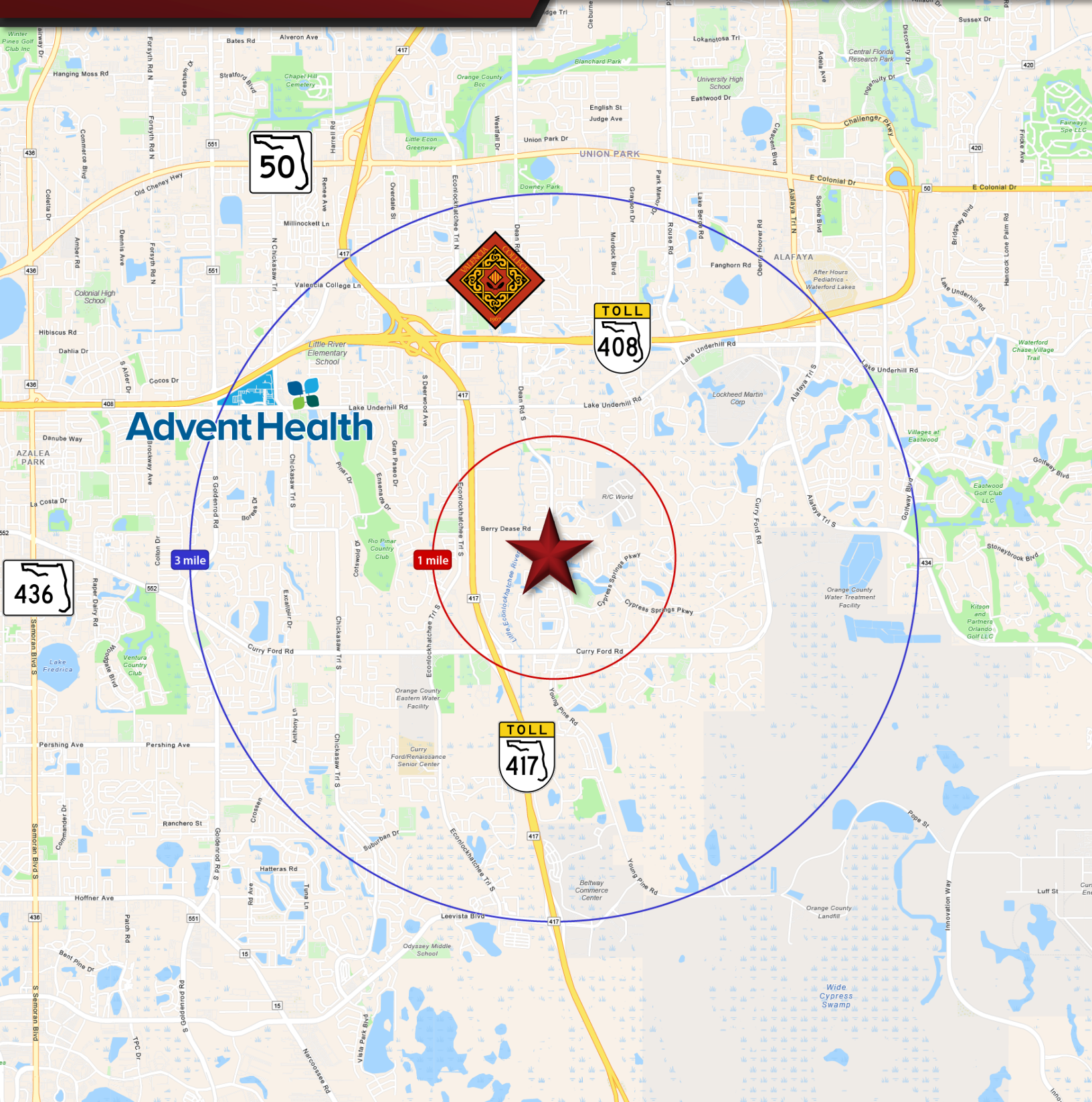
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