

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

Contact: Michael Castrilli E: Michael@FCPG.com
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!

Winn-Dixie



metroPCS

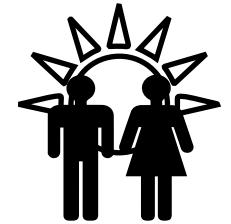


615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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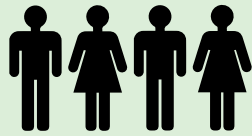
53,000
AADT ON HWY 17-92



363,123
DAYTIME POPULATION
WITHIN 15 MINS

DEMOGRAPHICS

2024



Total Population



Total Households



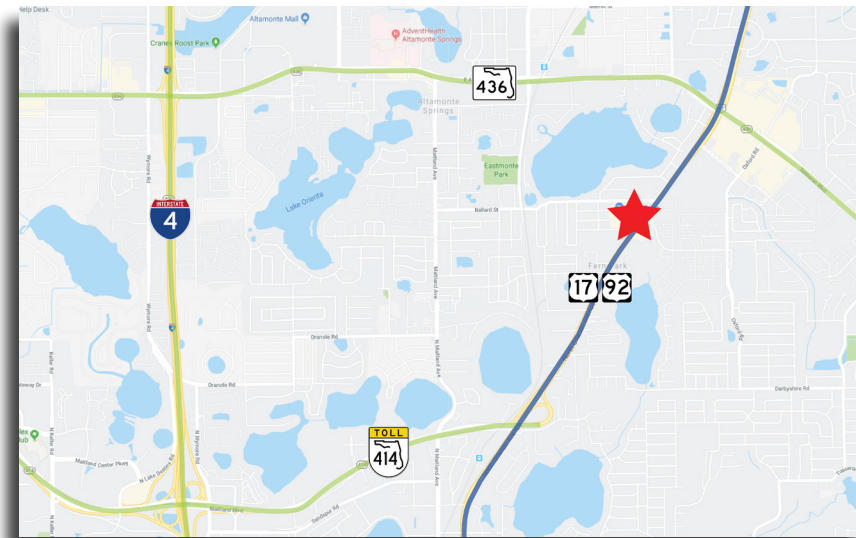
Average HH Income

5 Min
10 Mins
15 Mins

15,354
100,819
288,853

6,636
44,216
123,902

\$107,423
\$102,633
\$109,346



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South St

53,000 AADT

92

17

Monument

Ridge Rd

Optum Humana.

NY Pizza
Nail Salon
TruStar Services
Bachata Dance
Real Feel Recording
China Feast
Safety Council

Winn-Dixie

goodwill

Kid's World Child Care
Nail Salon
Hair Salon
Suite 182
Smoke Shop
W-D Liquor
Cuban Cafe

BR bagkin Tobacco
DUNKIN' DONUTS

Walgreens

AVAILABILITY

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THE NEIGHBORHOOD



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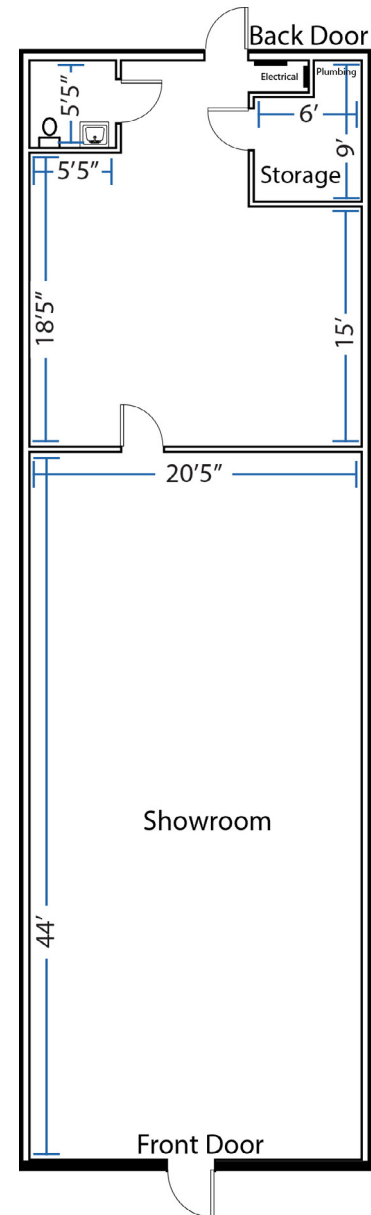
SUITES 182

SUITE 182

± 1,400 SF

Dimensions: ± 20'5" x ± 68'

Bathrooms: 1 (± 5'5" x ± 5' 5")



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