



**Great Owner/User Retail Opportunity**

**Building Details**

- 25,298± sf free-standing retail building
- Situated on 3.03± ac
- Built in 1998
- Two 600 amp power
- 19' clear ceiling height
- 25' pylon sign
- One 8.6 x 12 grade-level roll-up door

**Sale Price**

- **\$3,975,000**

**Lease Price**

- **Call for Details**



**Location**

Across from the Florida Mall and several retail outlets



**Street Frontage**

Frontage and access via Sandlake Road



**Population**

Average daily traffic count of 44,000± on Sandlake Road



**Parking**

Great parking with 140 surface spaces

**Lawson Dann**, Senior Vice President  
D 407 440 6646  
C 407 342 4698  
lawson.dann@avisonyoung.com

**Scott Pamplin**, Vice President  
D 407 440 6643  
C 321 297 5000  
scott.pamplin@avisonyoung.com

135 W Central Boulevard  
Suite 700  
Orlando, FL 32801  
407 249 3500



## Location

- Located across from the main entrance of the Florida Mall
- Minutes away from Orlando's main tourist corridor I-Drive and major theme parks such as Walt Disney World and Universal Orlando
- Within minutes of the Orlando International Airport
- Located on Sand Lake Road, that has an average daily traffic count of 44,000±



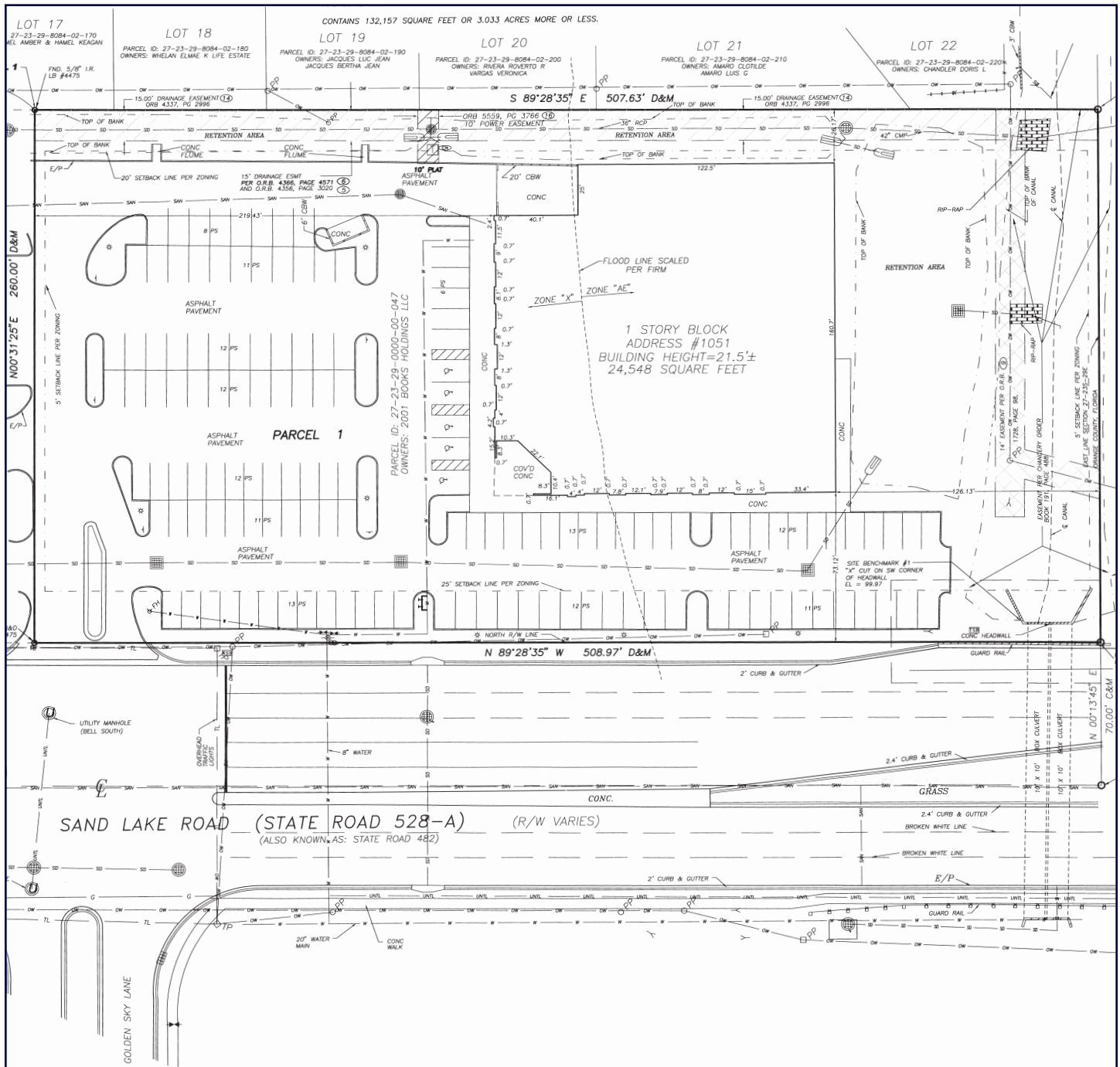
Former Borders

**Lawson Dann**, Senior Vice President  
 D 407 440 6646  
 C 407 342 4698  
 lawson.dann@avisonyoung.com

**Scott Pamplin**, Vice President  
 D 407 440 6643  
 C 321 297 5000  
 scott.pamplin@avisonyoung.com

135 W Central Boulevard  
 Suite 700  
 Orlando, FL 32801  
 407 249 3500

## Site Plan



**Lawson Dann**, Senior Vice President  
 D 407 440 6646  
 C 407 342 4698  
 lawson.dann@avisonyoung.com

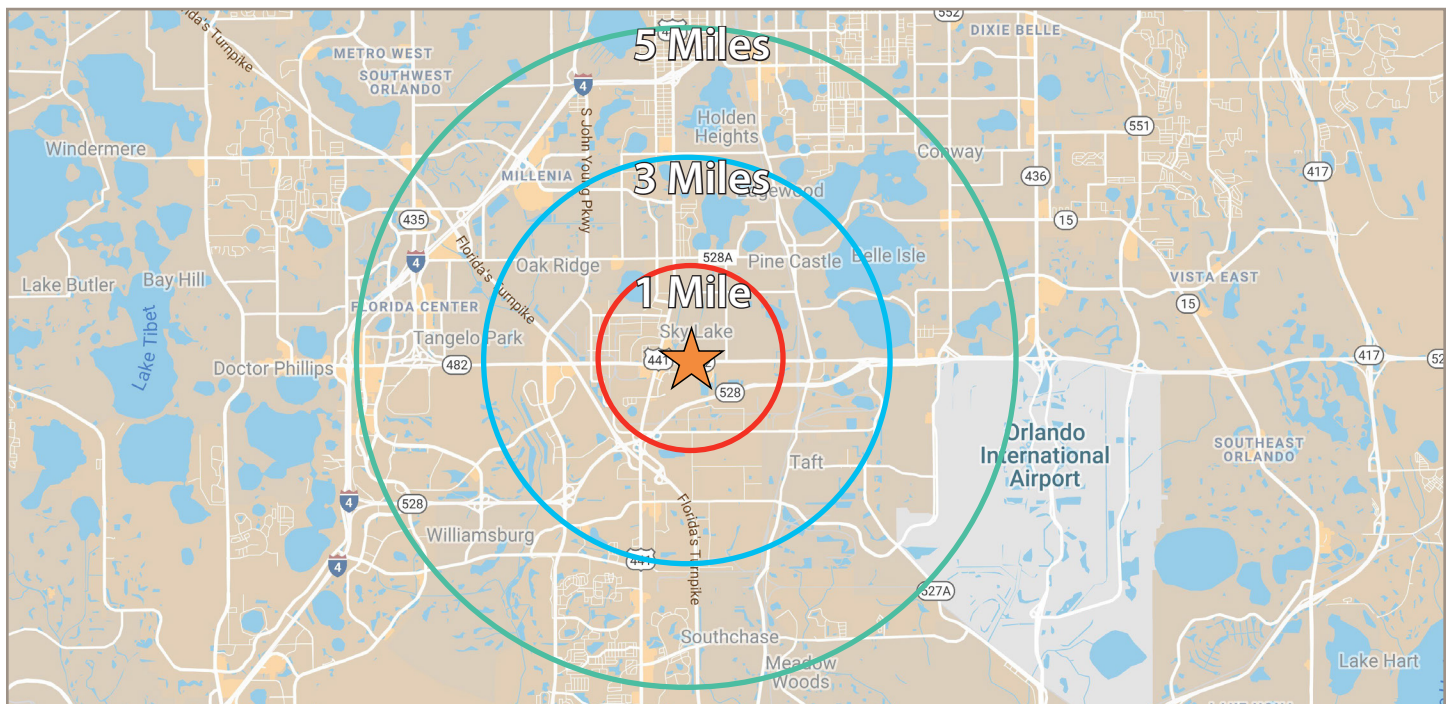
**Scott Pamplin**, Vice President  
 D 407 440 6643  
 C 321 297 5000  
 scott.pamplin@avisonyoung.com

135 W Central Boulevard  
 Suite 700  
 Orlando, FL 32801  
 407 249 3500

## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Estimated Population	7,528	69,888	190,878
2024 Projected Population	8,352	76,570	208,652
Projected Annual Growth 2019 to 2024	2.2%	1.9%	1.9%
<b>Households</b>			
2019 Estimated Households	2,468	24,703	71,990
2024 Projected Households	2,700	26,739	77,884
Projected Annual Growth 2019 to 2024	1.9%	1.6%	1.6%
<b>Household Income</b>			
2019 Est. Average Household Income	\$48,485	\$53,424	\$60,225
2019 Est. Median Household Income	\$46,336	\$45,221	\$49,199
<b>Business &amp; Employees</b>			
2019 Total Businesses	1,291	6,136	14,198
2019 Total Employees	15,203	74,048	174,492
<b>Housing</b>			
2019 Total Housing Units	2,651	25,768	76,398

+ Data provided by REGIS.



**Lawson Dann**, Senior Vice President  
 D 407 440 6646  
 C 407 342 4698  
 lawson.dann@avisonyoung.com

**Scott Pamplin**, Vice President  
 D 407 440 6643  
 C 321 297 5000  
 scott.pamplin@avisonyoung.com

135 W Central Boulevard  
 Suite 700  
 Orlando, FL 32801  
 407 249 3500