

**F C** FIRST CAPITAL  
Property Group, Inc.  
**P G** Commercial Real Estate Services

**MAIN STREET  
SQUARE**



# RETAIL SPACE FOR LEASE

**7800 S US HWY 17-92, Fern Park, FL 32730**

Contact: Trey Gravenstein E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
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Senior Sales & Leasing Associate P: 407.872.0177 ext 130

## For Lease: Negotiable, NNN

Suite 174: ± 1,050 SF | Available Immediately  
Suite 182: ± 1,400 SF | Available 6.01.2024

Located at signalized intersection off high traffic Hwy 17-92 with 50,500 AADT

Less than 0.7 miles south from Hwy 17-92 and SR 436 intersection (66,000 AADT on SR 436)

4 Points of access with cross access to Dunkin Donuts, Baskin Robbins and Advanced Auto Parts

Building façade and large elevated marquee signage facing Hwy 17-92 available

Direct site lines to Hwy 17-92 with over 400' of frontage

Winn-Dixie remodeled in 2012 with focused departments to better service the local demographic

## JOIN THESE RETAILERS!

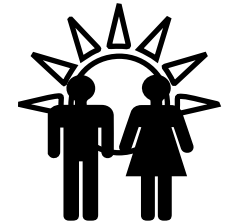
615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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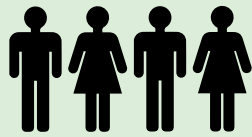
**50,500**  
AADT ON HWY 17-92



**413,927**  
DAYTIME POPULATION  
WITHIN 15 MINS

## DEMOGRAPHICS

**2023**



Total Population

18,000



Total Households

7,900



Average HH Income

\$98,430

**5 Min**

134,522

59,165

\$91,720

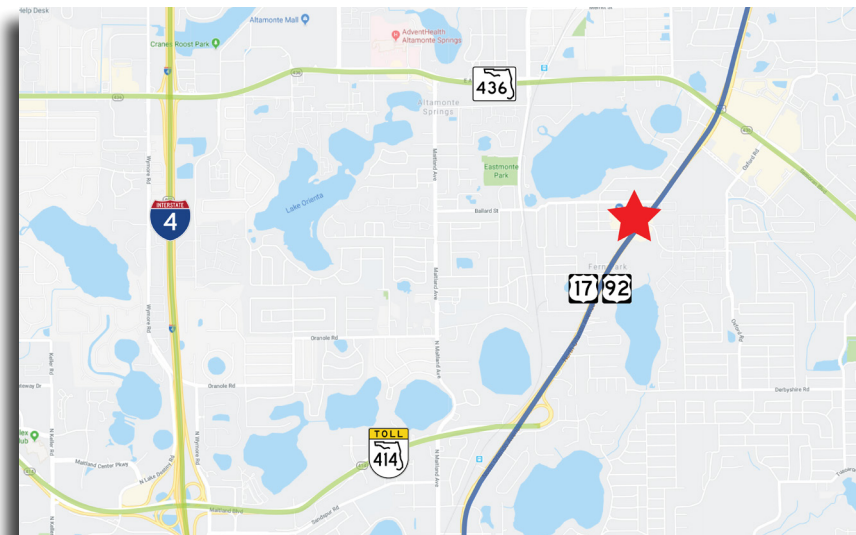
**10 Mins**

348,399

148,136

\$99,840

**15 Mins**



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## AVAILABILITY

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Suite 182: ± 1,400 SF

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# THE NEIGHBORHOOD



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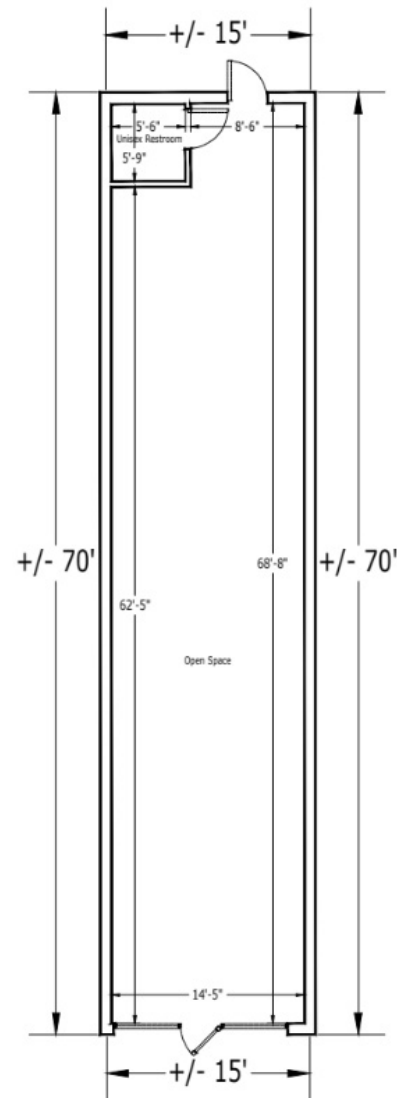
# SUITES 174

## SUITE 174

± 1,050 SF

Dimensions: ± 15' x ± 70'

Bathrooms: 1 (± 5'6" x ± 5' 9")



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