First Capital Property Group
Commercial Real Estate Services

RETAIL SPACE FOR LEASE

12158 Lake Underhill Road, Orlando, FL 32825

Contact: Dan Van Nada, CCIM — E: Dan@FCPG.com
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LAST REMAINING SUITE IN HIGH-TRAFFIC RETAIL CENTER



For Lease: $28.50 SF / MG

Suite 12158: ± 1,655 SF

Surrounded by 35,888 homes within 3 miles & located 3.2 miles from University of Central Florida

Traffic Counts
- Lake Underhill Road: 22,500 AADT
- Alafaya Trail: 60,500 AADT
- East Bound Toll Road 408: 75,000 AADT

Just south of Waterford Lakes Town Center, East Orlando's premier Lifestyle Center

Co-tenancy of: Dollar Tree, Goodwill, Beauty Salon, and Mainstreet Children's Dentistry and Orthodontics

Cross-access easement with Goodwill allows for abundant parking

Located directly in front of Lockheed Martin's East Orlando Campus employing roughly 3,000 people

Signage available on master project monument on both Lake Underhill and Huckleberry Finn Drive

DEMOGRAPHICS

2026	1 Mile	3 Miles	5 Miles
Total Population	8,231	105,300	244,225
Average HH Income	$94,469	$102,527	$103,518
Total Households	3,297	35,888	80,859

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

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LOCATION



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SITE MAP

AVAILABILITY

Suite 12158: ± 1,655 SF





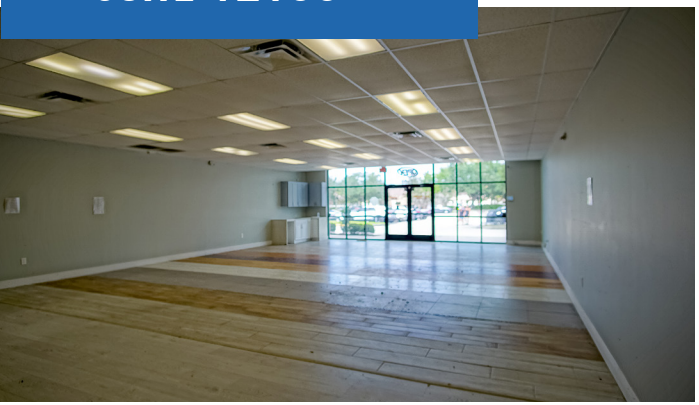


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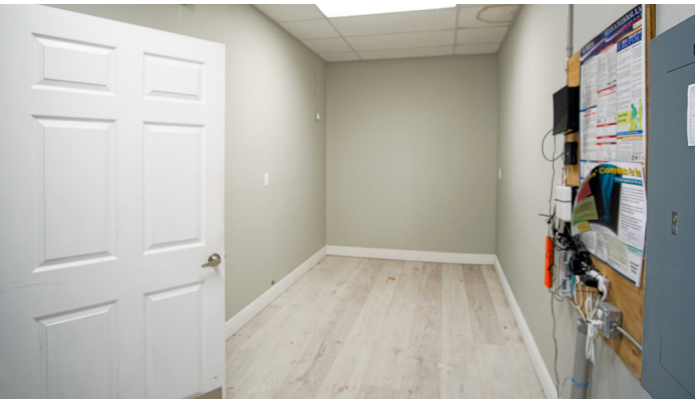
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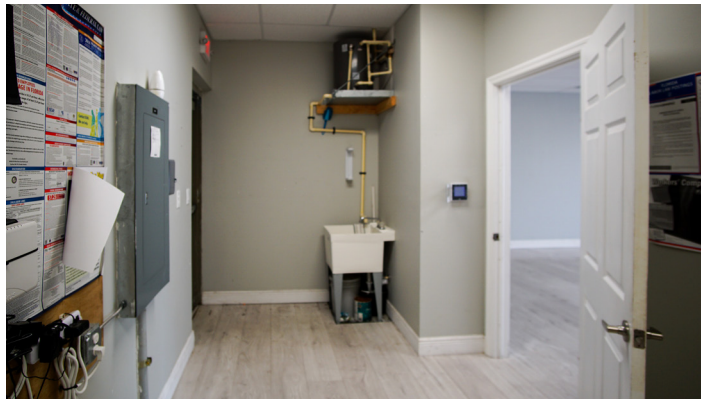
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SUITE 12158



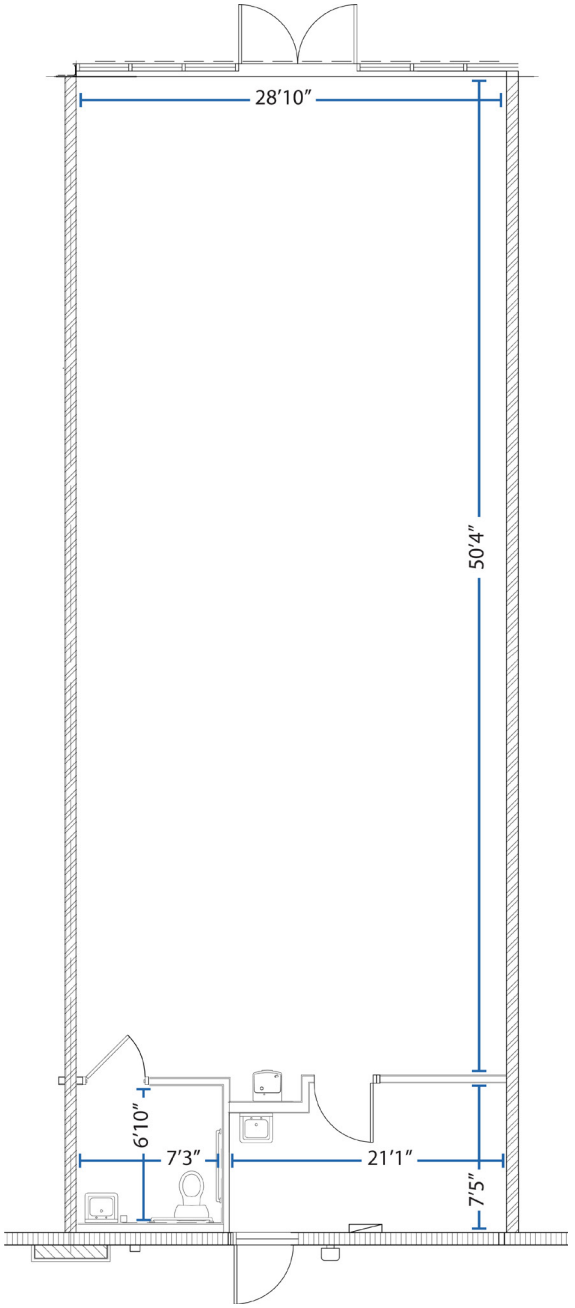












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