



FIRST CAPITAL
Property Group

Commercial Real Estate Services

FORMER FURNITURE SPACE FOR LEASE

730 W Sand Lake Rd, Orlando, FL 32809

Contact: Gonzalo Vivanco
Vice President of Brokerage Services

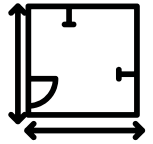
E: Gonzalo@FCPG.com
P: 407.872.0177 ext. 140
C: 786.717.2126

Starting At: \$22.95 / SF, NNN

Availability: 51,230 SF

Suite 100: 20,000 SF

Suite 200: 31,230 SF



OPEN FLOORPLAN

**BENEFITS FROM THE 20 MILLION VISITORS
THE FLORIDA MALL RECEIVES ANNUALLY**

51,230 SF of big-box space with a large, open floor plan that can be demised to fit smaller users

783 ft of prime frontage on Sand Lake Rd with heavy daily traffic (43,500 AADT) and strong signage visibility

Easy in-and-out access and a large parking lot ready for high-volume retail and entertainment traffic

Minutes from The Florida Mall, Central Florida's largest shopping center, with 1.8 million square feet, 250 retailers, 23 dining options, and over 20 million visitors a year. Quick access to major retail corridors and regional highways.

Dense surrounding neighborhoods and a large daytime workforce, backed by rising incomes from ongoing home construction

Established retail corridor anchored by national brands, inside a trade area that keeps adding residents and commercial space

ORG-P-D zoning supports a wide range of retail, service, and destination uses, with last-mile logistics that suit furniture, home improvement, and warehouse-style users



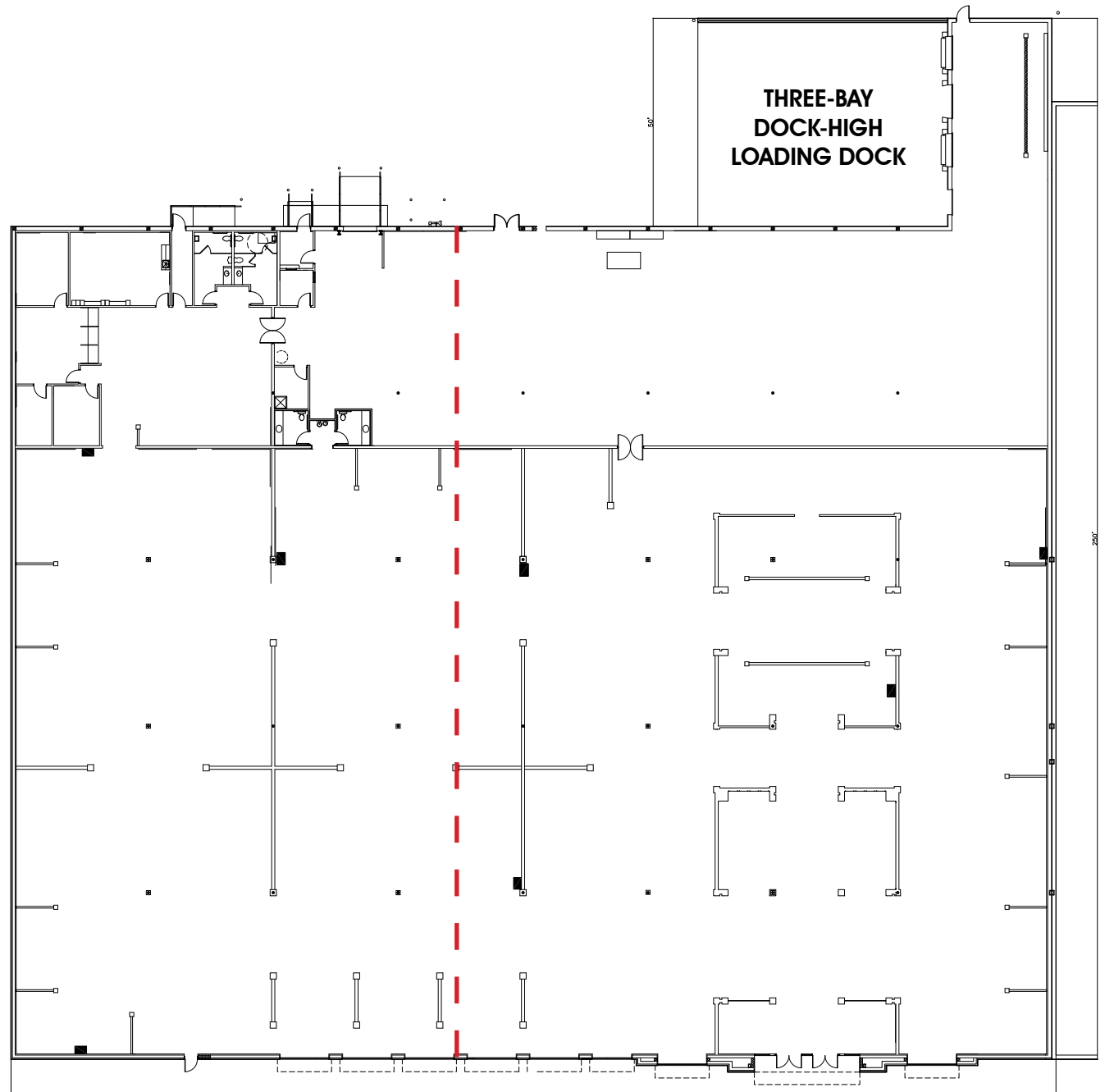
Conceptual rendering. Space shown as potentially demised; actual configuration may vary.

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FLOORPLAN

CLICK TO EXPLORE THE
INTERACTIVE AERIAL IMAGE



Demising line is conceptual. Final configuration and square footage to be verified.

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IMAGES



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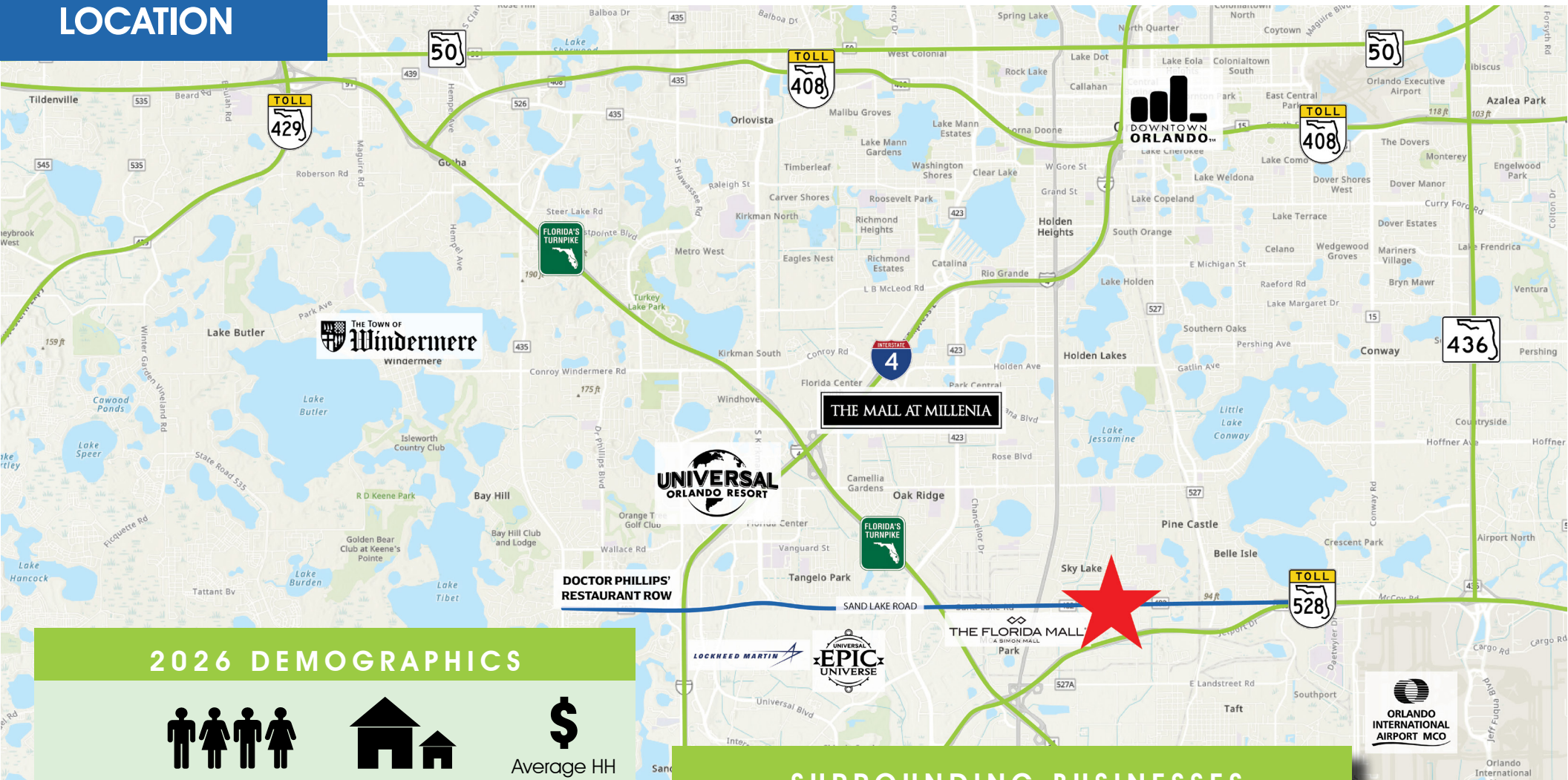
PROPERTY ACCESS



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LOCATION



2026 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

3 Miles

61,456

21,241

\$87,100

5 Miles

202,648

74,116

\$99,502

10 Miles

916,179

345,322

\$112,961

SURROUNDING BUSINESSES

2026

3 Miles

5 Miles

10 Miles

Retail Businesses

917

2,140

5,665

Food & Drink Businesses

90

211

738

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ORLANDO MARKET: GROWTH



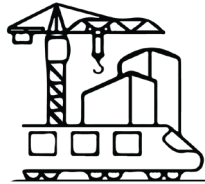
**#2 FASTEST
GROWING
U.S. CITY**

U.S. Census Bureau, 2026



**1,500 PEOPLE MOVE
TO ORLANDO PER WEEK**

Orlando EDC



**\$15 BILLION IN
INFRASTRUCTURE
IMPROVEMENTS**

Orlando EDC



**LARGEST
INLAND CITY
IN FLORIDA**

Orlando EDC



**3rd
LARGEST MSA
IN FLORIDA**

Orlando EDC

**6th
LARGEST MSA
IN THE SOUTHEAST**

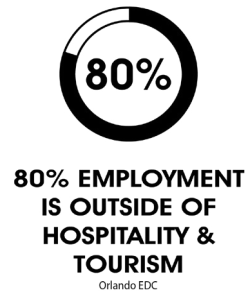
Orlando EDC

**23th
LARGEST MSA
IN THE U.S.**

Orlando EDC



ORLANDO MARKET: TOURISM



IN ADDITION TO PROFESSIONAL BALLET, PHILHARMONIC ORCHESTRA & TOURING BROADWAY SERIES

"Theme Park Capital of the World"

