

FOR LEASE

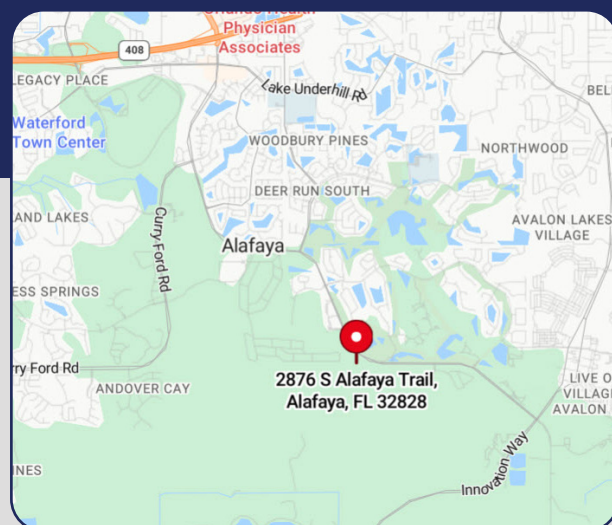


RETAIL/OFFICE SPACE

2876 S Alafaya Trail, Orlando, FL 32828

1,255 SF

- > 1,255 SF of space in Suite 100
- > Two offices
- > One restroom
- > Negotiable three to five years term
- > Retail/Open/Flex/Medical
- > Fully built-out open space
- > Excellent parking with overflow parking available
- > Negotiable tenant improvements
- > 31,000 AADT
- > Available March 1, 2025
- > **\$24.50/SF NNN**



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2024 DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Population	54,054	136,957	523,221
Households	18,211	45,614	185,264
Average HH Income	\$111,614	\$93,425	\$89,907
Median Age	37.4	35.5	35.6



1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

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AERIAL



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