

# Bank/Medical/Restaurant site FOR LEASE

Orlando, Florida



**Located at 3019 Lamberton Blvd in Orlando, FL 32825**

- Prime exposure and location for Bank, Medical Center, Restaurant
- 4,600 sq. ft. Freestanding Building with four drive through lanes
- Shadow-anchored by Publix and Shoppes of Andover at signalized intersection of Curry Ford Rd and Dean Rd
- Area Retailers include Publix, Fifth Third Bank, Tuffy Auto Center, Shoppes at Andover, 7-11, RaceTrac and McDonald's
- Ample parking: 37 spaces or 7.7 / 1,000 sq. ft.

## Demographics

	<u>3-Mile</u>	<u>5-Mile</u>
Population	62,405	203,253
Average HH Income	\$70,418	\$58,735
Number of Households	21,552	74,722
Traffic Count: 25,500 VPD on Curry Rd and 63,000 VPD on SR-417 (Eastern Beltway)		



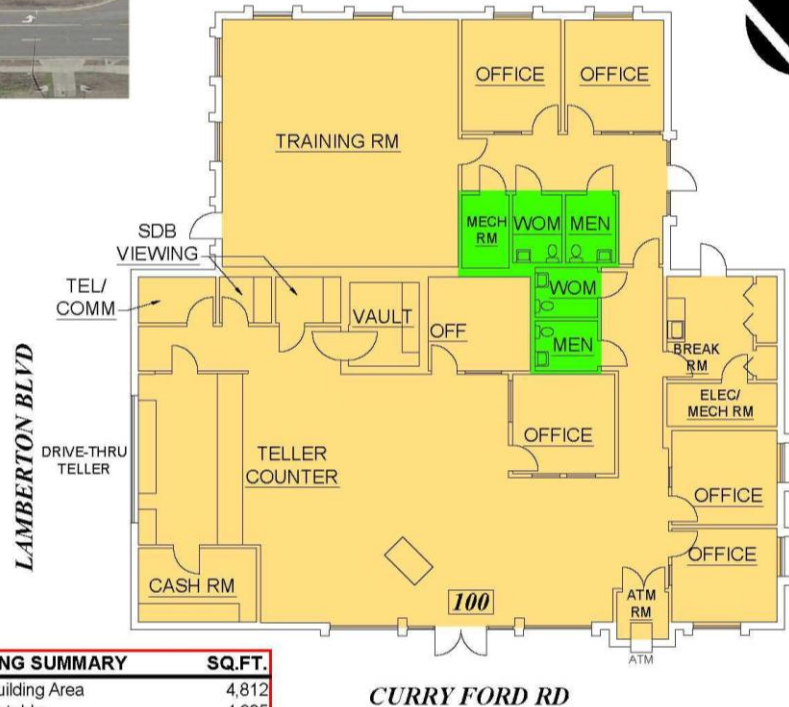
**Fraga Properties**

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*This information is subject to errors, omission, and withdrawal from market, modification of terms and conditions or change of price without prior notice*

# Freestanding Building for Lease



BUILDING SUMMARY	SQ.FT.
Gross Building Area	4,812
Total Rentable	4,605
Total Usable	4,325

Total Floor Common	280
Total Building Common	0
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	4,605
Total Usable	4,325
Combined R/U	1,0647

Floor Common	280
Building Common	0
Total Vertical	0

Suite #	Usable	Rentable
100	4,325.3	4,605.1

Survey Accuracy: +/- 0.06 %



SCALE: 1/16" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA Z65.1 (1996) STANDARD

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