

PARK SQUARE PLAZA



PROPERTY SUMMARY

AVAILABLE SF:	2,046 - 6,138 SF
LEASE RATE:	\$35.00 SF/Yr (NNN)
LOT SIZE:	11.4 Acres
BUILDING SIZE:	45,555 SF
YEAR BUILT:	2020
ZONING:	Com
MARKET:	Orlando
SUB MARKET:	UCF Market
CROSS STREETS:	Cricket Club Circle

PROPERTY OVERVIEW

Anchored by 24Hours Fitness Gym !

1. Up to 6,138 contiguous or 2,046 SF 3 units Available! 1,000 SF Patio Endcap Available, call for info!
each unit is 23.3 X 88 Ft Deep units A, B & C

Four [4] minute drive time to the University of Central Florida

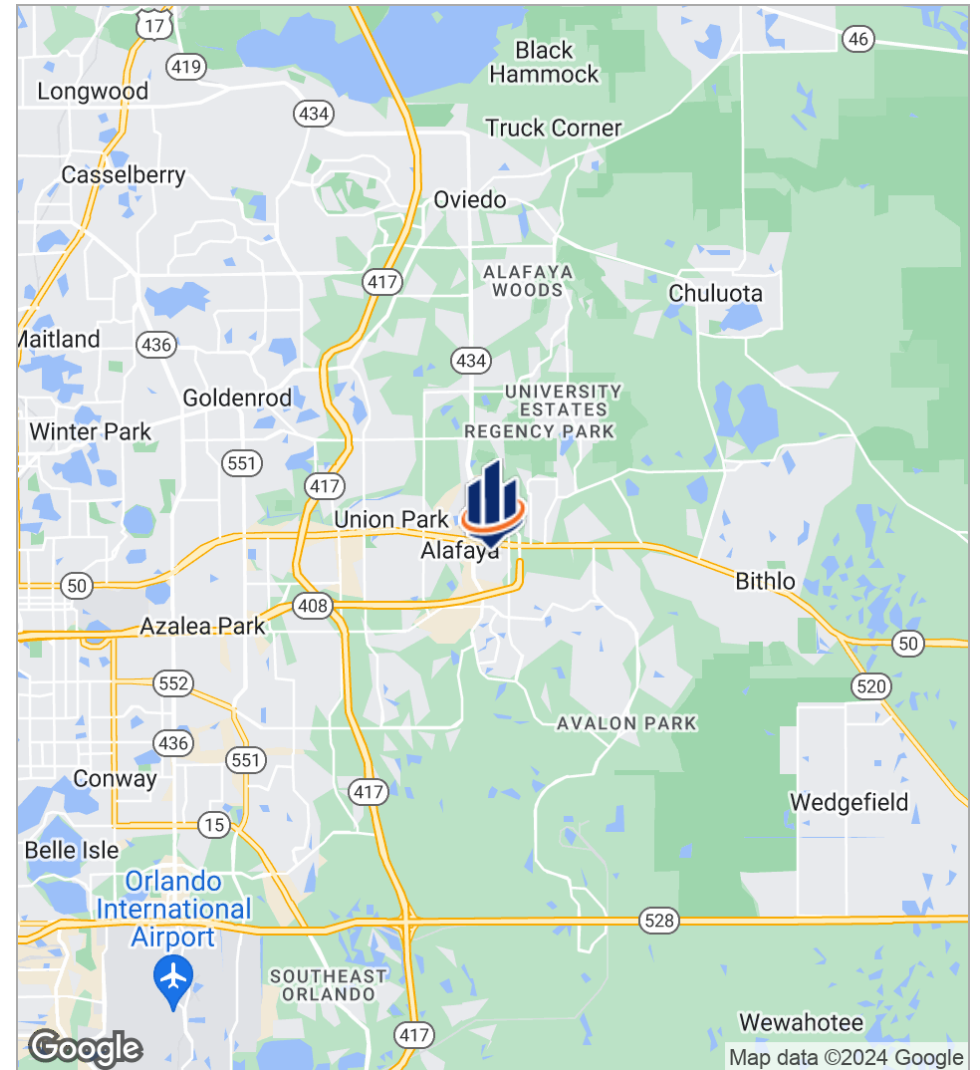
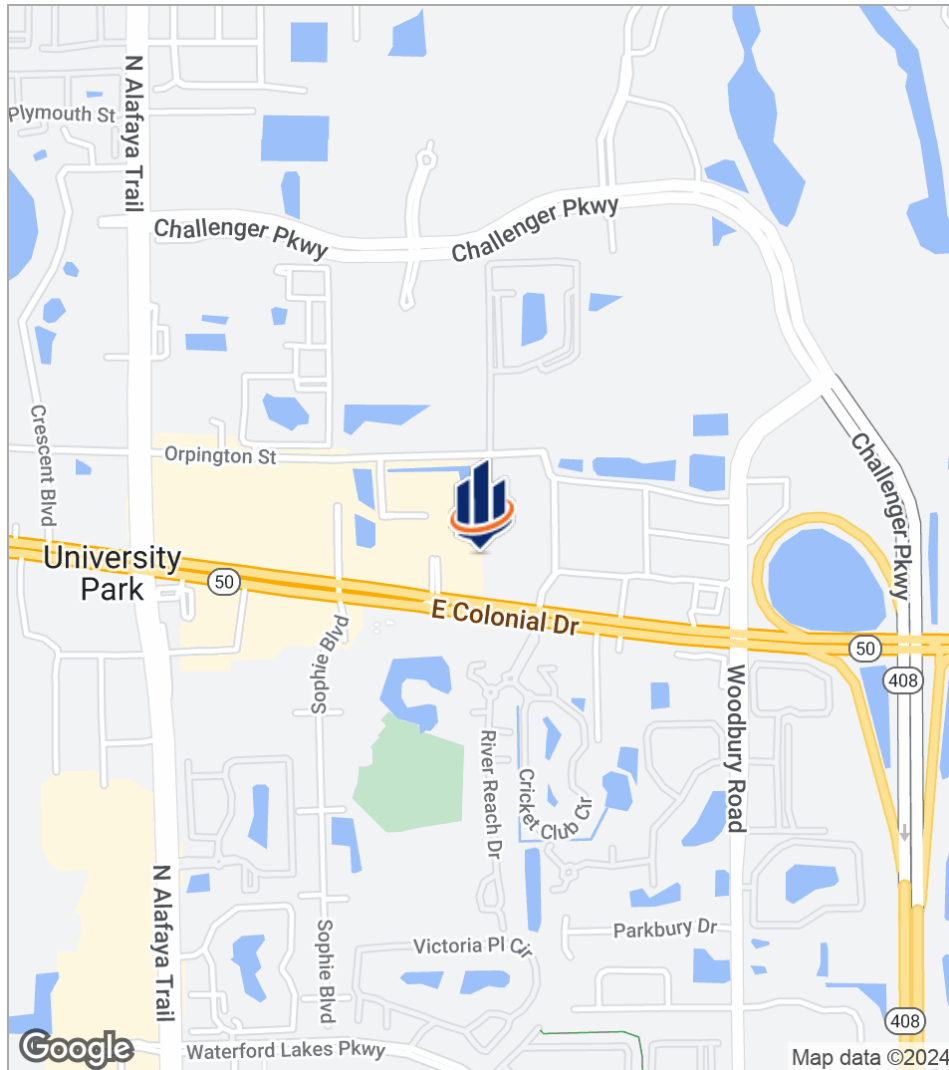
- UCF is the largest university by enrollment in FL and the second largest in the nation with more than 63,000 students

High Traffic Counts of 60,000 AADT . The closest remaining development near University of Central Florida.

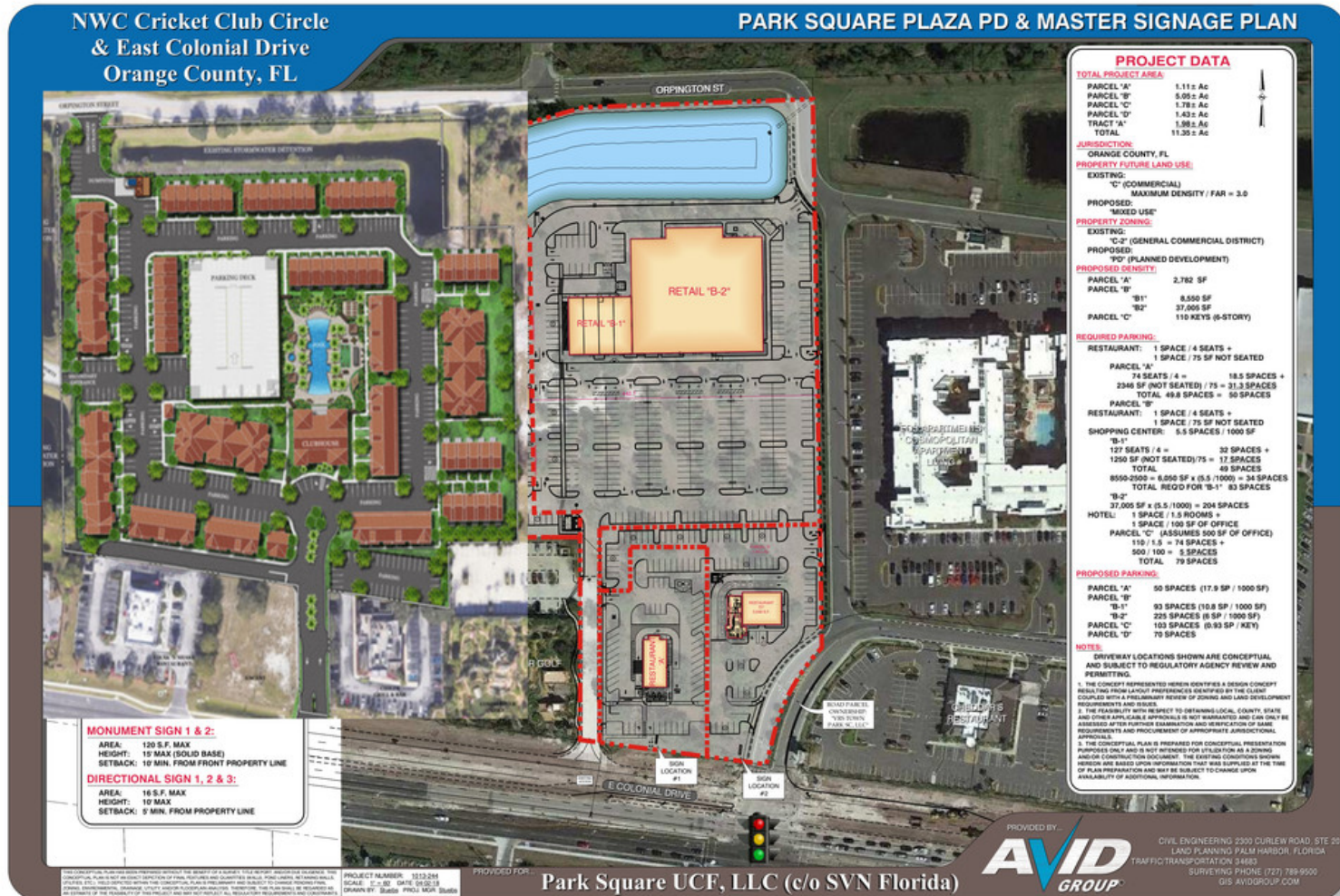
PROPERTY HIGHLIGHTS

- Located near UCF University
- Near New Publix Town Park
- 2,046 -6,138 SF Available Inline Space

Location Maps



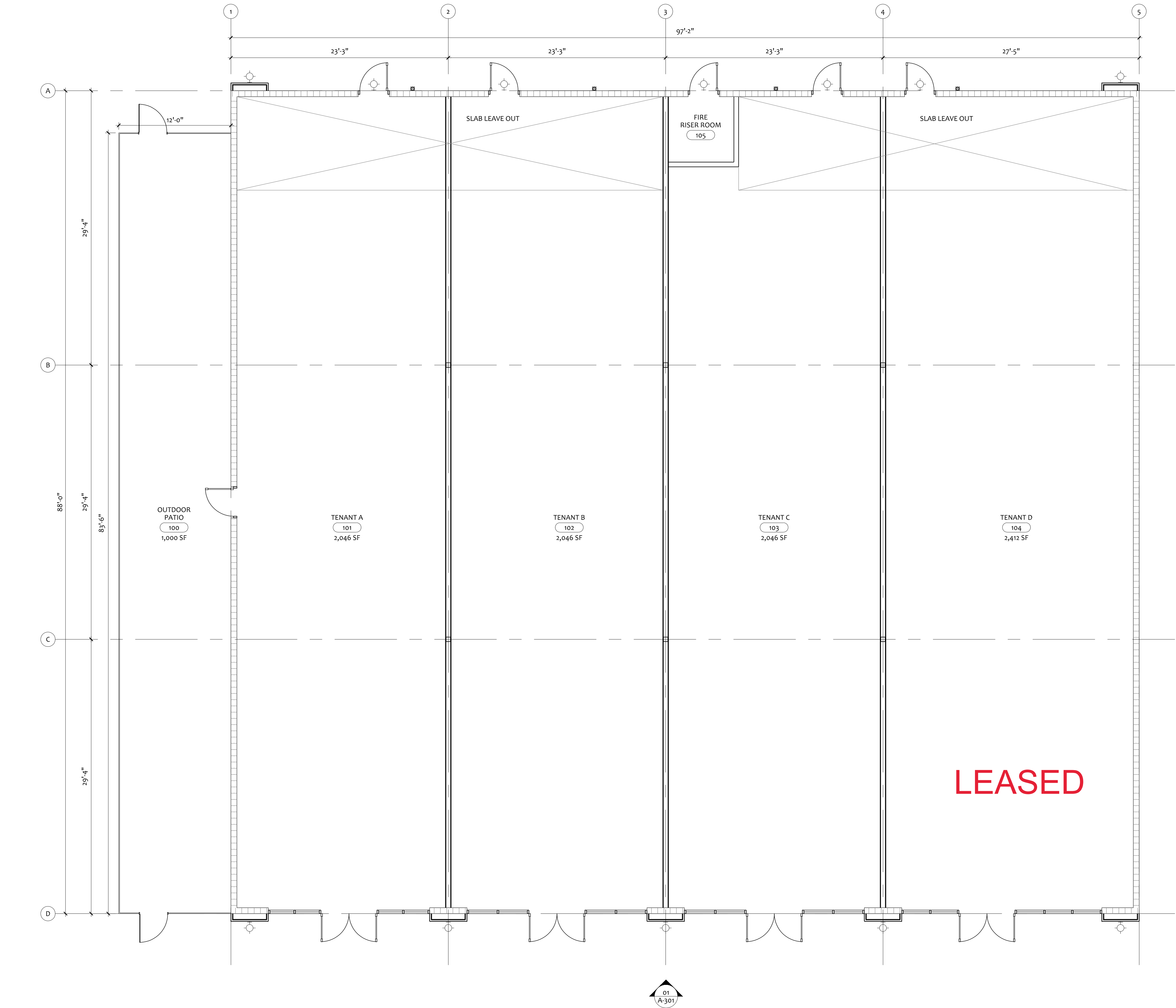
Site Plan



Available Spaces

LEASE TYPE NNN | TOTAL SPACE 2,046 - 6,138 SF | LEASE TERM 120 MONTHS | LEASE RATE \$35.00

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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- FLOOR PLAN NOTES
1.

REFERENCE SHEET A-001 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS EFFECTING THIS WORK.
2.

FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3.

REFERENCE THE A-700 SERIES SHEETS FOR DOOR AND GLAZING SCHEDULES.
4.

REFER TO ENLARGED PLANS FOR ADDITIONAL INFO. INCLUDING DIMENSIONS, DOOR TAGS, WALL TYPES, GLAZING LAYOUT, AND CONSTRUCTION DETAILS. ENLARGED PLANS(A-501) TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
5.

FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES INSOFAR AS POSSIBLE. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS.

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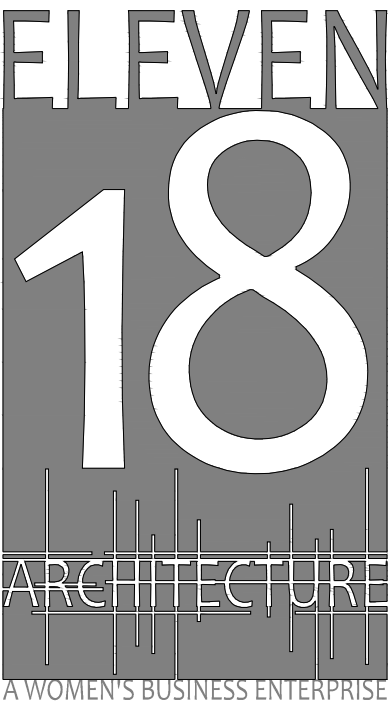
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23 MAY 2017

NOT FOR CONSTRUCTION

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REVISIONS		
#	DATE	DESC.
--	--	PERMIT SUBMITTAL

PROJECT NAME:

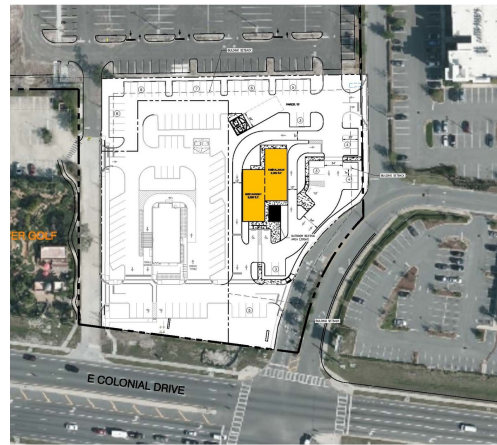
PARK SQUARE
NWC CRICKET
CLUB CIRCLE
& EAST
COLONIAL
DRIVE

E. Colonial Dr,
Orlando, FL.

Additional Photos

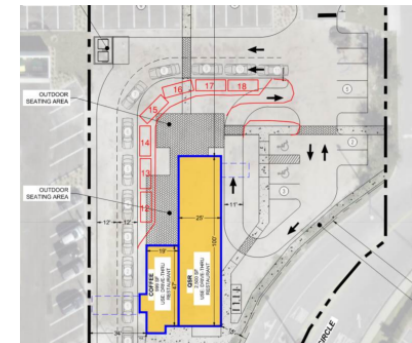


Additional Photos

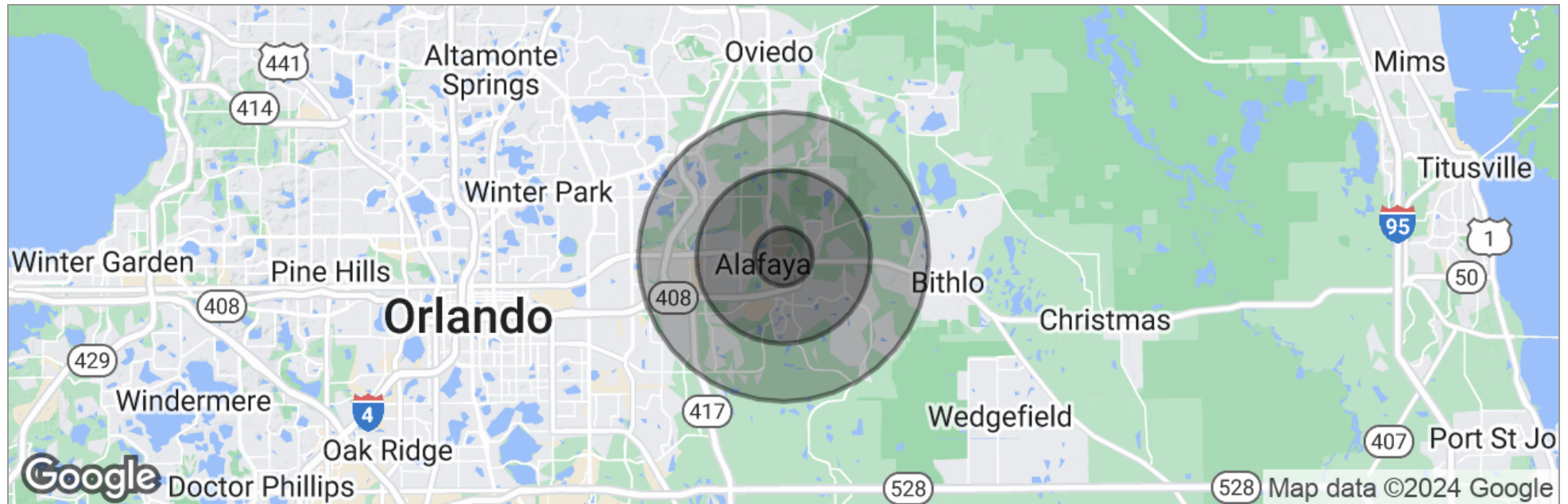


PARK SQUARE PLAZA **CONCEPTUAL SKETCH**
04/14/2021 - CONTACT BRIAN S. ASHBY, P.E. (407) 886-1911

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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	14,568	104,173	220,450
Population Density	4,637	3,684	2,807
Median Age	29.7	33.0	33.5
Median Age [Male]	28.9	31.5	32.1
Median Age [Female]	31.1	34.4	35.6
Total Households	6,354	34,485	74,828
# of Persons Per HH	2.3	3.0	2.9
Average HH Income	\$57,823	\$68,463	\$76,154
Average House Value	\$118,773	\$194,152	\$233,251

* Demographic data derived from 2020 ACS - US Census