



FOR LEASE

CHICKASAW TRAIL SHOPPING CENTER

2300 S Chickasaw Trail, Orlando, FL

FOR LEASE

.91 ACRE OUTPARCEL
AVAILABLE
FOR GROUND LEASE

CURRY FORD ROAD 28,000 AADT

S. CHICKASAW TRAIL 14,300 AADT

2300 South Chickasaw Trail Orlando, FL 32825



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PROPERTY HIGHLIGHTS

Chickasaw Trail Shopping Center is situated within 5 miles of downtown Orlando, Baldwin Park, the MILK District, Waterford Lakes and Belle Isle neighborhoods.

The Rio Pinar submarket boasts an excellent and ever growing population density with over 123,000 residents within a 3-mile radius.

The subject property is positioned at the prominent lighted intersection of Chickasaw Trail and Curry Ford Rd.

The Shopping Center is within 6 miles from Orlando International Airport (MCO) to the south and the Orlando Executive Airport to the north, and is accessible from the SR 408 and SR 417.

PROPERTY DETAILS

Availability Details: 1,200 SF (Unit 12), 0.91 AC Outparcel for Ground Lease (C-1)

Location: 2300 S Chickasaw Trail, Orlando, FL 32825

Signage: 2 Pylon signs facing S. Chickasaw Trl and Curry Ford Rd

Traffic Count: 14,300 AADT (Chickasaw Trail) and 28,000 AADT (Curry Ford Road)

Access: Full access at a signalized intersection

Tenancy: Key Food Supermarkets, Dunkin', Cricket Wireless, Champion's Martial Arts and much more!



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DEMOGRAPHICS

POPULATION



1 MI	11,947
3 MI	123,300
5 MI	247,390

HOUSEHOLDS



1 MI	4,012
3 MI	45,172
5 MI	93,448

HOUSEHOLD INCOME

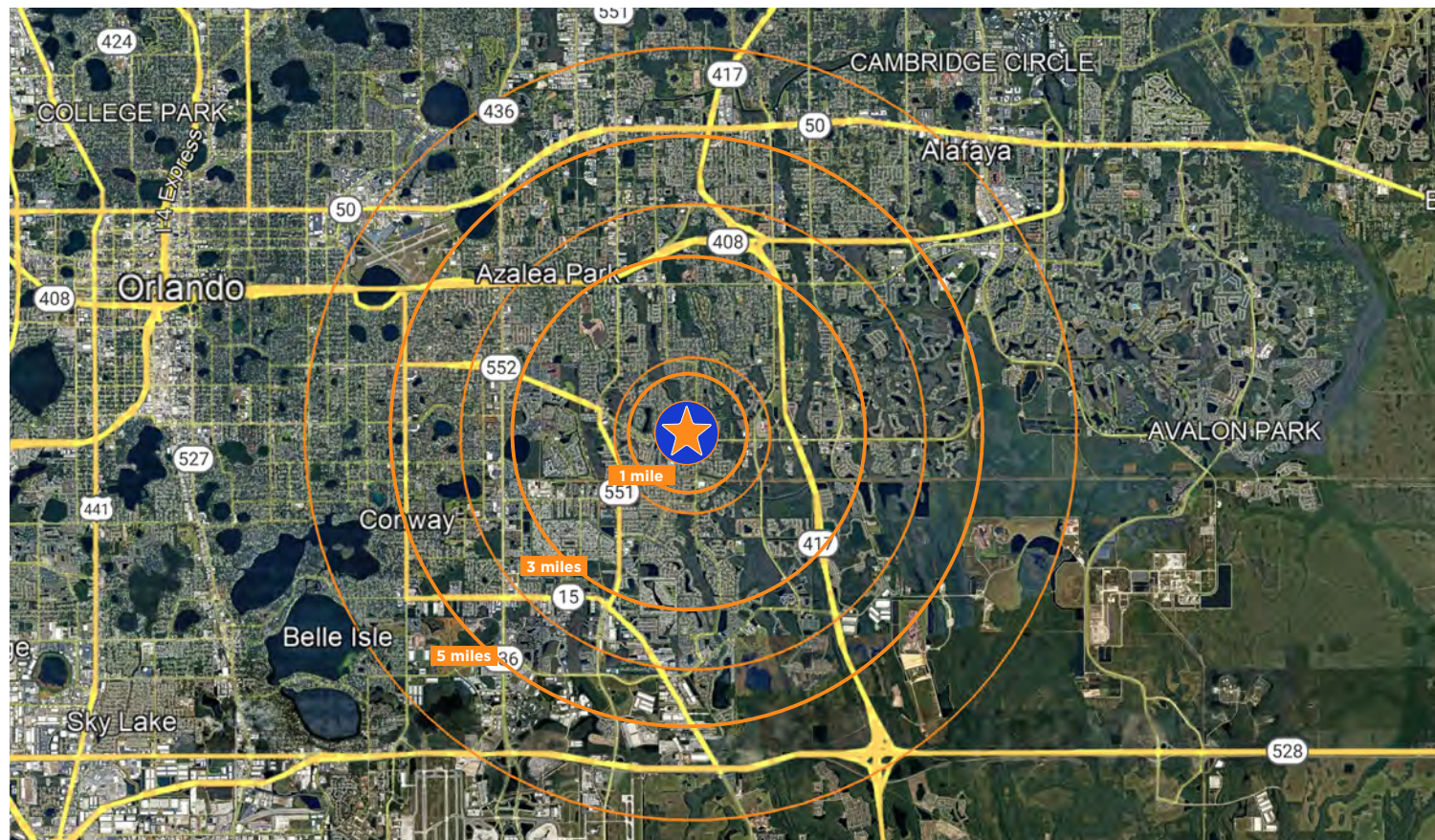


1 MI	\$86,881
3 MI	\$79,699
5 MI	\$82,271

BUSINESSES



1 MI	266
3 MI	2,751
5 MI	8,378



AVERAGE LENGTH OF STAY/VISITS



28
MINUTES

VISITORS



144.5K

VISITS



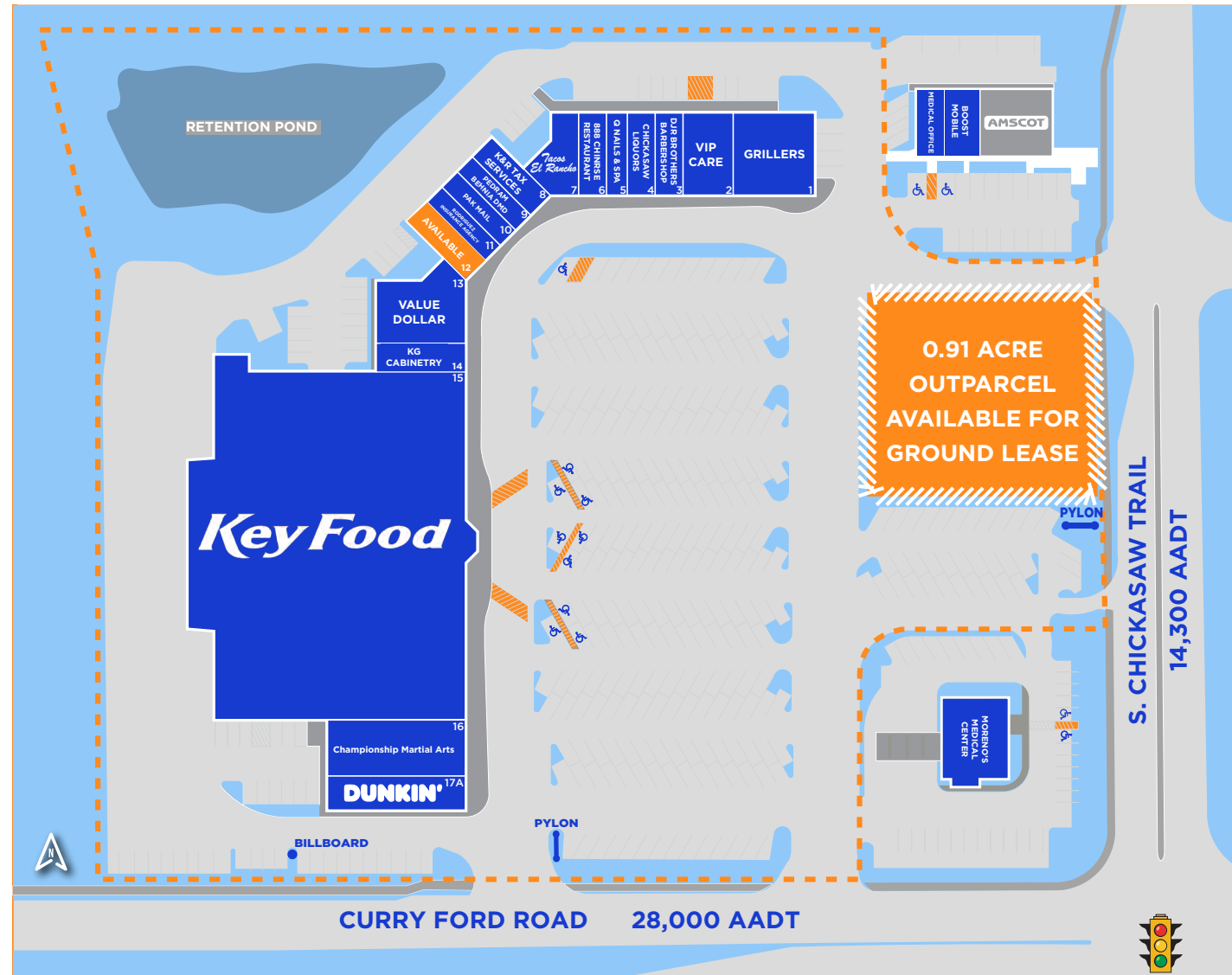
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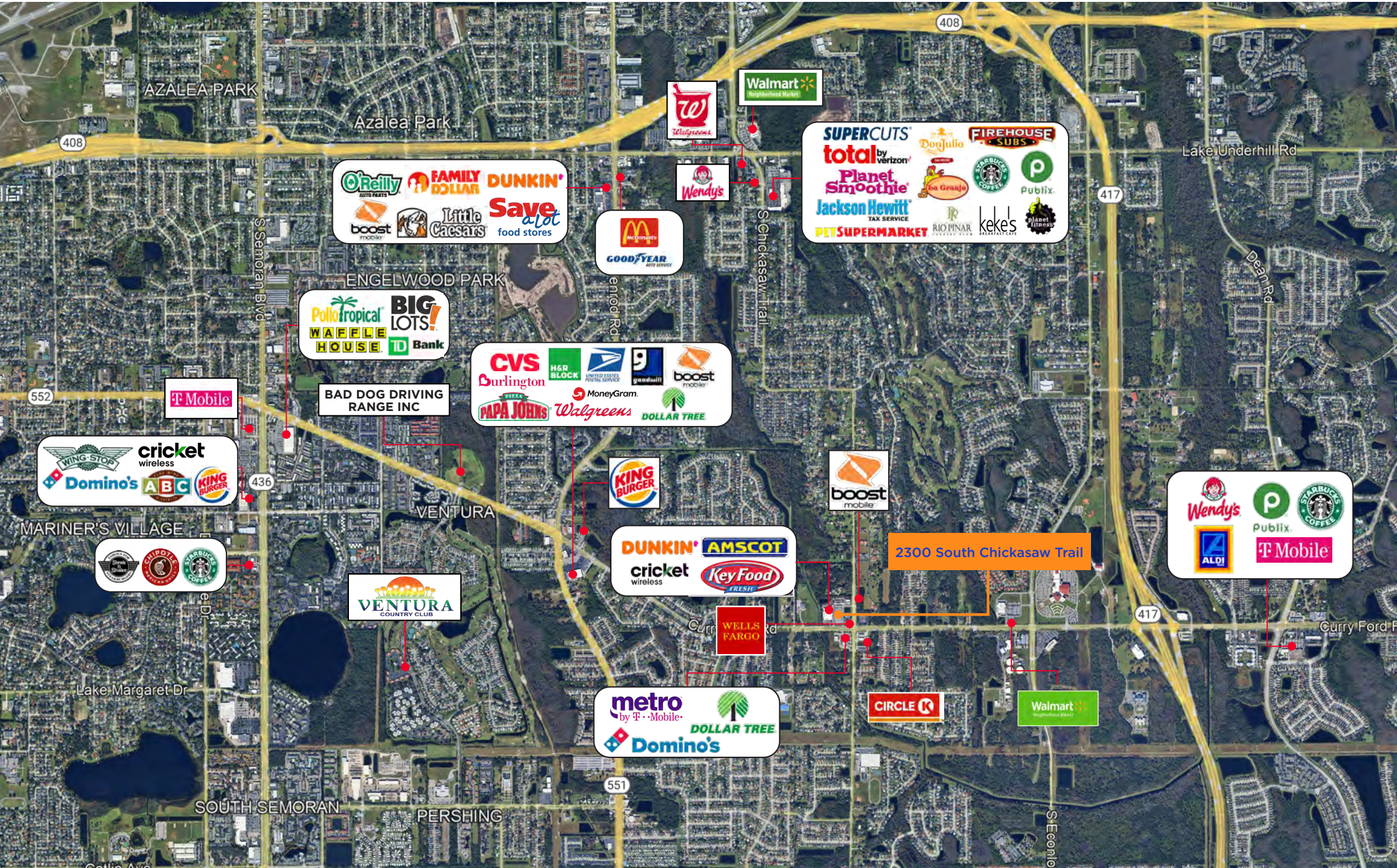
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UNIT	TENANT	SF
1	Grillers	3,608
2	VIP Care	2,100
3	DJR Brothers Barbershop	1,200
4	Chickasaw Liquors	1,200
5	Q Nails & Spa	900
6	888 Chinese Restaurant	1,200
7	Tacos El Rancho	1,591
8	K&R Tax Services	1,200
9	Pedram Behnia DMD (MTM)	920
10	Pak Mail	915
11	Rodriguez Insurance Agency	920
12	AVAILABLE	1,200
13	Value Dollar	2,925
14	KG Cabinetry	1,300
15	Key Food Supermarket	47,813
16	Champion Martial Arts	4,000
17A	Dunkin Donuts	2,500
Out Parcel Ground Lease		0.91 Acres



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CONTACT:

ALEC MCNAMARA

Senior Director
+1 407 541 4385
alec.mcnamara@cushwake.com

REED FETTER

Senior Associate
+1 407 241 3084
reed.fetter@cushwake.com

EASTON RICKS

Associate
+1 407 949 0803
easton.ricks@cushwake.com



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