

Prime Retail Space Available

Anchored by

Save
alot

21,929sf

Co-Anchor Space

9,000sf

**PHASE II
COMING SOON**



Rental Rate:

Base Rent:

\$15.00 - \$25.00 per sf
(depending on size and location)

Additional Rent:

\$5.15 per sf (estimated)
(Note: All rents subject to Sales Tax)

www.RetailAssetManagementInc.com

Adjacent to Three Points Elementary School

Goldenrod Plaza

**4063-4087 South Goldenrod Road
Orlando, Florida 32822**

For Additional Information Contact

Retail Asset Management, Inc.

Sales • Management • Leasing • Development

**Paul Cooley (727) 480-0063 or Wayne Purdy (727) 510-3707
(727) 446-3032 fax (727) 446-3080**

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Pursuant to Section 475.25(1)(q) Florida Statutes, and Rule 21V-10.033 Florida Administrative Code, Retail Asset Management, Inc. makes the following disclosures, that in the event a lease or sales contract is entered into, Retail Asset Management, Inc. represents the Lessor/Seller exclusively and Lessee/Buyer may be responsible for additional costs such as their own attorney's fees, security deposit, and telephone and utility deposits.

Grocery Anchored Center that serves as the Central Hub for the Community!

Building & Site Features:

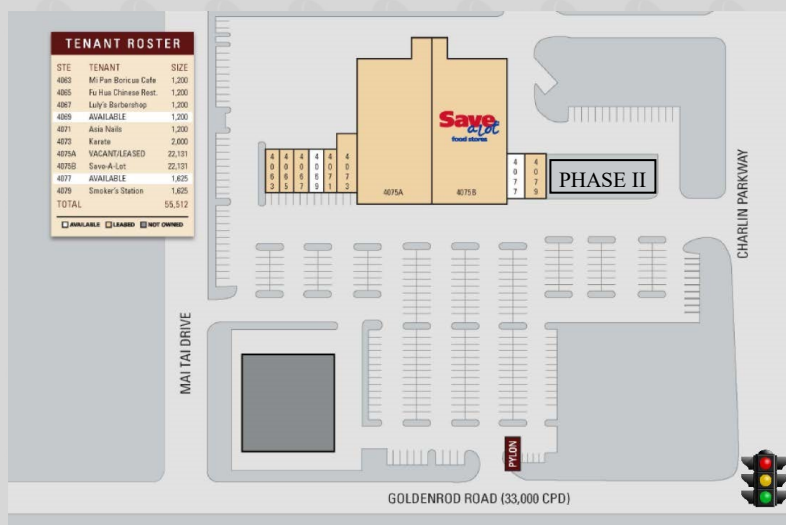
Gross Leasable Area:	55,512sf
Construction:	Concrete Block
Parking:	354
Ratio:	6.37 per 1,000sf
Built:	2002



2017 TRAFFIC COUNTS

34,500 ADDT

**Goldenrod Road & Charlin Parkway
Signalized Intersection**



Demographics:

Radius	1 mile	3 mile	5 mile
Population:			
2018	14,994	103,588	215,363
Households:			
2018	5,391	39,615	82,255
Median HH Income			
2018	\$42,819	\$44,326	\$47,918
Estimated Growth			
2018-23	9.82%	9.97%	10.14%

**Located at the Entrance to
Three Points Elementary School**



**Surrounded
by densely
Populated
Residential
Neighborhoods
with potential
for additional
growth**