

Stoneybrook Commercial

1890-1942 S Alafaya Trail, Orlando FL 32828

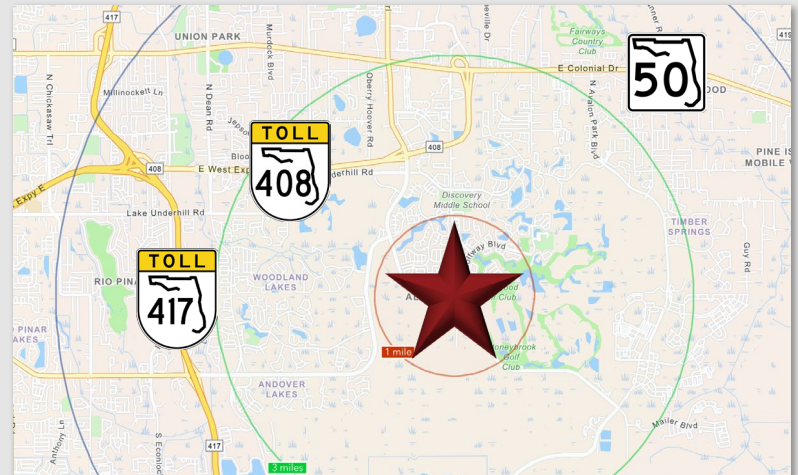
Palkiper
Commercial Real Estate Services
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For Ground Lease

LOCATION HIGHLIGHTS

Directly across from Publix on S Alafaya Trail, with an average daily traffic count of 31,000 vehicles. Surrounded by the thriving communities of Waterford Lakes (3,104 households) and the Stoneybrook gated community (1,359 households), as well as the nearby Eastwood golf community (2,021 households). About 2 miles from the 408, offering convenient access to the 417 and the Greater Orlando Area.



LISTING HIGHLIGHTS

- **Last Retail / Restaurant Pad Available**
 - ±1.45 acres
 - 3,850 SF QSR with drive-thru / general retail
- **Access:** Ingress/Egress at the lighted intersection of Alafaya and Golfway Blvd; Right turn in/out on northwest side of property; Cross-access with adjacent parcels
- **Current Tenants:** CubeSmart; Starbucks; 7-Eleven (coming soon)

| 2025 DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|-------------------|-----------|-----------|-----------|
| Population | 7,979 | 83,547 | 184,188 |
| Median HH Income | \$114,482 | \$100,476 | \$88,061 |
| Average HH Income | \$125,342 | \$114,972 | \$105,198 |

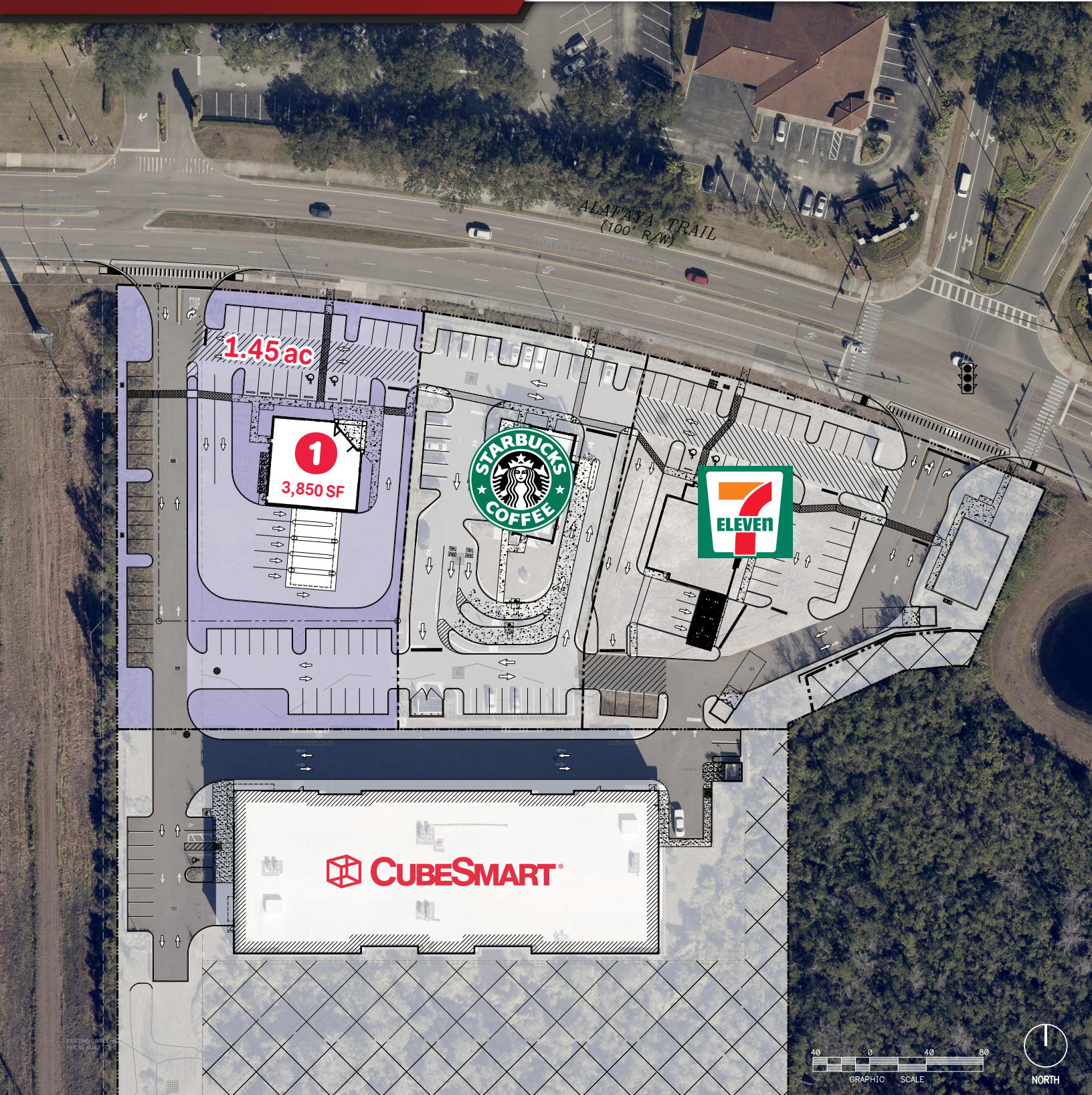
CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
Marie@palkiper.com

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