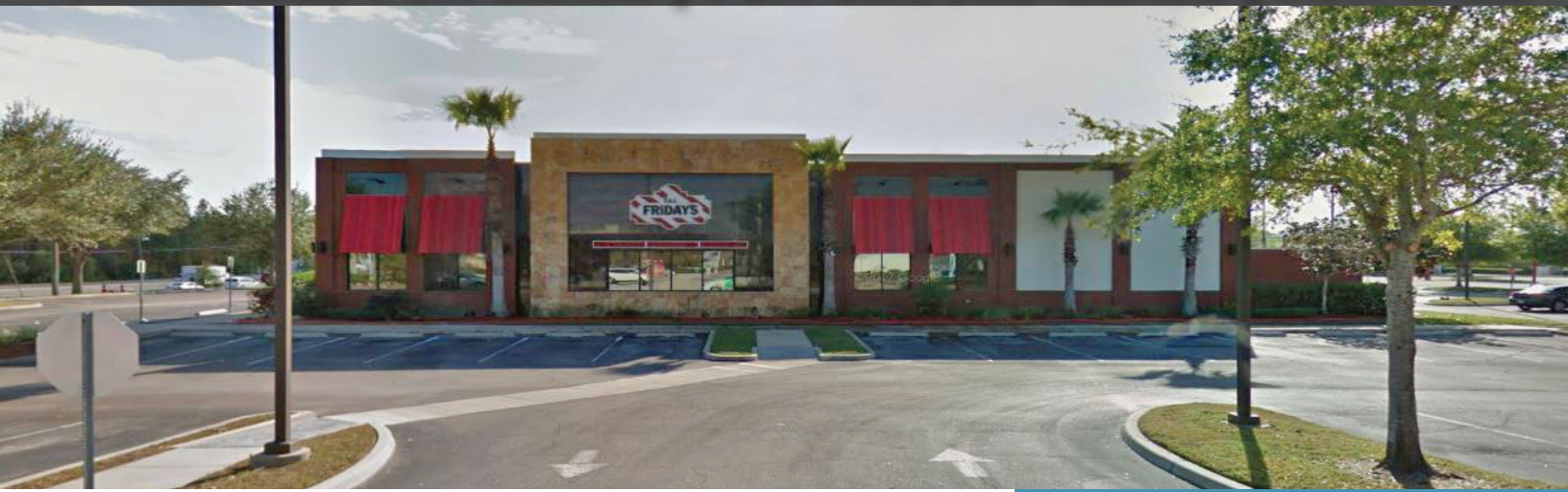
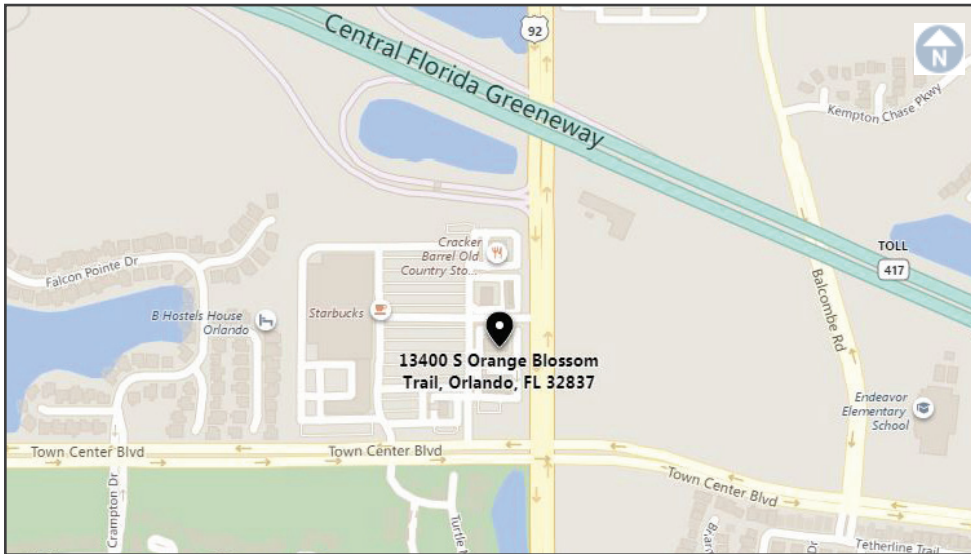


# AVAILABLE FOR LEASE | FOR GROUND LEASE | FOR SALE



## 6,961-SF BLDG ON 1.64-AC MOL OUTPARCEL 13400 N Orange Blossom Trail, Orlando, FL 32837



### Property Highlights

- 6,961 SF former restaurant building on 1.64 mol AC outparcel
- Prominently situated in front of Hunter's Creek Plaza, anchored by SuperTarget
- Unobstructed Visibility from the signalized intersection of South Orange Blossom Trail and Town Center Blvd
- Easy accessibility from the Central Florida Greenway/SR 417
- Generous parking field
- Positioned between CVS Pharmacy and Dunkin Donuts

### TRAFFIC COUNTS

- S Orange Blossom Trail (N/S): 38,000 AADT

### Demographics

	1-Mile	3-Mile	5-Mile
2018 Population	15,320	85,703	203,377
2023 Population	16,680	96,443	231,698
2018 Avg HH Income	\$83,236	\$71,367	\$62,221
2023 Avg HH Income	\$63,291	\$55,342	\$48,267

### For Leasing Information:

Jannie DelRio | 813.382.2929  
jdelrio@NorthBridgecreg.com

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FOR LEASE | GROUND LEASE | FOR SALE  
13400 S ORANGE BLOSSOM TRAIL, ORLANDO, FL 32837  
LAT 28.369, LONG -81.405



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