

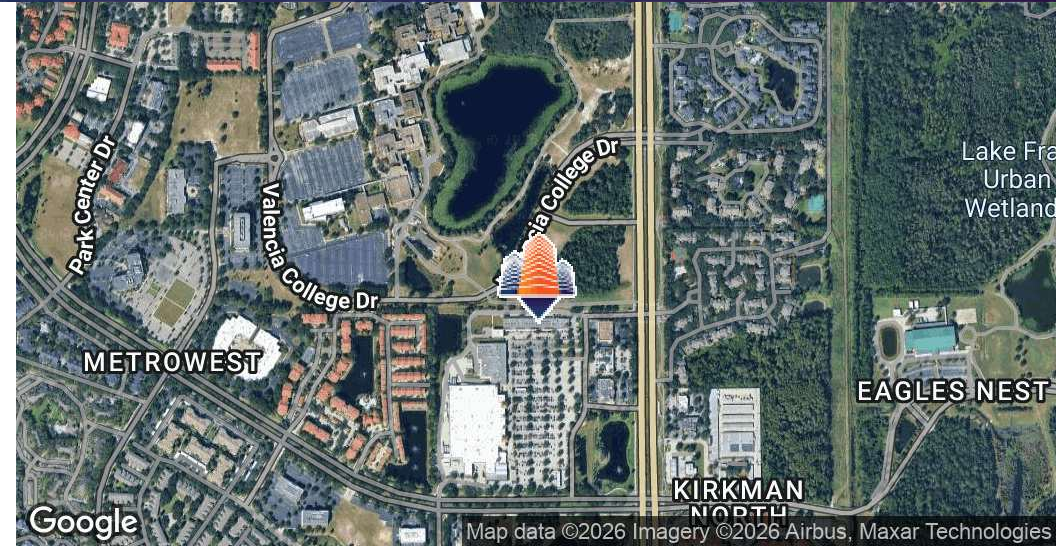
Metro Pointe

5920 Metropolis Way, Orlando, FL 32811



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,454 SF 2nd gen coffee shop for lease!
- Ground lease / outparcel opportunities available
- Co-tenants include Planet Fitness, Sanitas Medical, Spectrum, Metro PCS and more!
- Shadow-anchored by adjacent Walmart Supercenter
- Excellent retail synergy with seamless access to multiple neighboring plazas
- Prime corridor with heavy traffic & robust national retail presence
- Monument signage available
- Situated with favorable proximity/access to major roads/highways including: I-4, 408, Conroy Rd & HWY 50
- Full cross access / shared parking available with Walmart
- Traffic counts: Kirkman Rd/435 +/- 58,000 AADT

[Click Here For Floor Plan](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,454 SF
Lot Size:	4.4 Acres
Building Size:	38,017 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,739	42,663	98,108
Total Population	21,558	121,328	283,355
Average HH Income	\$81,889	\$83,891	\$86,416

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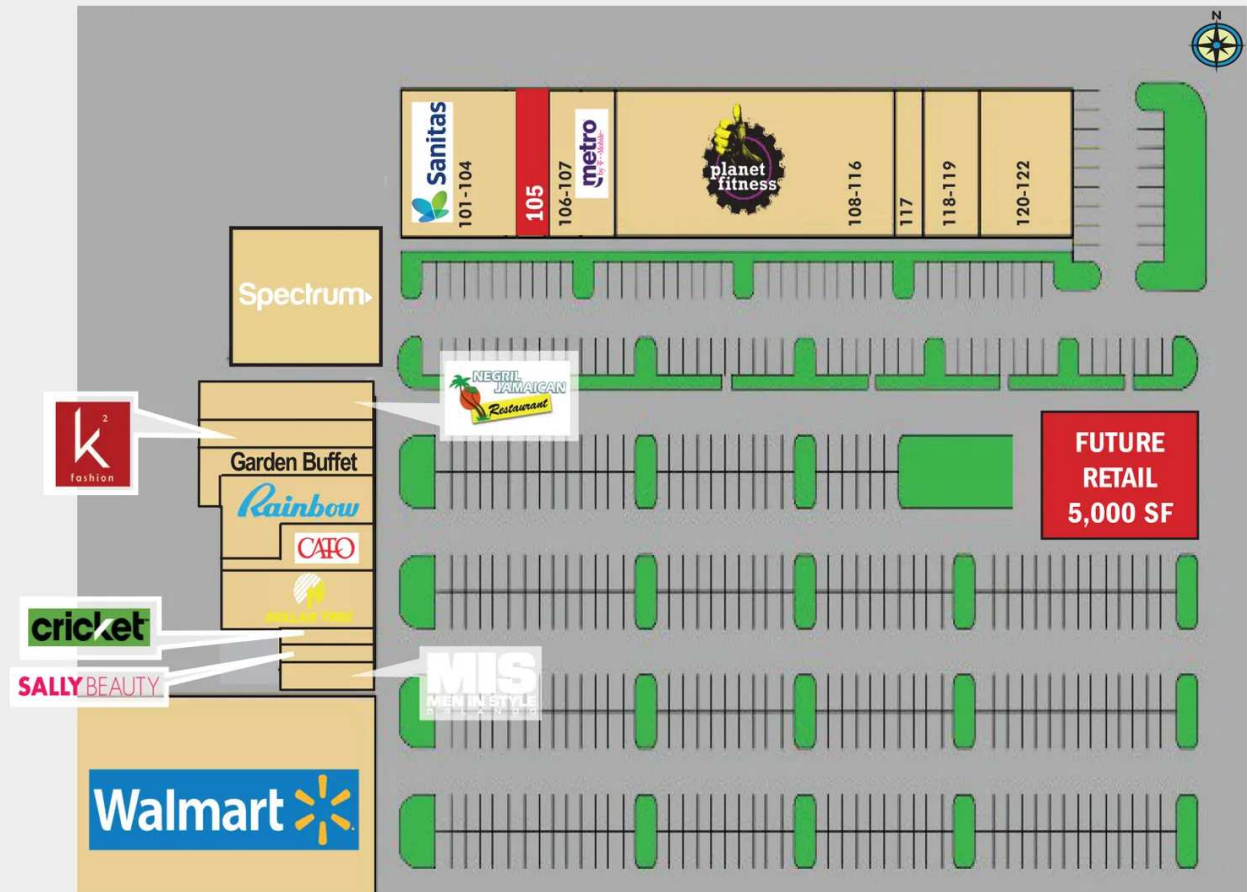
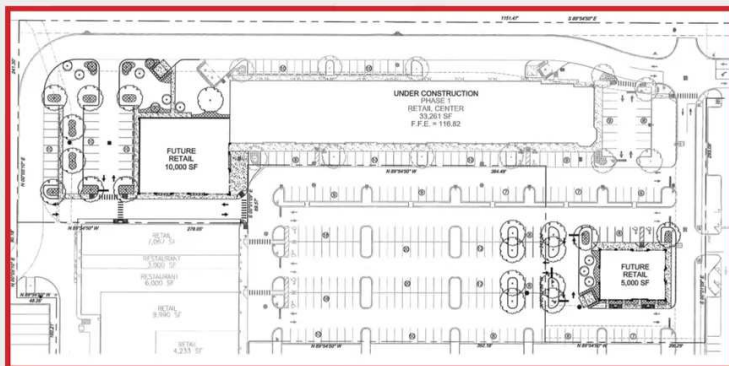


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SITE PLAN

TENANT ROSTER

5944	SPECTRUM	3,850 SF
101-104	SANITAS	6,000 SF
105	AVAILABLE	1,454 SF
106-107	METRO BY TMOBILE	2,905 SF
108-116	PLANET FITNESS	13,000 SF
117	LORA B SALON	1,451 SF
118-119	SILVA'S MARKET	2,900 SF
120-122	LAUNDROMAT	4,828 SF
	FUTURE RETAIL	5,000 SF



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- Walmart
- Dollar Tree
- Sally Beauty
- cricket
- Rainbow
- metro by T-Mobile
- planet fitness

Public Storage

DOLLAR GENERAL

HIBBETT SPORTS

Pizza Hut

GameStop

T-Mobile

WINGSTOP

AMSCOT

CVS pharmacy

TRUIST

TACO BELL

Publix

FAIRWINDS CASINO

PANDA EXPRESS

CareSpot Express Healthcare

STARBUCKS COFFEE

MAVIS TIRES BRAKES

ExtraSpace Storage

Exxon

SHERWIN WILLIAMS

CHASE

Kirkman Oaks Shopping Center

- Publix
- TRUIST
- ups
- BURGER KING
- ACE CASH EXPRESS
- 7 ELEVEN

Public Storage

7 ELEVEN

McCoy Federal

ExtraSpace Storage

PEPBOYS AUTO

enterprise

SeacoastBank

FIFTH THIRD BANK

EINSTEIN BROS BAGELS

TD Bank

Bank of America

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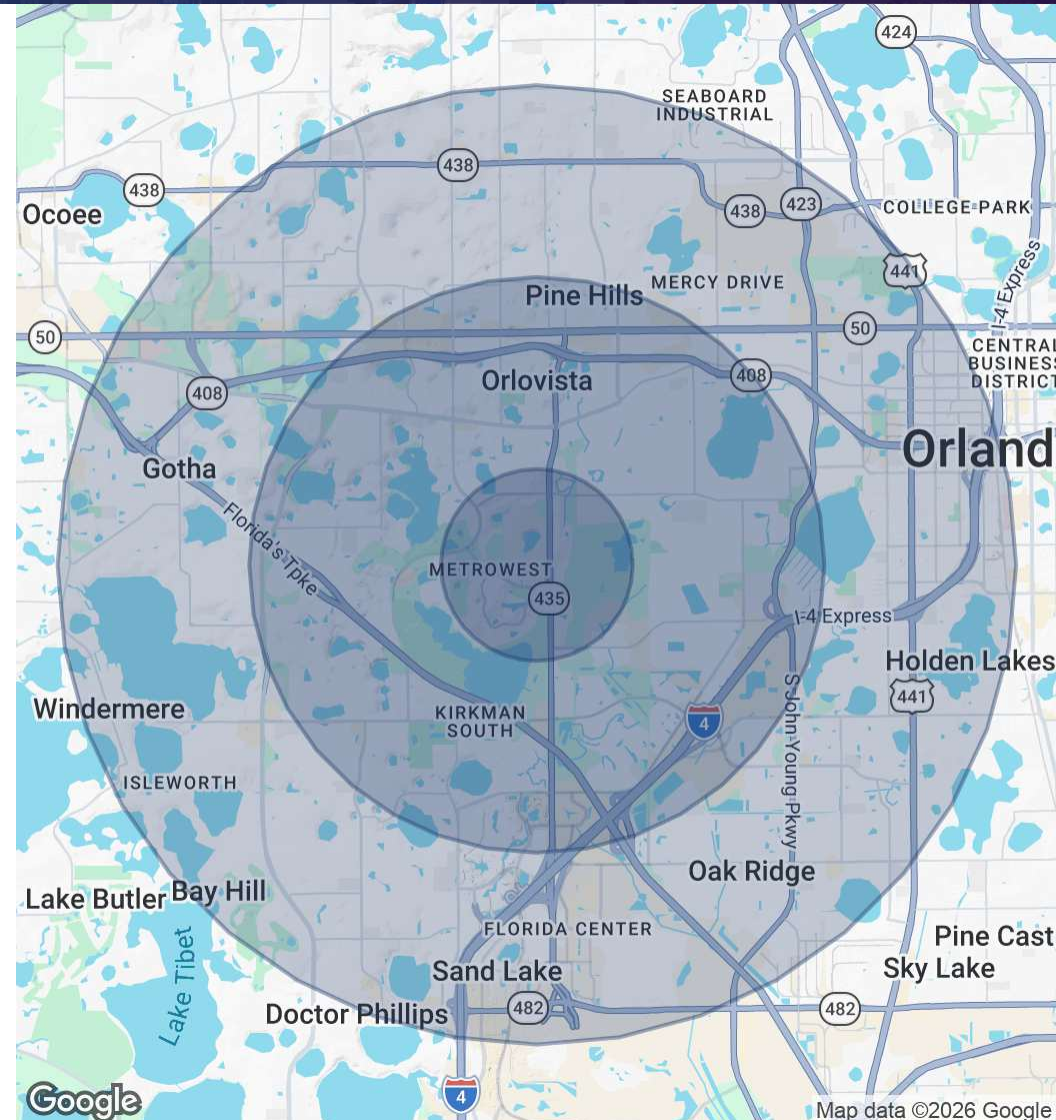
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,558	121,328	283,355
Average Age	31.6	35.2	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,739	42,663	98,108
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$81,889	\$83,891	\$86,416
Average House Value	\$206,772	\$314,694	\$326,530

AGE	1 MILE	3 MILES	5 MILES
0 - 4	1,695	8,547	18,571
5 - 9	1,665	7,226	18,242
10 - 14	1,331	7,511	18,350
15 - 17	815	4,913	11,799
18 - 20	724	3,782	9,244
21 - 24	1,129	7,061	16,187
25 - 34	5,448	23,579	48,048
35 - 44	3,877	19,503	41,576
45 - 54	2,082	13,672	34,430
55 - 64	1,521	13,131	33,082
65 - 74	897	7,780	21,207
75 - 84	265	3,448	9,368



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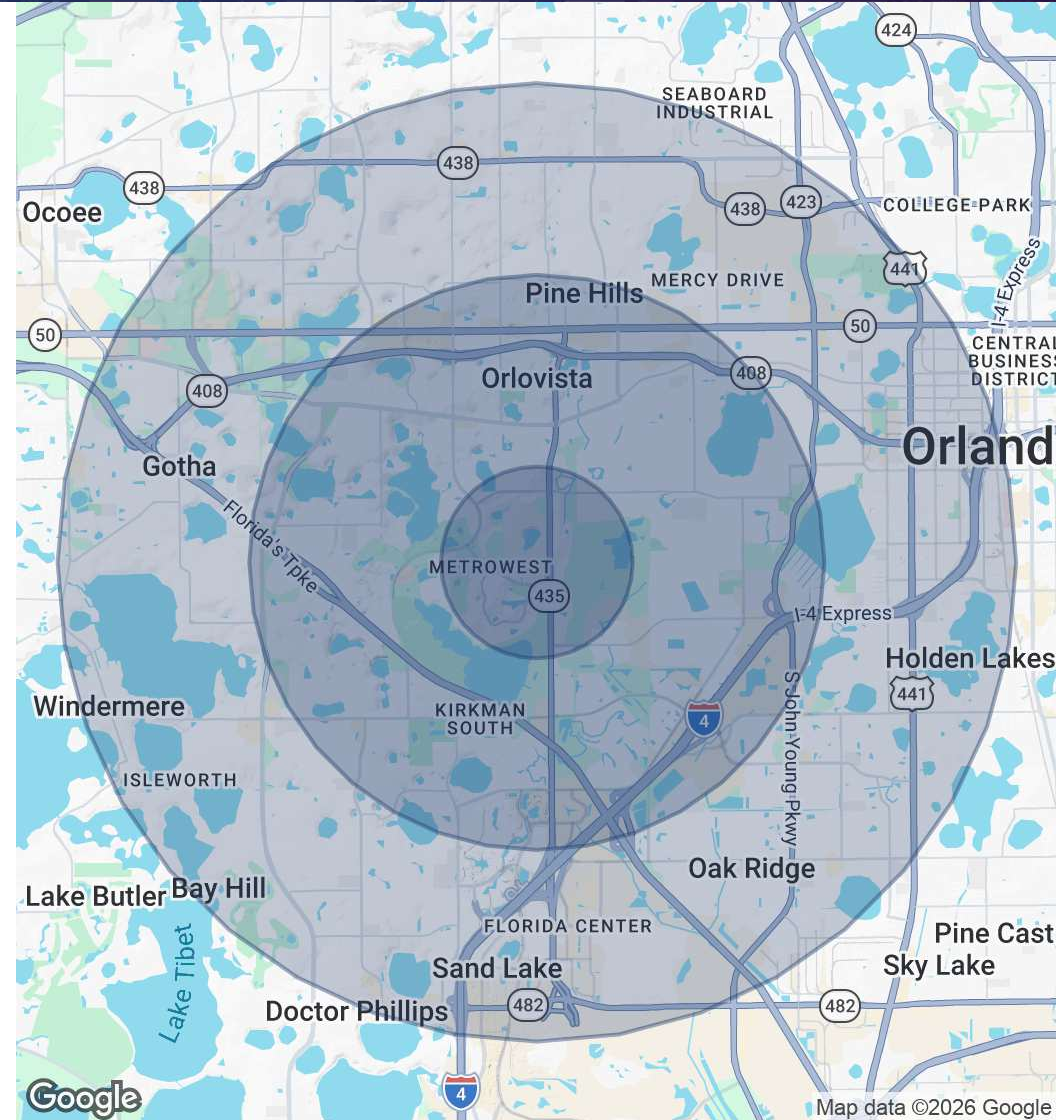
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DEMOGRAPHICS MAP & REPORT

85+ 117 1,193 3,277



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