



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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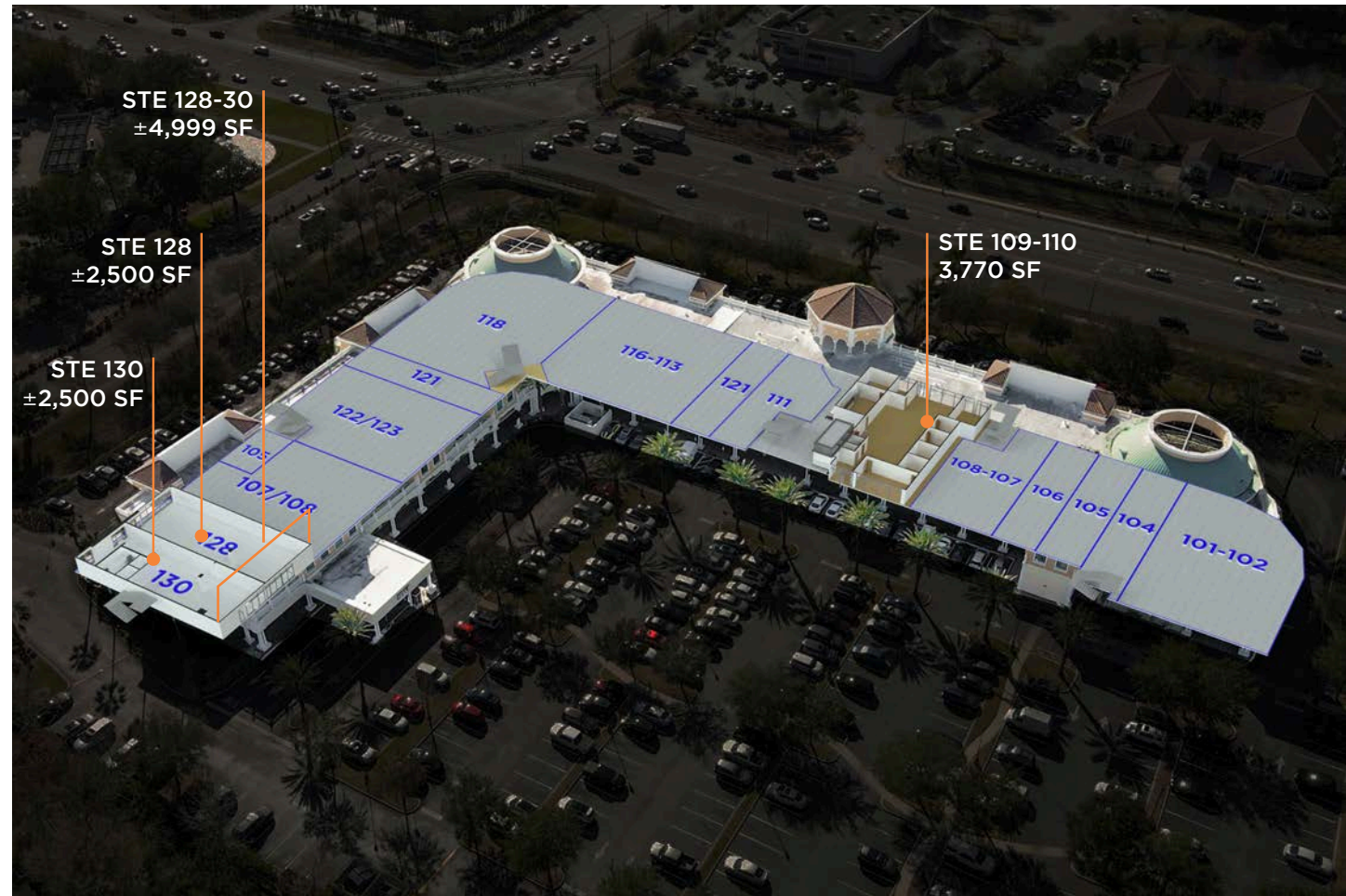


# AVAILABLE SUITES

FROM 2,500 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
<b>Suite 109/110</b>	<b>3,770 SF Available 2/1/2025</b>
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
<b>Suite 128-30</b>	<b>±4,999 SF Available (Divisible)</b>



FEATURED  
TENANTS



CLEAN JUICE



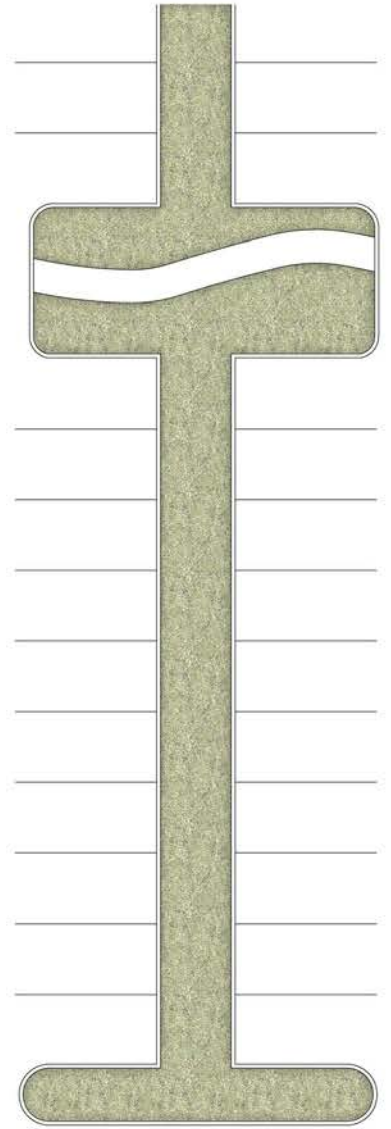
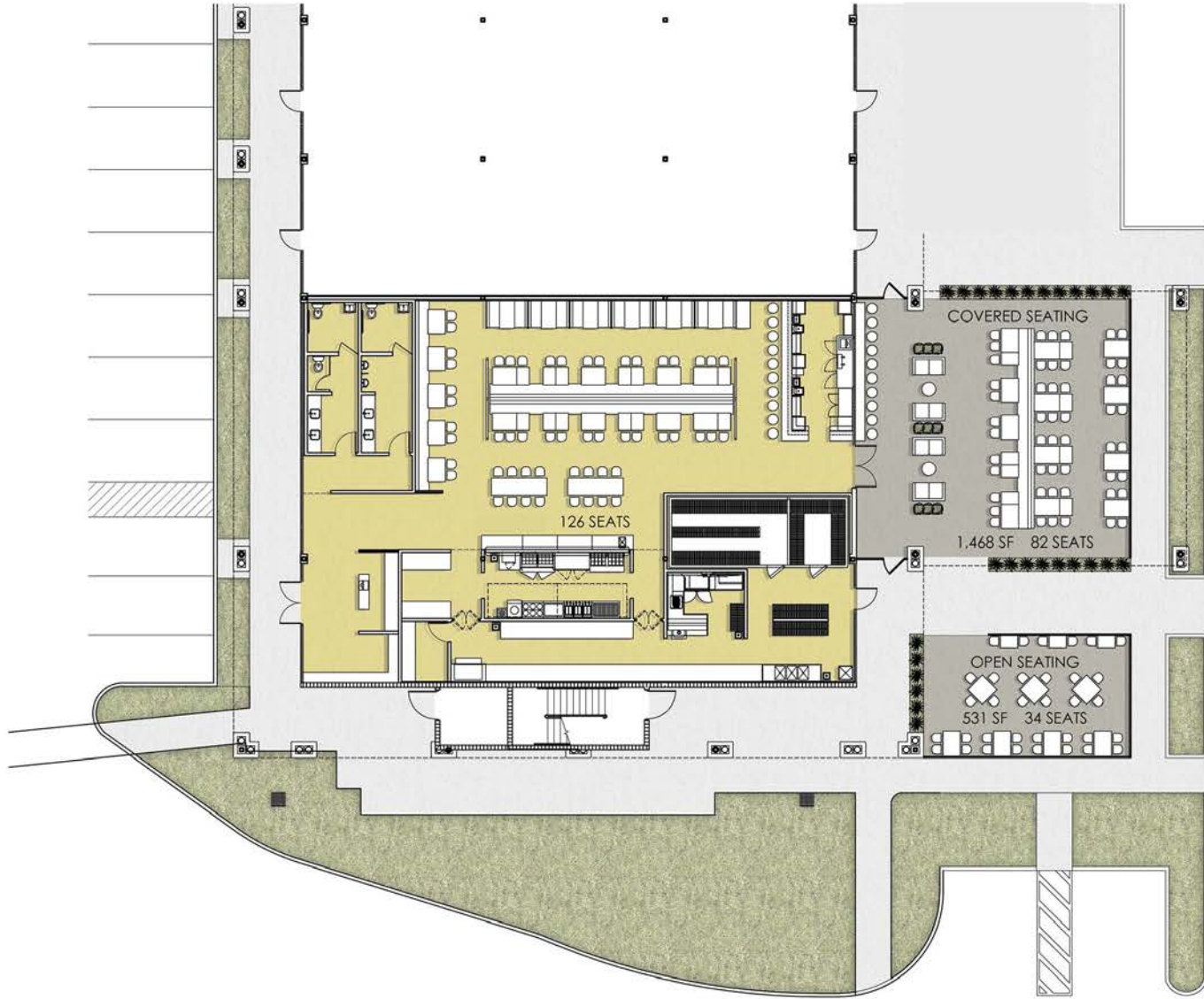
# SUITE 128-30

OPTION 1 - RESTAURANT  
±4,999 SF



# SUITE 128-30

OPTION 1 - RESTAURANT  
±4,999 SF



# SUITE 128-30

RESTAURANT  
CONCEPT RENDERING



# SUITE 128-30

RESTAURANT  
CONCEPT RENDERING



# SUITE 128 & 130

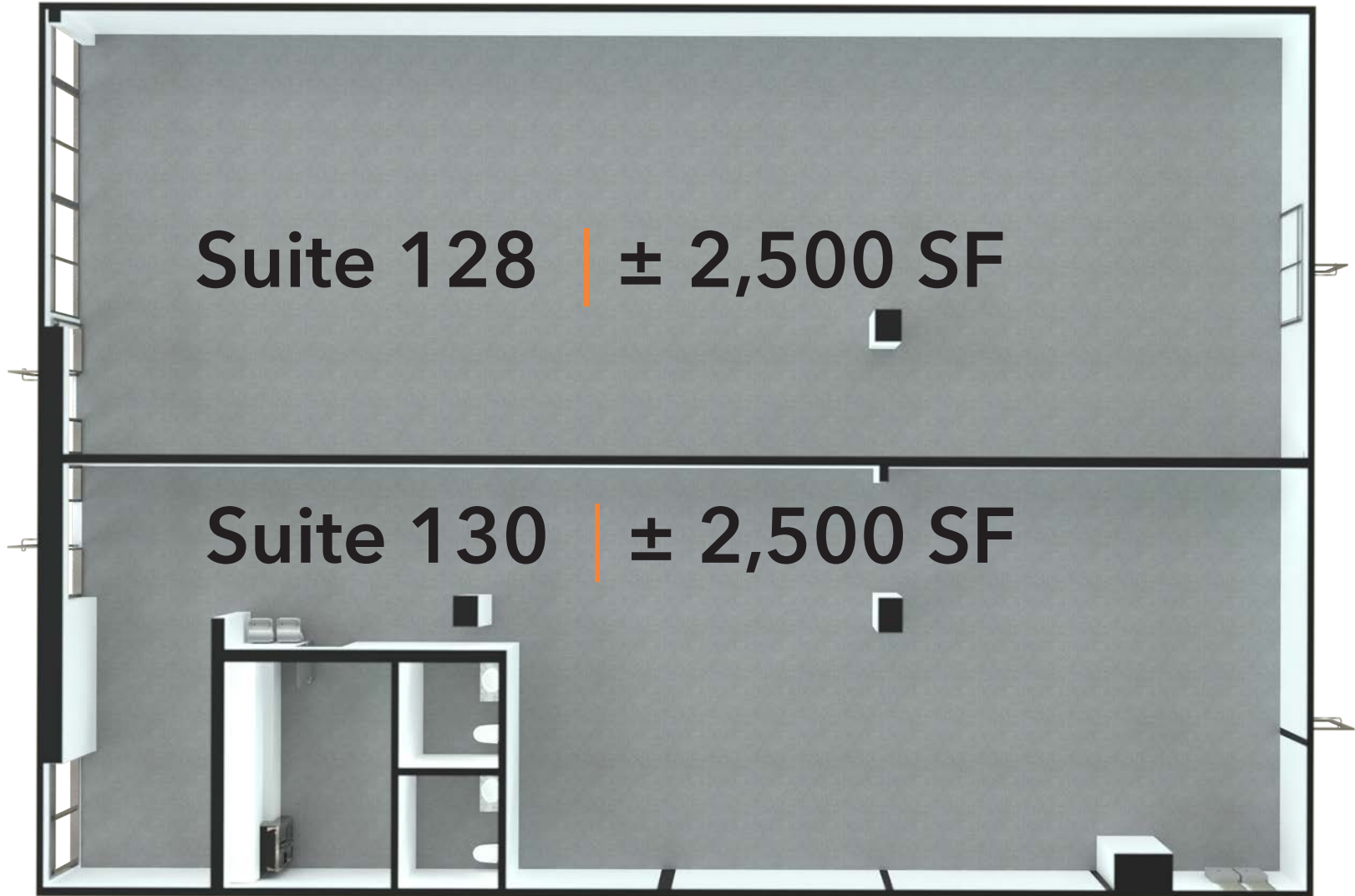
OPTION 2 - DIVIDED SUITES  
±2,500 SF EACH





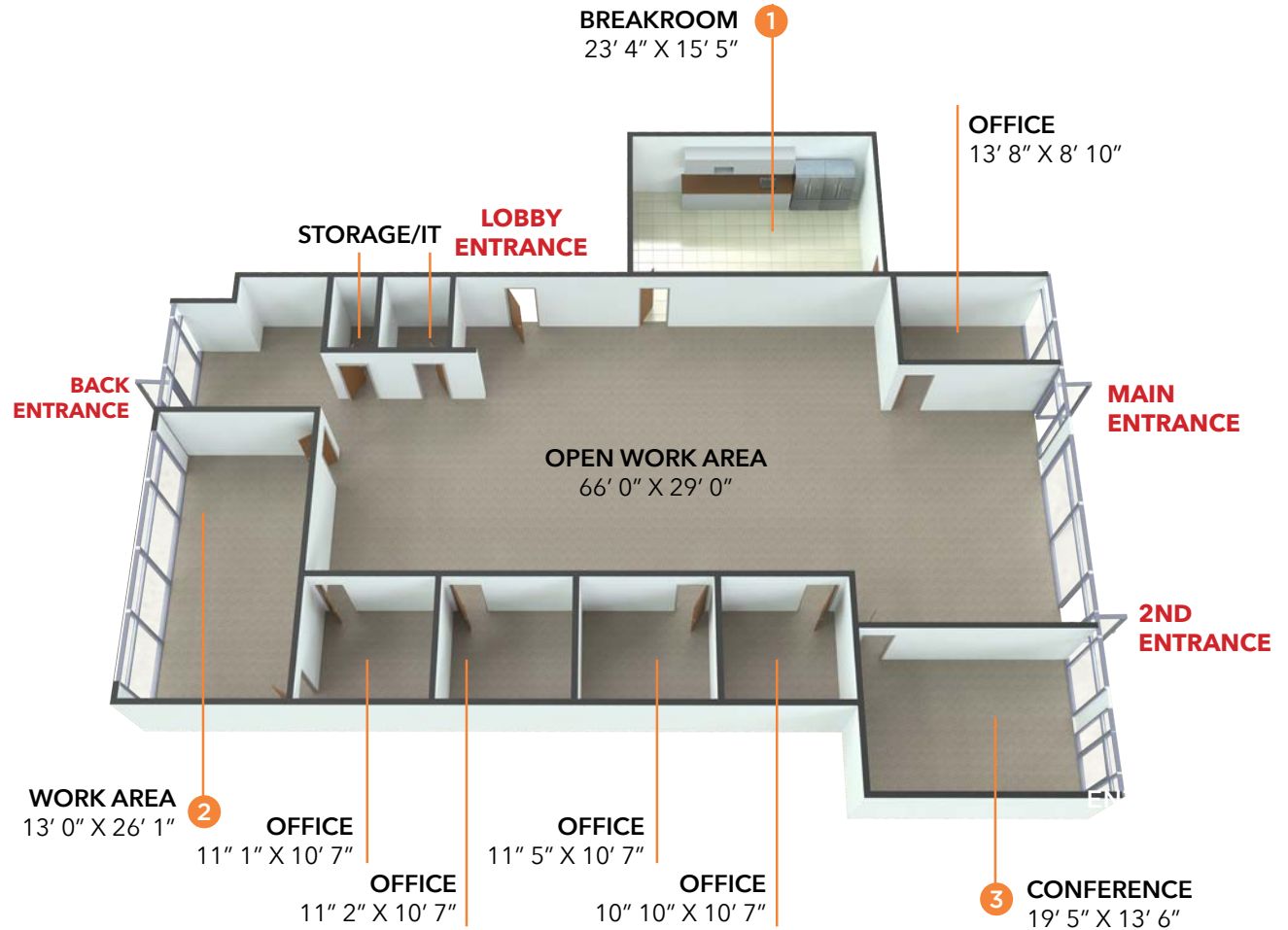
# SUITE 128 & 130

OPTION 2 - DIVIDED SUITES  
±2,500 SF EACH



# 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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