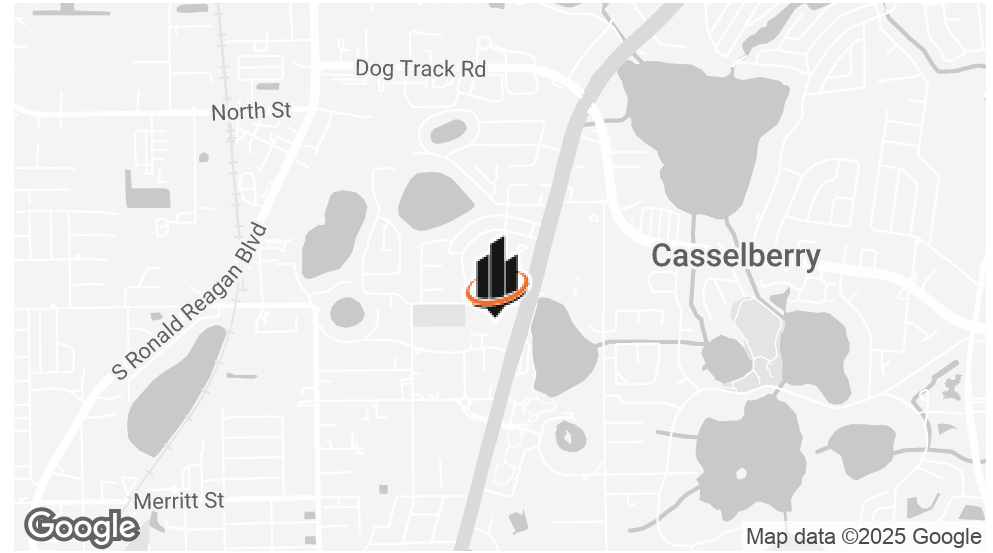


PROPERTY SUMMARY - SUITE 2024



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
BUILDING SIZE:	32,144 SF
AVAILABLE SF:	5,200 RSF
LOT SIZE:	3.57 Acres
YEAR BUILT:	2007
ZONING:	CG
MARKET:	Orlando-Kissimmee-Sanford, FL
TRAFFIC COUNT:	66,000

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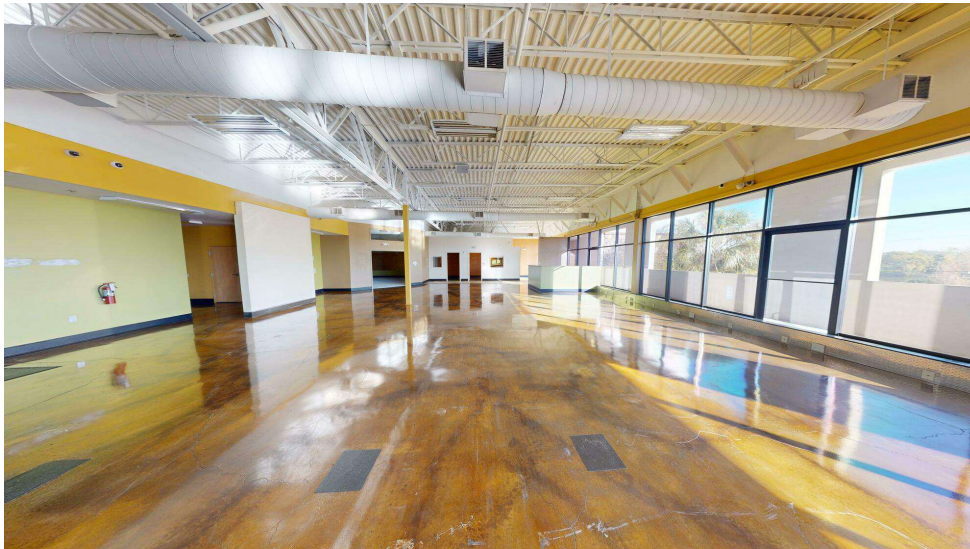
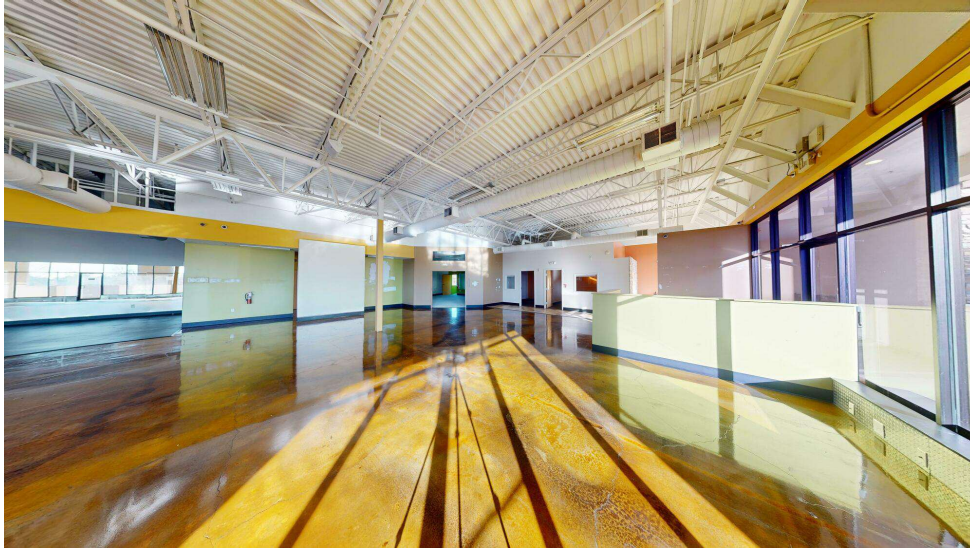
PROPERTY OVERVIEW

This versatile 5,200 rentable square feet (RSF) second-floor retail space offers an open floor plan, previously operated as a gym, making it ideal for fitness, wellness, or other retail uses. Located adjacent to the elevator and main stairwell, the space ensures easy access for customers and staff.

The property boasts excellent visibility from US HWY 17-92, with an average of 66,000 vehicles passing daily, providing high exposure and easy accessibility. Ample parking is available for both customers and employees. Monument and building facade signage rights are included, enhancing the visibility and branding potential for your business.

This retail space is surrounded by a strong mix of national and local businesses, including Publix, Target, Wawa, Home Depot, Crumbl Cookies, Lowes, Advent Health Hospital, and many others, driving consistent foot traffic to the area.

SUITE 2064 HIGHLIGHTS



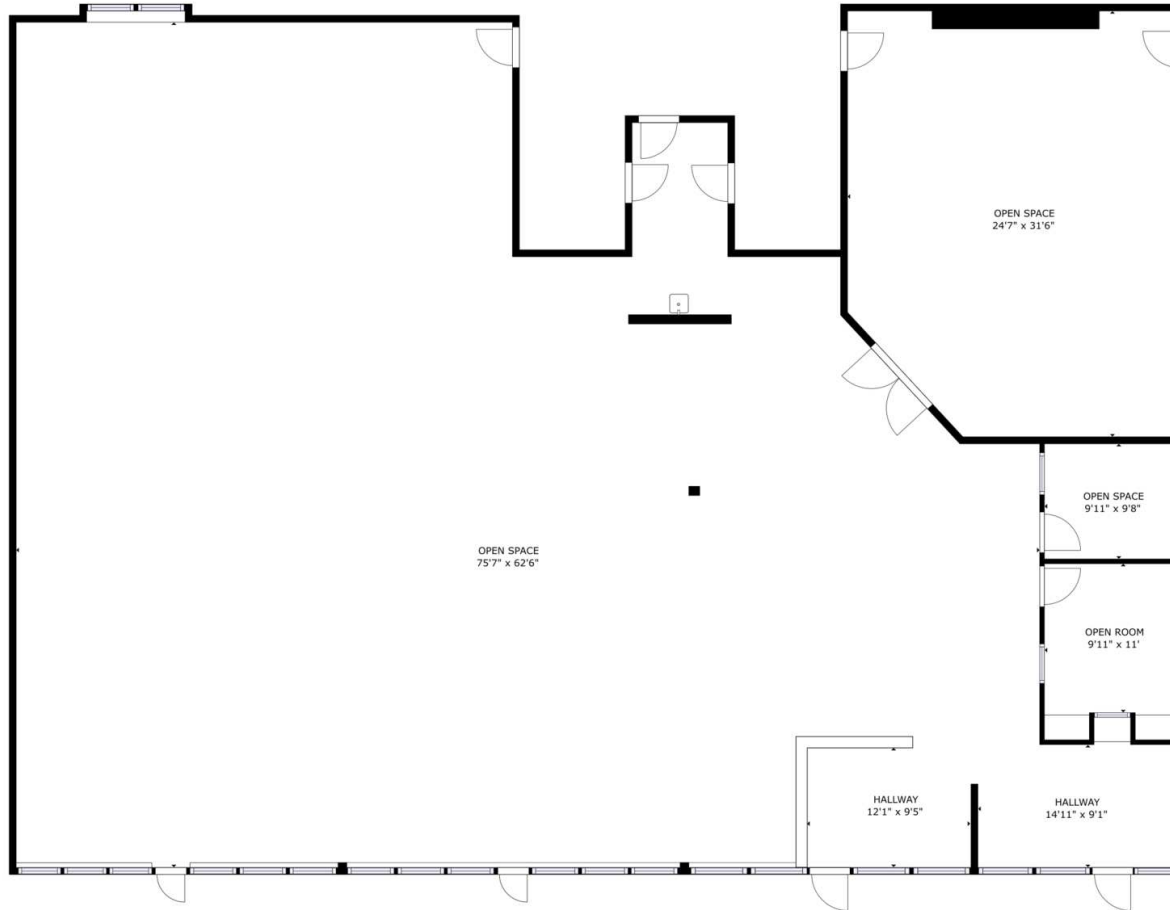
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SUITE HIGHLIGHTS

- 2nd Generation Gym Space
- Ideal users include: fitness, wellness, health related users, physical therapy clinics, kids gym, ballet, kids dance studio, church or place of worship and more.
- Available 01/01/2025
- 2nd Floor Space with direct access to elevator and main stairwell
- Monument Signage and Building Facade Signage Rights
- Inline Space with 70'± Frontage on US HWY 17-92
- Traffic Counts: 66,000 AADT
- Great Co-Tenancy
- Nearby Retailers: Publix, Culvers, Home Depot, Crumbl Cookies, Target, PetSmart, Panda Express, ESPORTA
- Ample Parking
- Located within SBA Hubzone and Opportunity Zone
- Ideal for small business owners seeking a busy retail presence

FLOORPLAN



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GROSS INTERNAL AREA
FLOOR 1: 5021 sq ft
TOTAL: 5021 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

