

MAIN STREET
SQUARE



RETAIL SPACE FOR LEASE

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

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360,777

DAYTIME POPULATION
WITHIN 15 MINS

For Lease: Negotiable, NNN

Suite 182: \pm 1,400 SF

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!



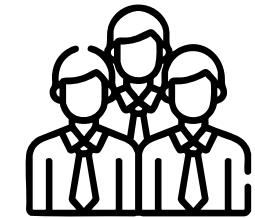
Winn-Dixie **Davita**
Medical Group

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

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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

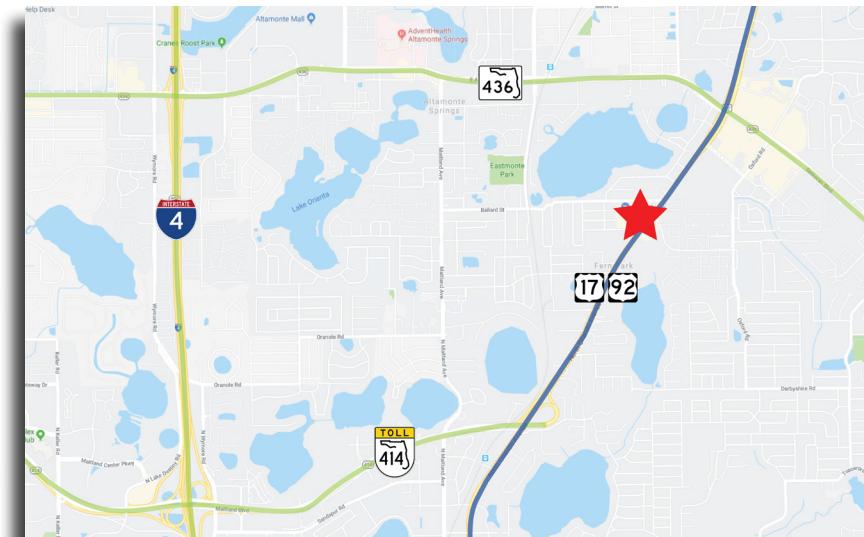
\$102,536

15 Mins

282,618

122,129

\$109,041



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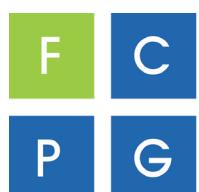


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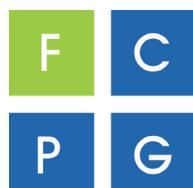
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THE NEIGHBORHOOD



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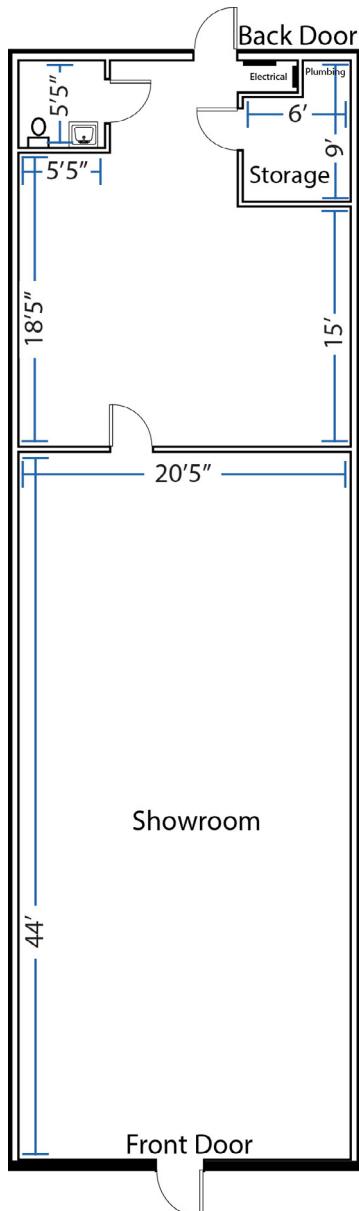
SUITE 182

SUITE 182

± 1,400 SF

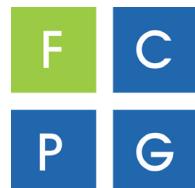
Dimensions: ± 20'5" x ± 68'

Bathrooms: 1 (± 5'5" x ± 5' 5")



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