

**NEW RETAIL & MEDICAL OFFICE DEVELOPMENT FOR PRE LEASE**



# McCoy Road Retail/Medical Office

**1415 McCoy Rd., Orlando, FL**




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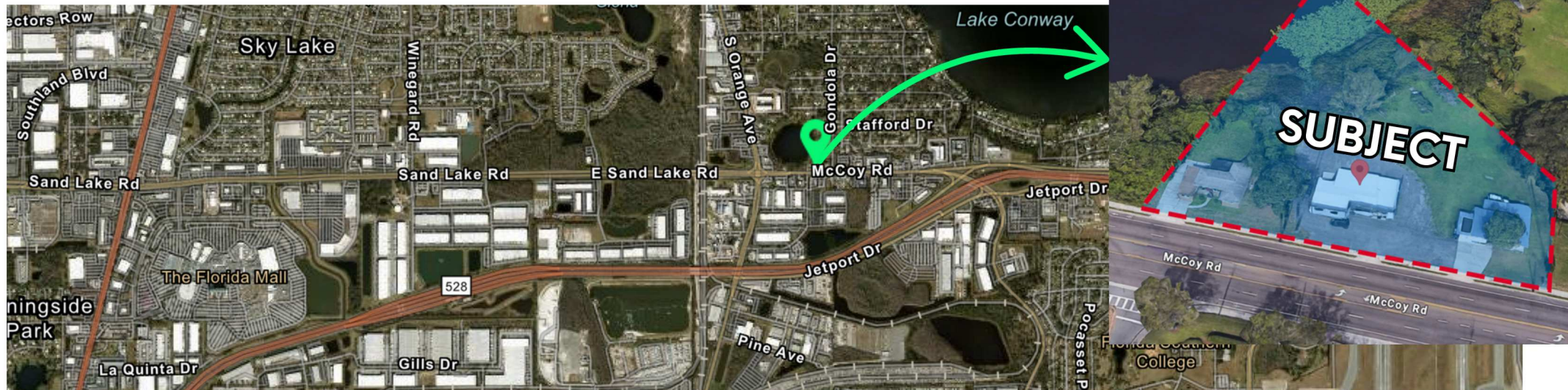
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# PROPERTY Features

1415 McCoy Rd. | Orlando, FL

Space Available	1,000-10,000 SF
Visibility	Full access from McCoy Rd.
Traffic Count	43,500 Vehicles per Day
Current Zoning	P-O, Orange Code: T5.1
Signage	Monument Signage available
Build-to-Suit	Available
Lease Rate	\$38/SF NNN

- New retail development coming soon - Single & multi-tenant spaces for lease.
- Spaces are divisible based on tenant's needs.
- Located lakeside, with 300Ft of direct frontage on the well-established thoroughfare of McCoy Rd (43,500 AADT).
- Shortage of some business types in the area pose a great opportunity for new players
- Direct access and frontage on McCoy Rd. near the major intersection of Sand Lake Rd. / S. Orange Ave. / and McCoy Rd.
- Favorable future zoning under the new Orange Code, T5.1 Low-Density Mixed-Use
- Located within the Sand Lake Rd. SunRail Station, Transit Oriented Development (TOD) Zone.



# RETAIL Trade Area

1415 McCoy Rd. | Orlando, FL



# DEMOGRAPHIC Profile

1415 McCoy Rd. | Orlando, FL

**10**  
MINUTES  
DRIVE-TIME

Summary	2025	2030
Population	58,569	60,361
Households	21,597	22,321
Average Household Income	\$110,870	\$125,433

**15**  
MINUTES  
DRIVE-TIME

Summary	2025	2030
Population	319,816	339,200
Households	116,900	123,683
Average Household Income	\$101,320	\$115,053

**25**  
MINUTES  
DRIVE-TIME

Summary	2025	2030
Population	1,159,685	1,237,956
Households	426,910	455,057
Average Household Income	\$106,508	\$118,671

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