



# RETAIL SPACE FOR LEASE

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

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## For Lease: Negotiable, NNN

Suite 116:  $\pm$  1,400 SF

Suite 182:  $\pm$  1,400 SF



360,777

DAYTIME POPULATION  
WITHIN 15 MINS

Located at signalized intersection off high traffic Hwy 17-92 with 54,000 AADT

Less than 0.7 miles south from Hwy 17-92 and SR 436 intersection (72,500 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](http://www.FCPG.com) ■

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**Winn✓Dixie**

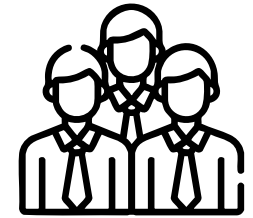
**metroPCS**

**Davita**  
Medical Group





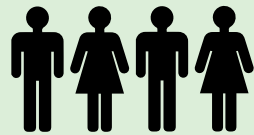
**54,000**  
AADT ON HWY 17-92



**62,077**  
TOTAL EMPLOYEES  
WITHIN 10 MINS

## DEMOGRAPHICS

**2025**



Total Population



Total Households



Average HH Income

**5 Min**

13,041

5,701

\$108,666

**10 Mins**

97,378

43,073

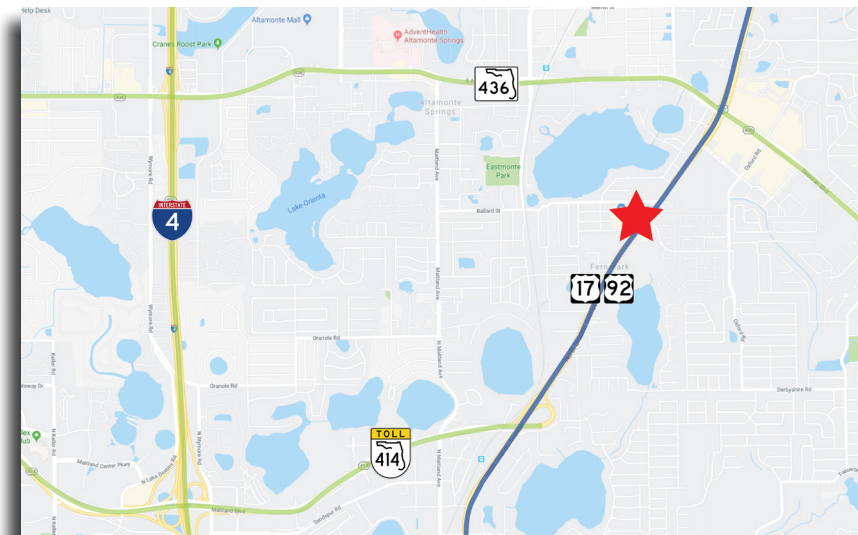
\$102,536

**15 Mins**

282,618

122,129

\$109,041



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## AVAILABILITY

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**FIRST CAPITAL**  
**Property Group**

Commercial Real Estate Services



# THE NEIGHBORHOOD



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