



# RETAIL SPACE FOR LEASE

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

Contact: Trey Gravenstein E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
Vice President of Brokerage Services P: 407.872.0177 ext 119

Contact: Michael Castrilli E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
Vice President of Brokerage Services P: 407.872.0177 ext 130

**For Lease: Negotiable, NNN**

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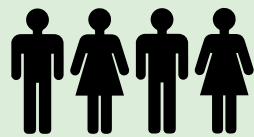
**54,000**  
AADT ON HWY 17-92



**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

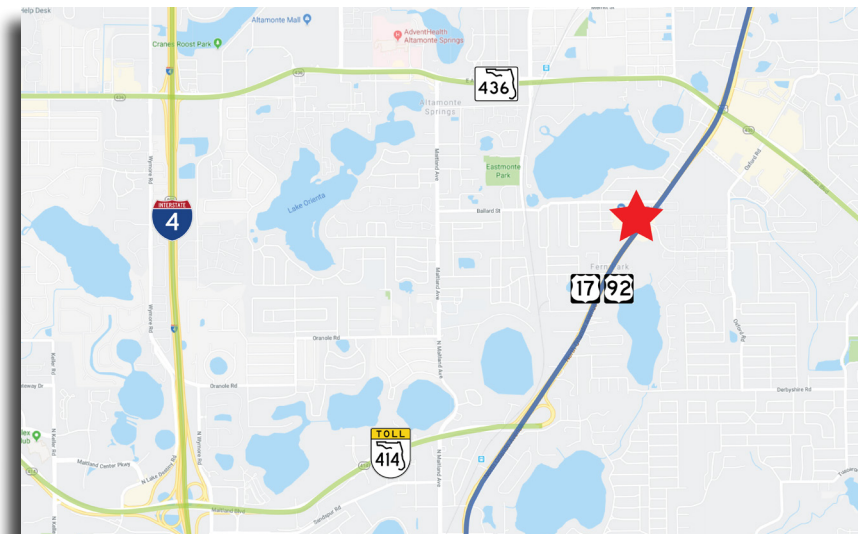
\$102,536

**15 Mins**

282,618

122,129

\$109,041



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## AVAILABILITY

Suite 182: ± 1,400 SF

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# THE NEIGHBORHOOD



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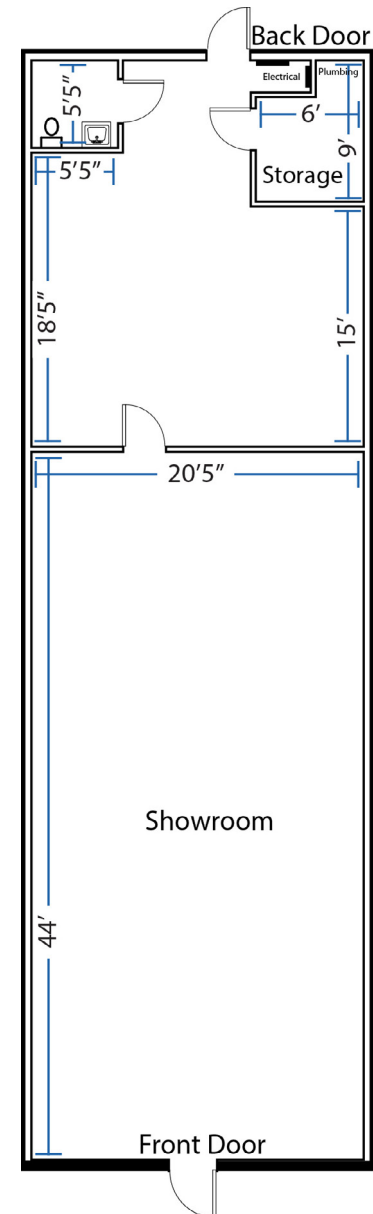
# SUITE 182

## SUITE 182

± 1,400 SF

Dimensions: ± 20'5" x ± 68'

Bathrooms: 1 (± 5'5" x ± 5' 5")



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