

Dover Shores Shopping Center – *Reimagined*

3211 Curry Ford Rd. | Orlando, FL 32806

RETAIL FOR LEASE



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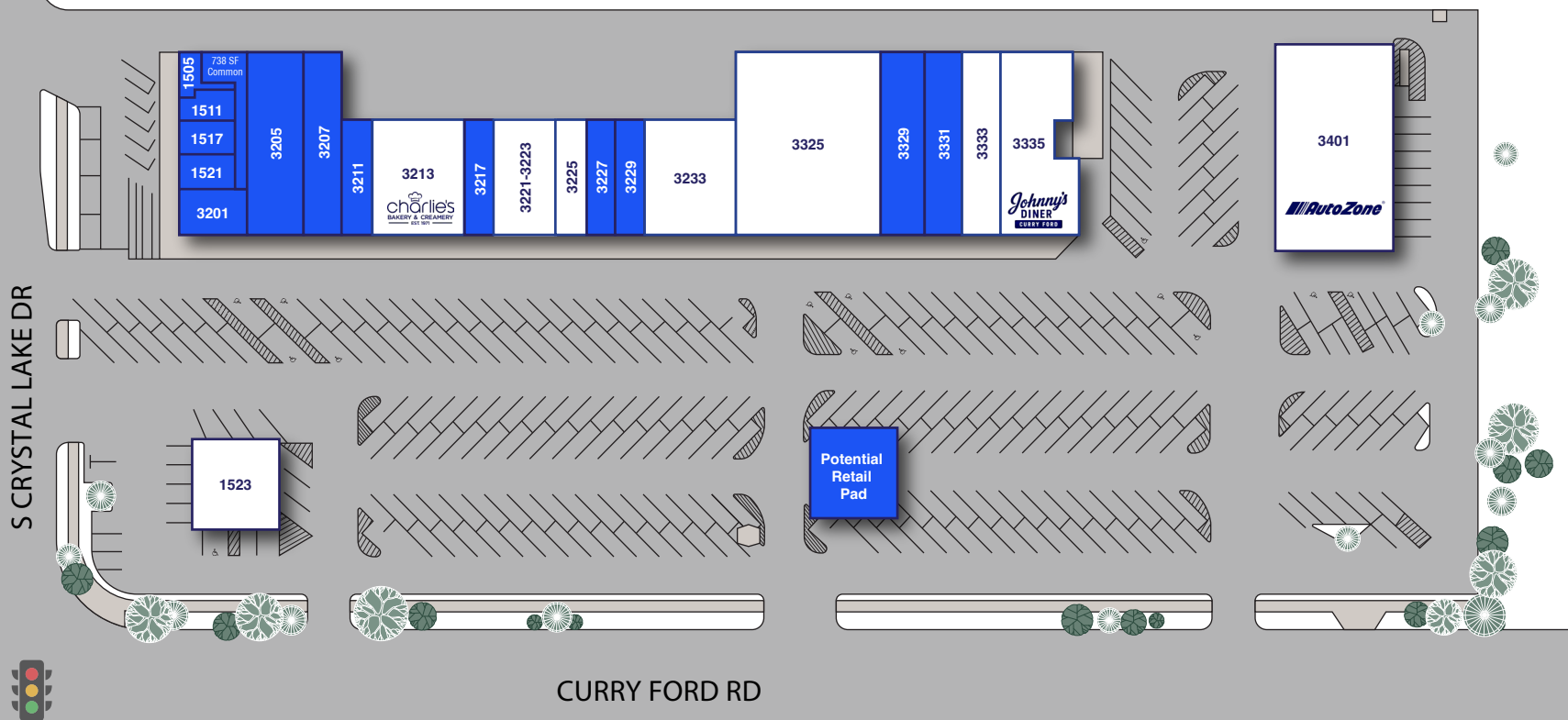
David Gabbai

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Colliers



SUITE	TENANT	SF
1505	RETAIL SPACE COMING AVAILABLE	363
1511	RETAIL SPACE COMING AVAILABLE	456
1517	RETAIL SPACE COMING AVAILABLE	503
1521	RETAIL SPACE COMING AVAILABLE	578
1523	ACE CASH EXPRESS	1,483
3201	RETAIL SPACE COMING AVAILABLE	807
3205	RETAIL SPACE COMING AVAILABLE	2,864
3207	RETAIL SPACE COMING AVAILABLE	1,970
3211	RETAIL SPACE COMING AVAILABLE	958
3213	CHARLIE'S PASTRIES	2,869
3217	RETAIL SPACE COMING AVAILABLE	946
3221-3223	SYS LAUNDROMAT	1,902
3225	FOSKETT SPORTING GOODS	971
3227	RETAIL SPACE COMING AVAILABLE	941
3229	RETAIL SPACE COMING AVAILABLE	961
3233	BAND ROOM	2,874
3325	CLEMON'S PRODUCE	7,590
3329	RETAIL SPACE COMING AVAILABLE	1,960
3331	RETAIL SPACE COMING AVAILABLE	1,960
3333	HARRISON'S PHARMACY	1,960
3335	JOHNNY'S DINER	3,606
3401	AUTOZONE	6,000
OP1	RETAIL SPACE COMING AVAILABLE	1,500



- ☐ LEASED
- ☒ AVAILABLE

Property Highlights



Recognized Main Street America district walkable "Main Street" vibe with local dining, breweries, coffee shops, and boutique retail.



Located in the heart of Orlando's thriving Hourglass District



Orlando's fastest-growing urban districts with continued mixed-use and residential development



New townhome and multifamily projects are actively underway



SR 408 / Crystal Lake Rd Exit, Direct expressway access, 164,000+ vehicles daily, minutes to downtown & I-4

ESTD 2018

HOURGLASS

DISTRICT

The Hourglass District is one of Orlando's most vibrant, up-and-coming local spots, blending classic neighborhood charm with a fresh, creative energy. Centered along Curry Ford Road, this walkable district features indie coffee shops, craft beer, chef-driven eateries, and colorful murals that give it a true community vibe. With easy access to Downtown Orlando and nearby neighborhoods, it's a convenient destination for weeknight dinners, weekend hangouts, and local events. The Hourglass District is where neighbors, families, and young professionals come together to eat, drink, and support small businesses in a comfortable, welcoming setting.

Drive times from Dover Shores



10–15 minutes



7–10 minutes



8–12 minutes



20 minutes



20–25 minutes

Boone High School

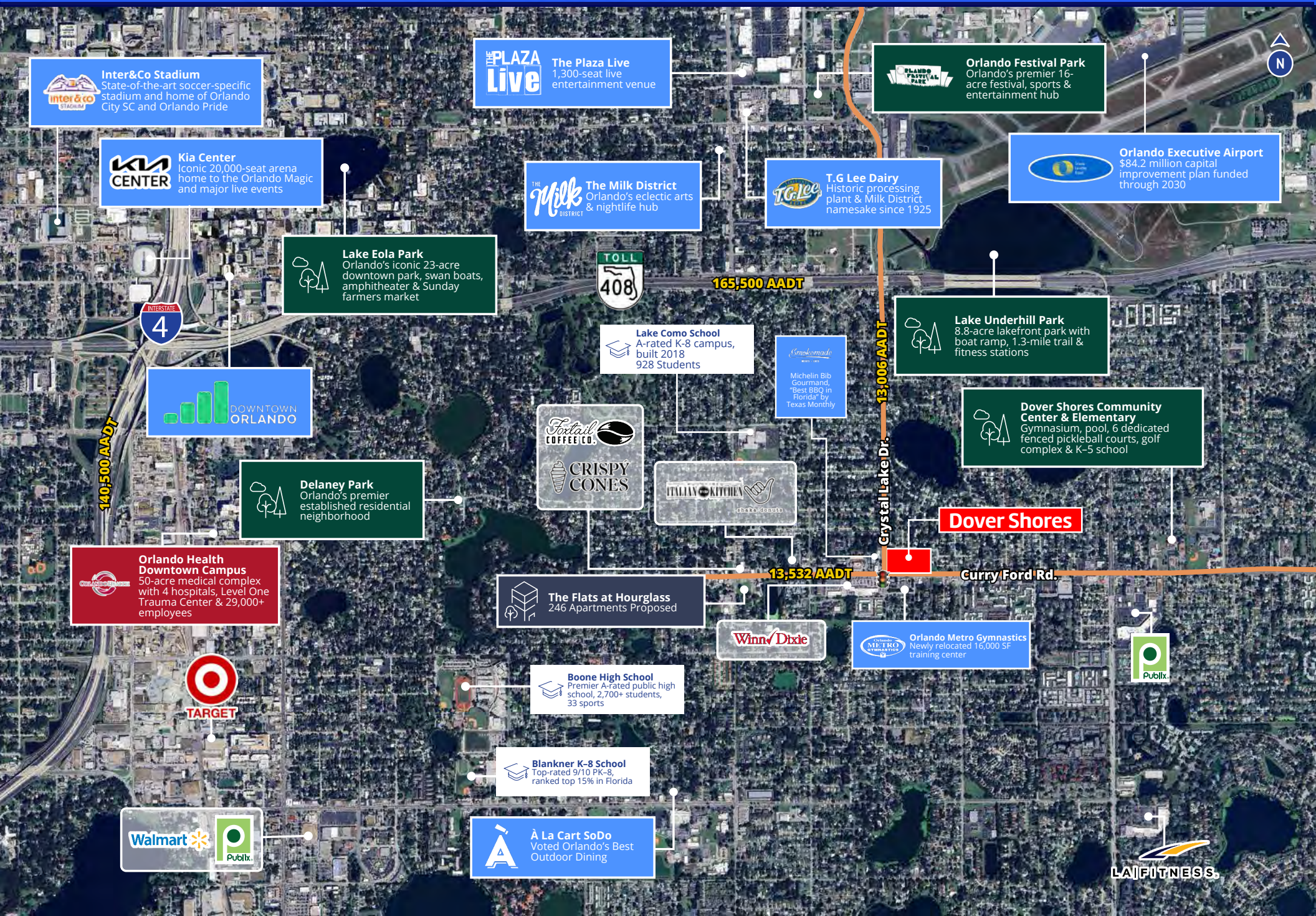
William R. Boone High School is a flagship Orange County public high school located just south of downtown Orlando, serving roughly 2,700–2,800 students in grades 9–12 on a 25-acre campus at 1000 E. Kaley Street. Recognized as an "A" school multiple times and listed among the top 50% of public schools in Florida, Boone offers strong graduation rates (around 96%), competitive test performance, and a wide range of academic, arts, and athletic programs that consistently place it among the better-ranked high schools in Orange County and the Orlando area.

Lake Como Elementary

Kaley Lake Como Elementary, located on E. Kaley Street near downtown Orlando, serves approximately 928 students in grades PK–5 as part of Orange County Public Schools. With its smaller student body compared to many OCPs elementaries, the school offers a more close-knit environment where teachers can maintain a lower student-teacher ratio than the state average, helping students build strong foundational skills in a supportive neighborhood setting.



Market Aerial



Demographics



Population

1-Mile: 16,869

3-Mile: 129,117

5-Mile: 321,940



Daytime Population

1-Mile: 11,271

3-Mile: 212,098

5-Mile: 441,886



Average HH Income

1-Mile: \$100,231

3-Mile: \$114,492

5-Mile: \$109,118

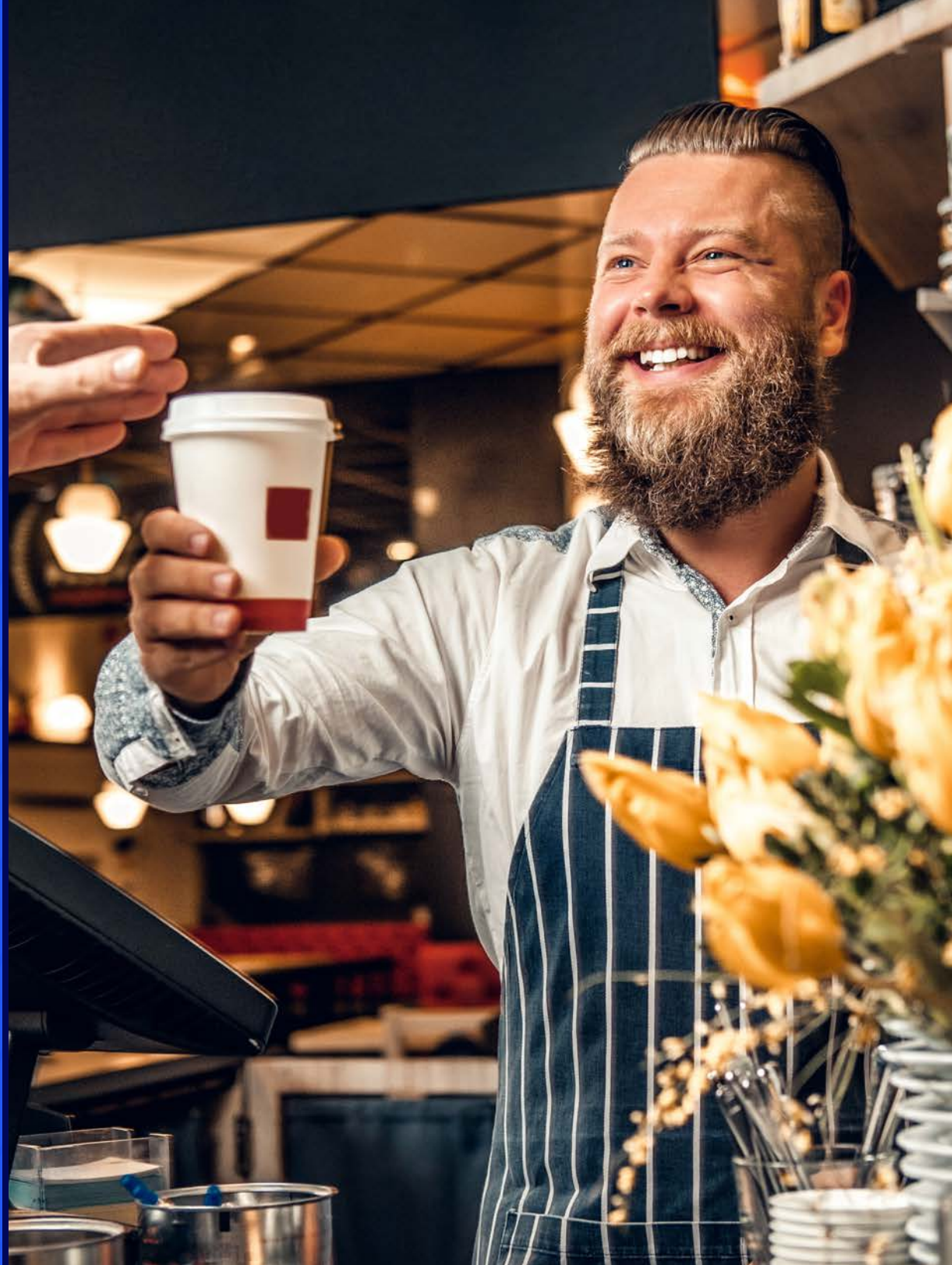


Households

1-Mile: 7,847

3-Mile: 59,337

5-Mile: 133,776





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