

PARK SQUARE PLAZA



PROPERTY SUMMARY

AVAILABLE SF:	2,391 SF
LEASE RATE:	\$35.00 SF/Yr (NNN)
LOT SIZE:	11.4 Acres
BUILDING SIZE:	45,555 SF
YEAR BUILT:	2020
ZONING:	Com
MARKET:	Orlando
SUB MARKET:	UCF Market
CROSS STREETS:	Cricket Club Circle

PROPERTY OVERVIEW

Anchored by 24Hours Fitness Gym !

1. Last Space 2,391 SF Available! call for info!
each unit is 88 Ft Deep units

Four [4] minute drive time to the University of Central Florida

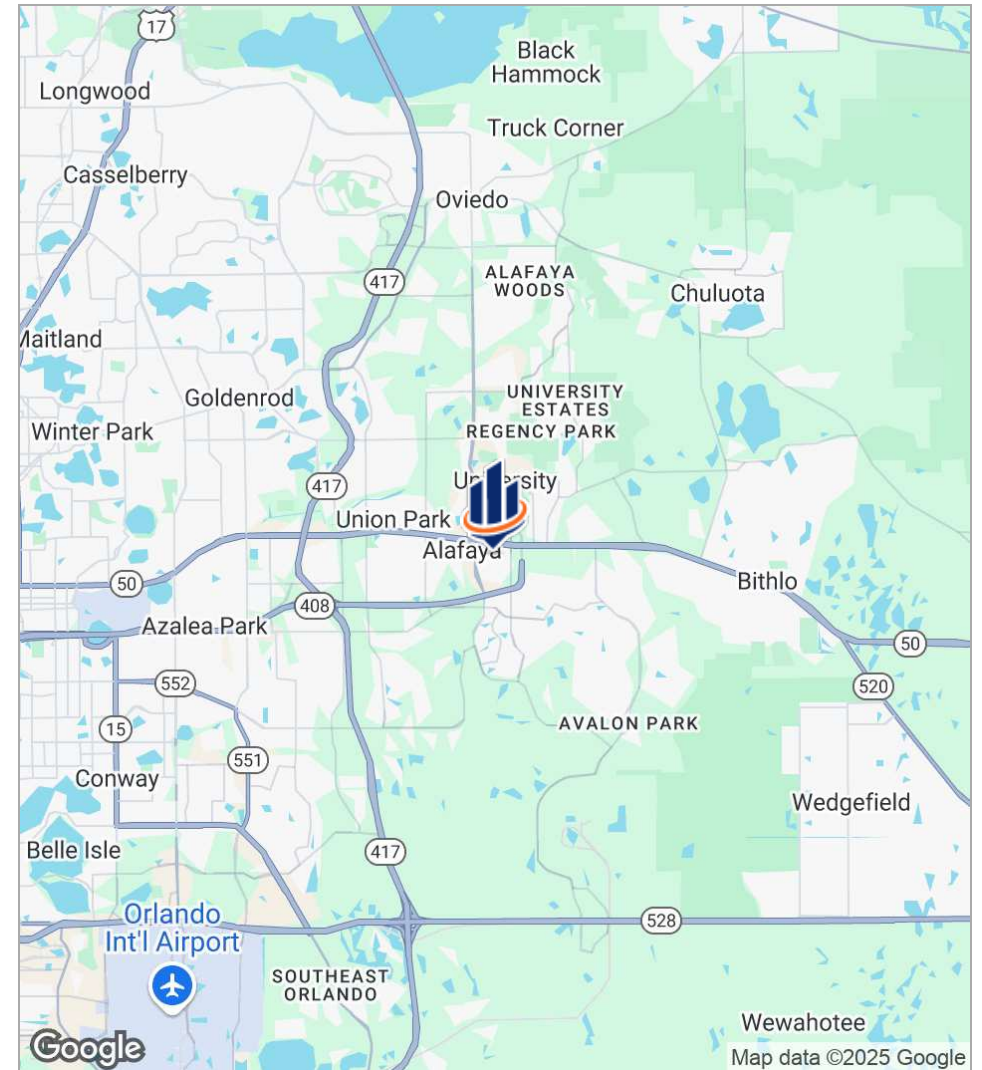
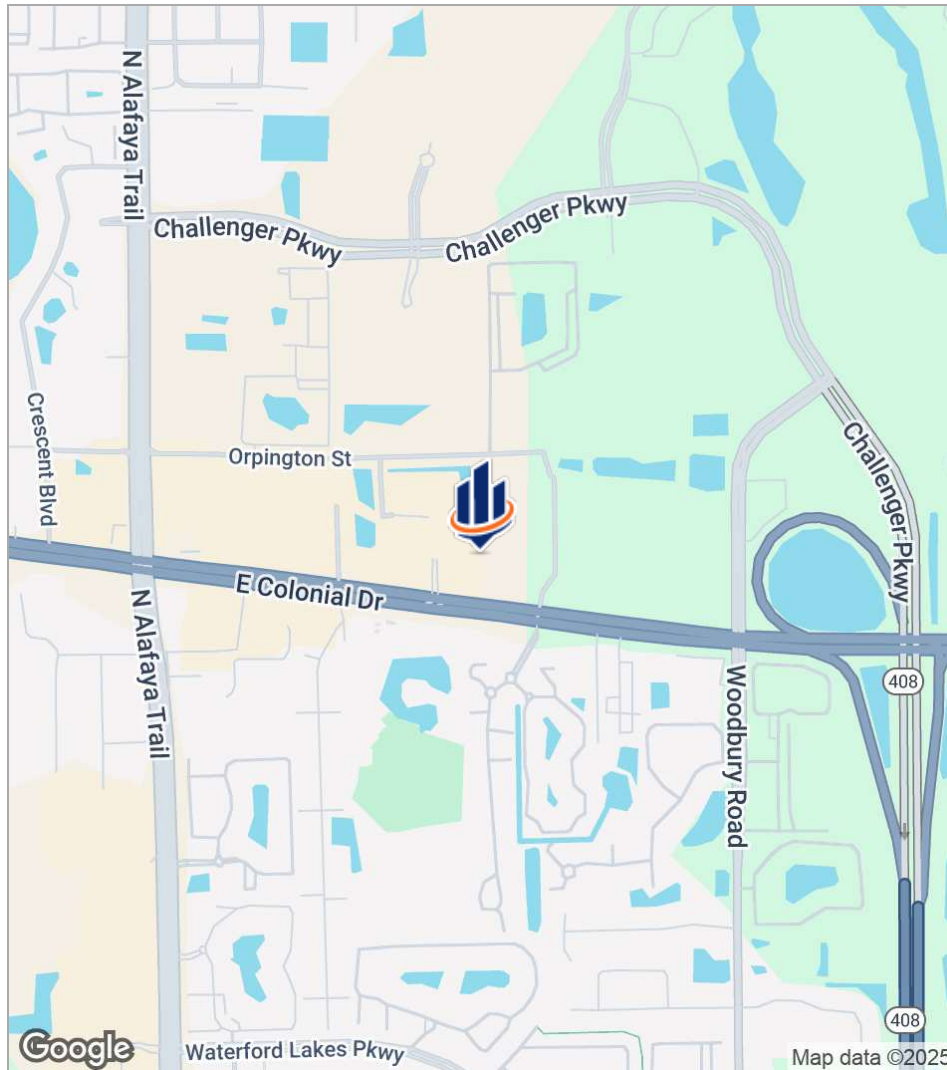
- UCF is the largest university by enrollment in FL and the second largest in the nation with more than 63,000 students

High Traffic Counts of 60,000 AADT . The closest remaining development near University of Central Florida.

PROPERTY HIGHLIGHTS

- Located near UCF University
- Near New Publix Town Park
- 2,391 SF Available Inline Space

Location Maps



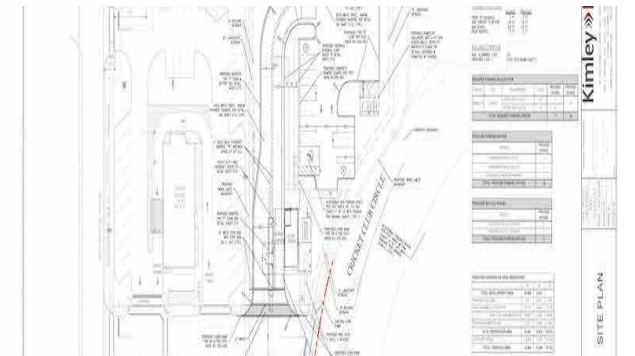
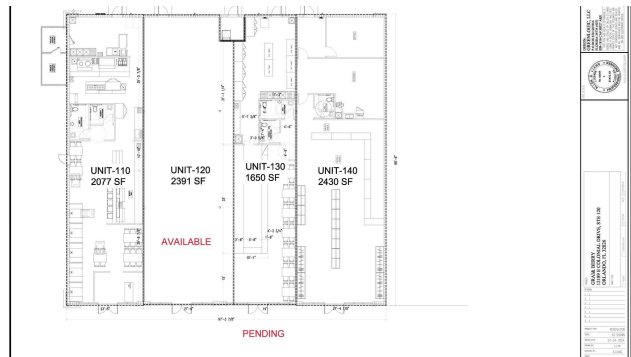
Site Plan



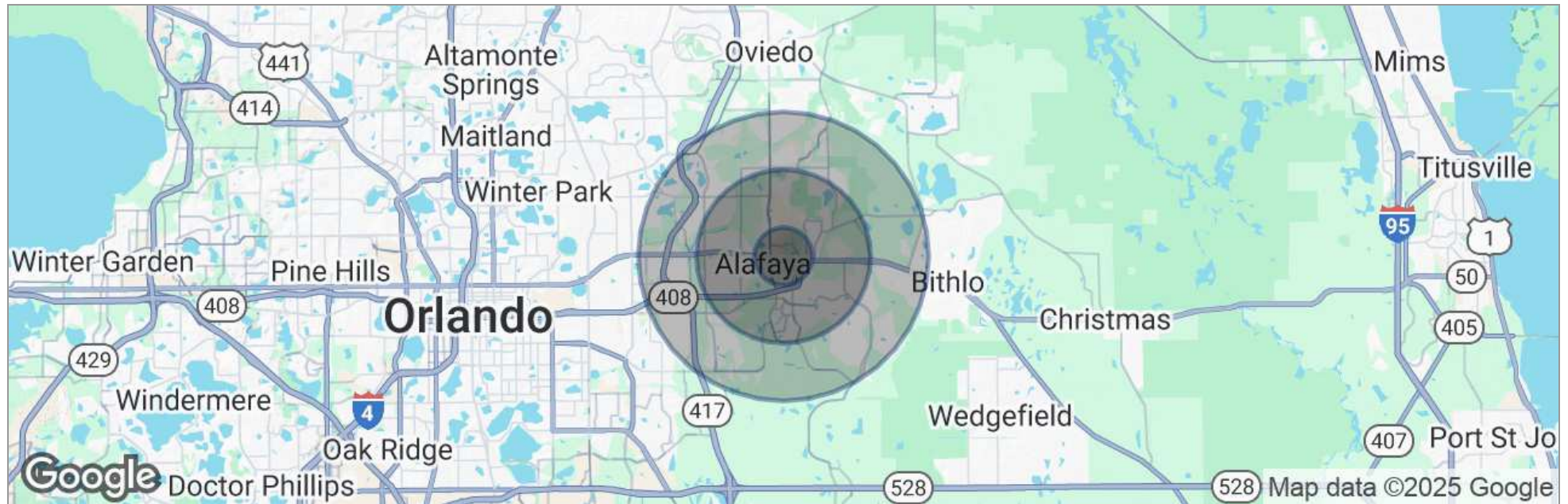
Additional Photos



Additional Photos



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	18,199	113,813	237,232
Population Density	5,793	4,025	3,020
Median Age	29	34	36
Median Age [Male]	29	33	35
Median Age [Female]	29	34	37
Total Households	5,958	35,614	77,401
# of Persons Per HH	3.1	3.2	3.1
Average HH Income	\$70,553	\$85,216	\$98,075
Average House Value	\$283,462	\$309,991	\$358,296

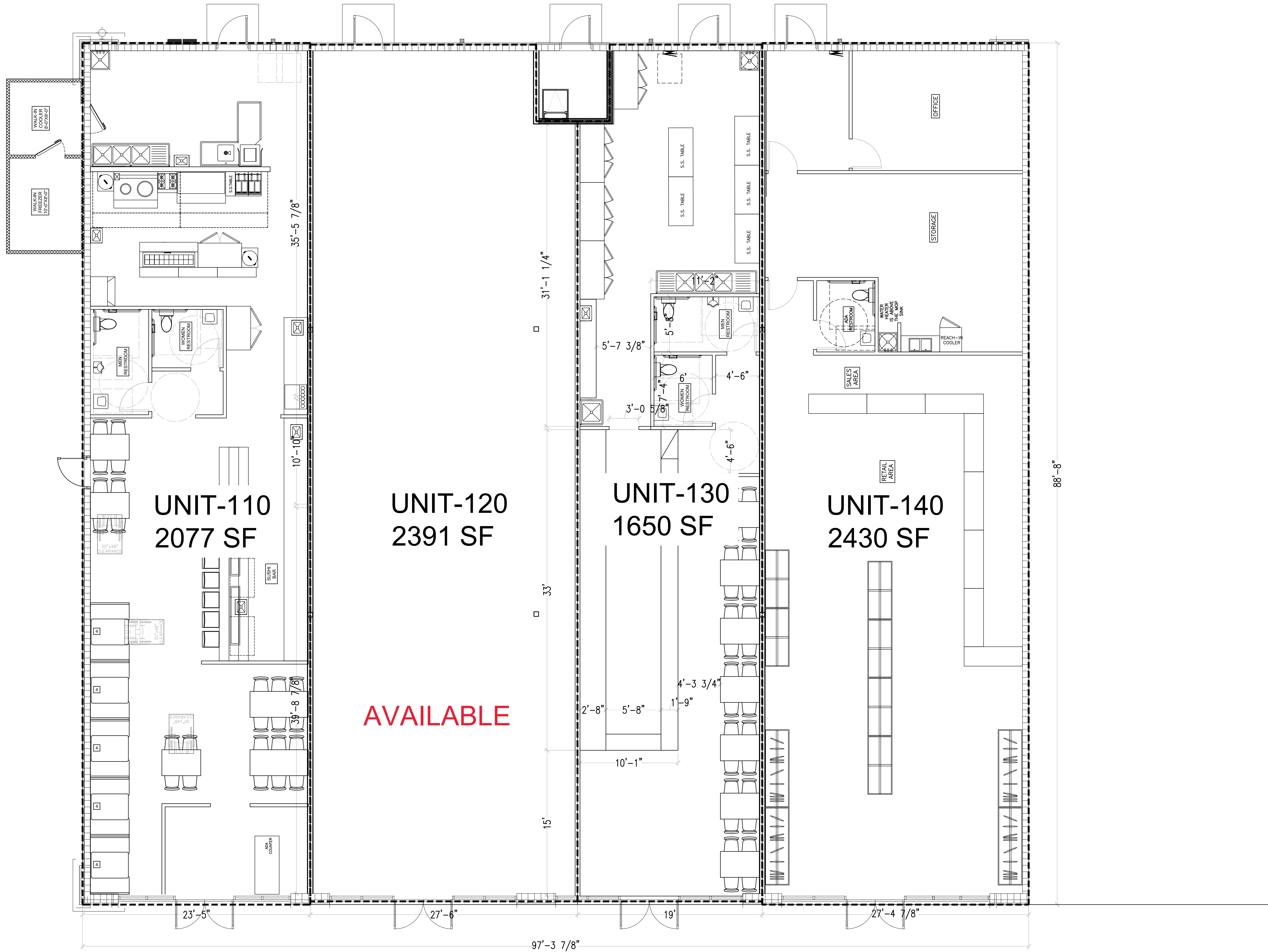
* Demographic data derived from 2020 ACS - US Census

Demographics Report

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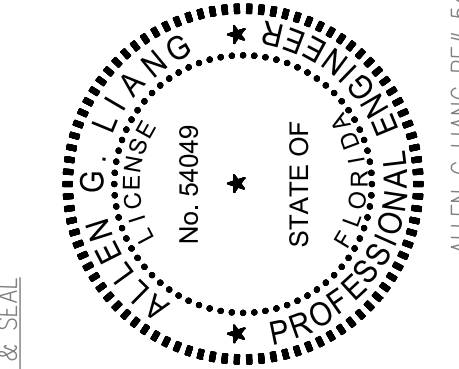
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DESIGN:
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PROJECT: **GRAI & BERRY**
12189 E COLONIAL DRIVE, STE 120
ORLANDO, FL 32826

SHEET TITLE

DATE: ☐ PRELIM ☐ CONSTRUCTION ☐ PERMIT ☒ APPROVAL

REVISION	
1	
2	
3	
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PROJECT TYPE:	RENOVATION
SCALE:	AS SHOWN
ISSUED DATE:	07-24-2024
DRAWN BY:	L.LIN
CHECKED BY:	A.LIANG
SHEET	