

# RETAIL SPACE FOR LEASE

## Former AMC Theatre



651 Front St. | Celebration, FL 34747



### Exclusively Listed By:

**Brian Bern**  
**Managing Director**

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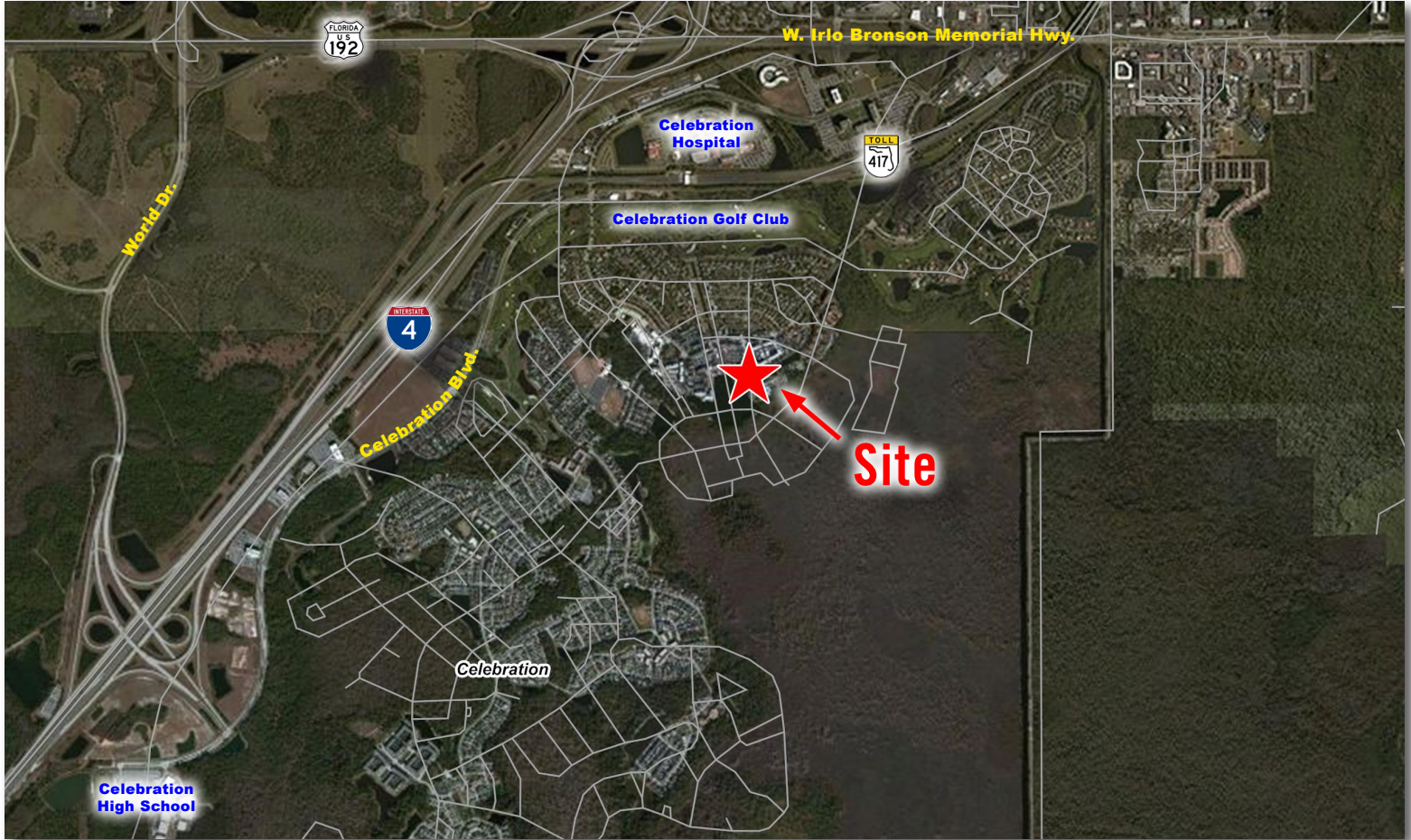
*Licensed Real Estate Broker*

### PROPERTY HIGHLIGHTS

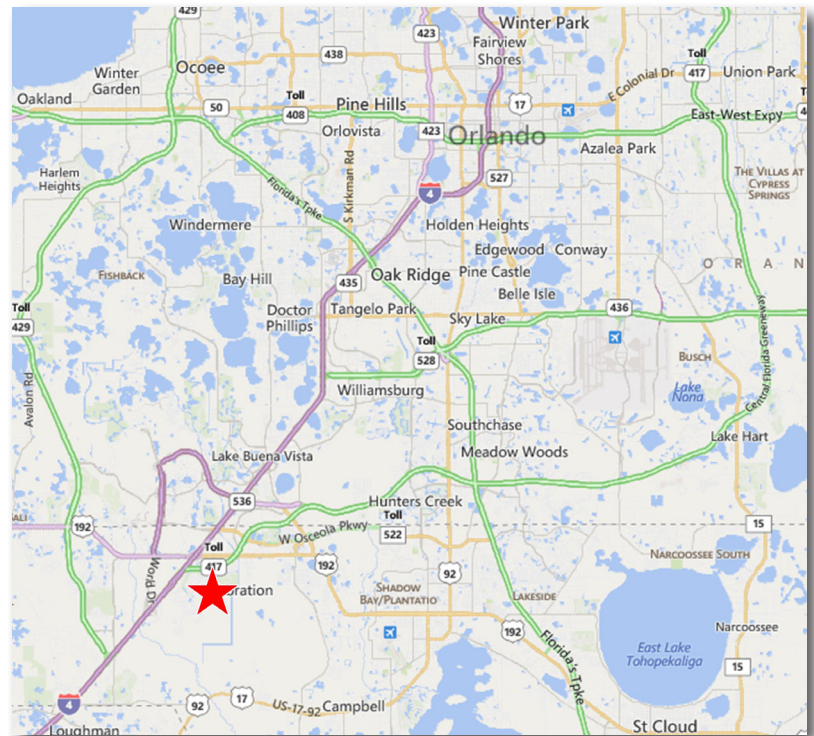
- Space Available: 11,150 SF
- Located in Celebration Town Center on the SEQ of I-4 and Central Florida Greenway (SR 417).
- Two screens with 527 stadium style seats.
- Co-Tenants Include: Bank of America, Starbucks, Kilwins, Columbia Restaurant, Once Upon A Time, Radio Disney, SunTrust, and more.
- Traffic Counts: 60,500 AADT on I-4  
13,400 AADT on SR 417  
8,200 AADT on Celebration Blvd.

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DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	3,084	14,519	41,398
DAYTIME POPULATION	2,023	16,978	47,538
AVERAGE HH INCOME	\$119,015	\$90,105	\$71,955
MEDIAN AGE	38.2	35.9	32.9



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