



FOR LEASE

# CHICKASAW TRAIL SHOPPING CENTER

Orlando, FL



CURRY FORD ROAD  
28,000 AADT

SIGN HERE

.91 ACRE OUTPARCEL  
AVAILABLE FOR GROUND  
LEASE

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

**Property Details:** 4,000 SF and 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:** Presidente Supermarket, Dunkin', Great Clips, Cricket Wireless



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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

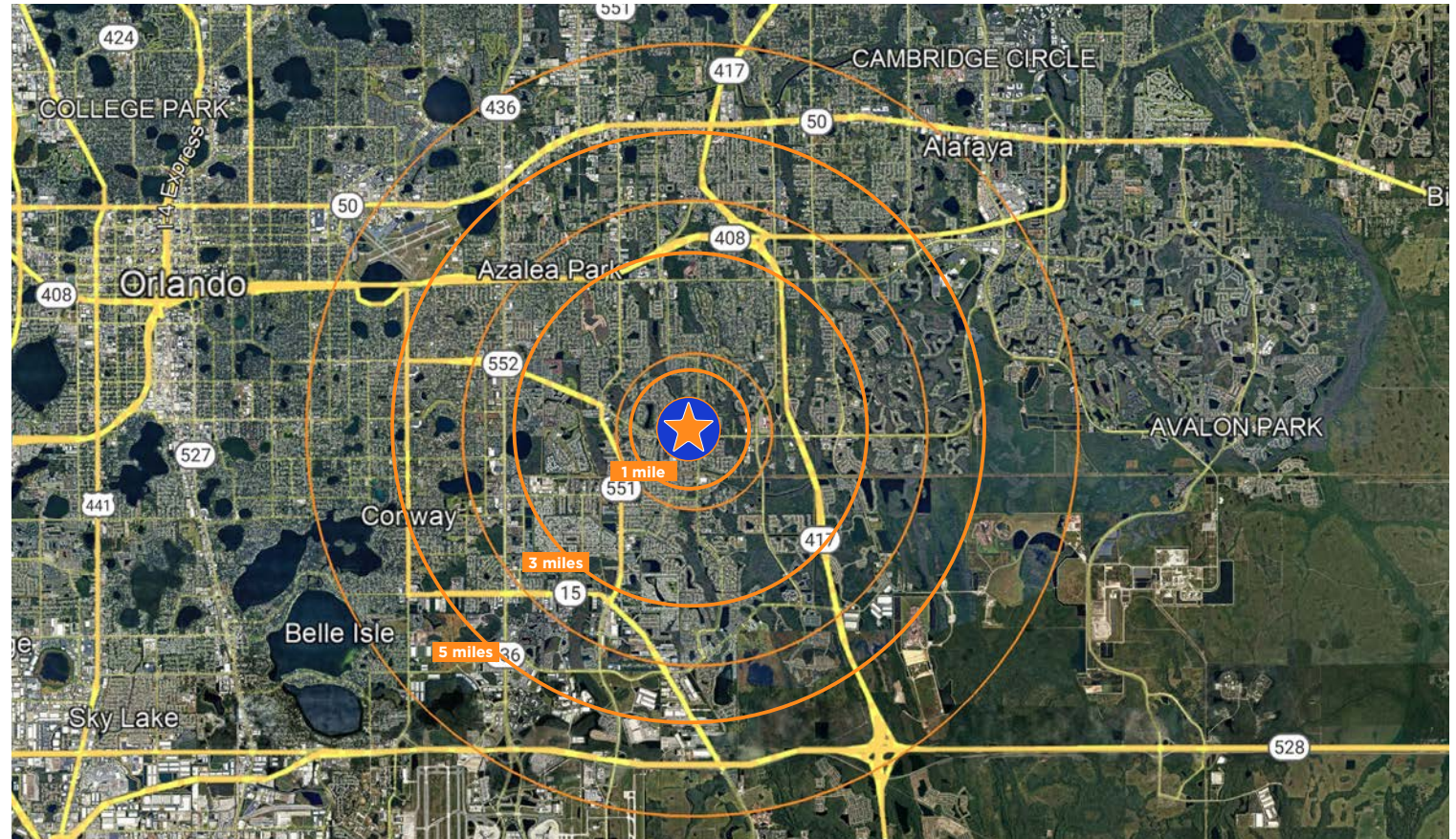


1 MI	\$86,881
3 MI	\$79,699
5 MI	\$82,271

### BUSINESSES



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



### AVERAGE LENGTH OF STAY/VISITS



**28**  
MINUTES

### VISITORS



**144.5K**

### VISITS



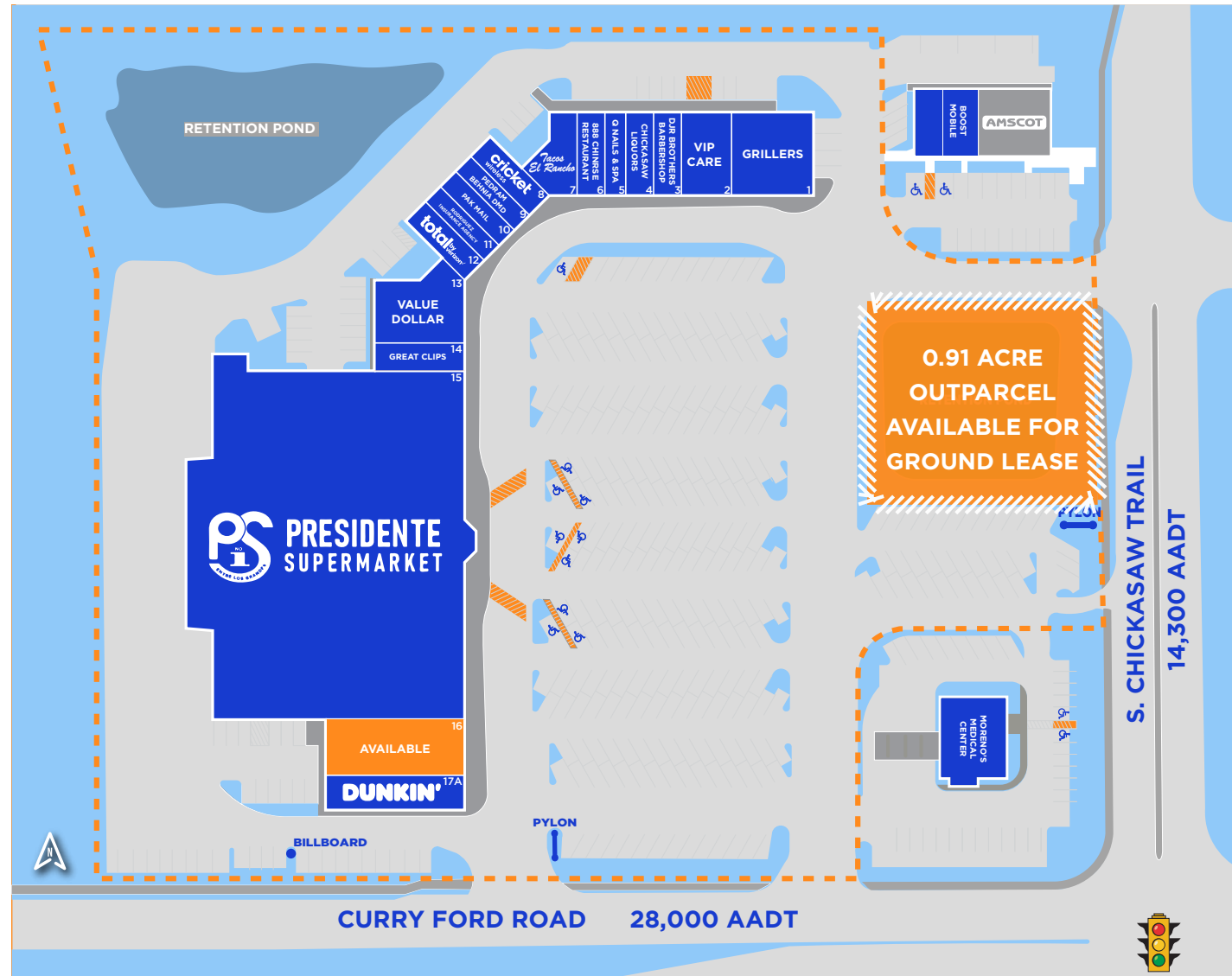
**849.3K**

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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	Cricket Wireless	1,200
9	Pedram Behnia DMD (MTM)	920
10	Pak Mail	915
11	Rodriguez Insurance Agency	920
12	Total by Verizon	1,200
13	Value Dollar	2,925
14	Great Clips	1,300
15	Presidente Supermarket	47,813
16	Available	4,000
17A	Dunkin Donuts	2,500
Out Parcel Ground Lease		0.91 Acres







**SIGN HERE**

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