

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
 Vice President of Brokerage Services P: 407.872.0177 ext 119

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 Senior Sales & Leasing Associate P: 407.872.0177 ext 130

For Lease: Negotiable, NNN

Suite 182: ± 1,400 SF | Available Immediately

Located at signalized intersection off high traffic Hwy 17-92 with 53,000 AADT

Less than 0.7 miles south from Hwy 17-92 and SR 436 intersection (69,000 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

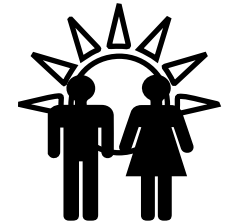
JOIN THESE RETAILERS!

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

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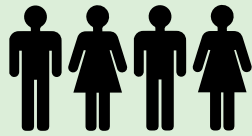
53,000
AADT ON HWY 17-92



363,123
DAYTIME POPULATION
WITHIN 15 MINS

DEMOGRAPHICS

2024



Total Population

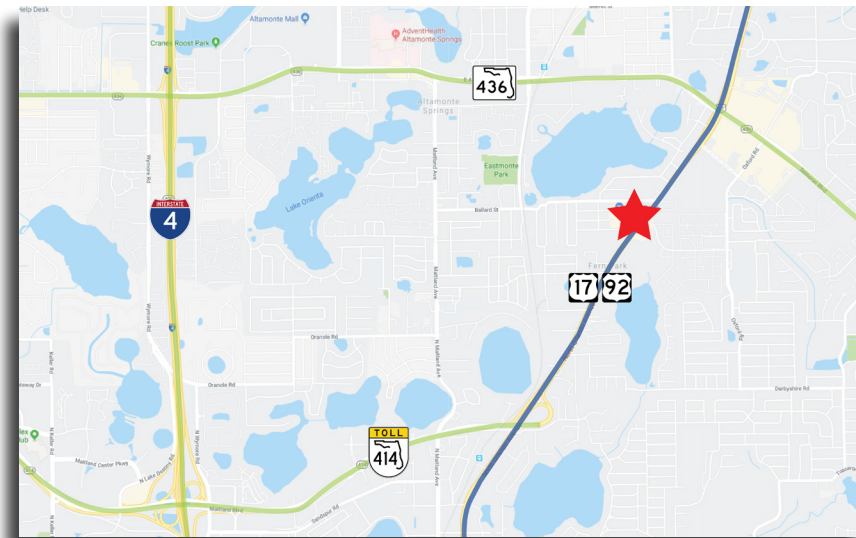


Total Households



Average HH Income

	Total Population	Total Households	Average HH Income
5 Min	15,354	6,636	\$107,423
10 Mins	100,819	44,216	\$102,633
15 Mins	288,853	123,902	\$109,346



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AVAILABILITY

Suite 182: ± 1,400 SF

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THE NEIGHBORHOOD



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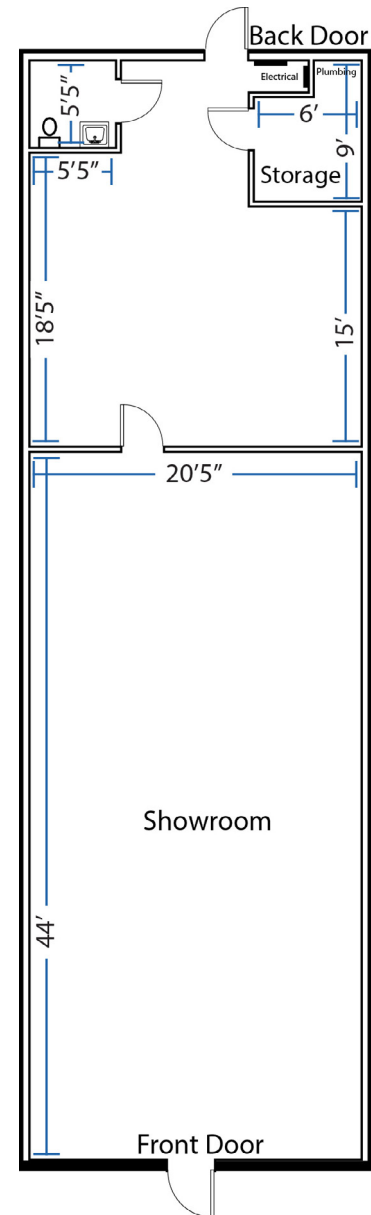
SUITES 182

SUITE 182

± 1,050 SF

Dimensions: ± 20'5" x ± 68'

Bathrooms: 1 (± 5'5" x ± 5' 5")



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