

# Prime Retail Space Available

Opening Soon



**22,169sf**

**Co-Anchor Space**

**4067 - 1,200sf**

**4073 - 2,000sf**



## Rental Rate:

Base Rent:

\$15.00 - \$25.00 per sf  
(depending on size and location)

Additional Rent:

\$5.00 per sf (estimated)  
(Note: All rents subject to Sales Tax)



[www.RetailAssetManagementInc.com](http://www.RetailAssetManagementInc.com)

**Adjacent to Three Points Elementary School**

## Goldenrod Plaza

**4063-4087 South Goldenrod Road  
Orlando, Florida 32822**

For Additional Information Contact  
**Retail Asset Management, Inc.**

**Sales • Management • Leasing • Development**

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## Grocery Anchored Center that serves as the Central Hub for the Community!

### Building & Site Features:

Gross Leasable Area: 55,512sf  
Construction: Concrete Block  
Parking: 354  
Ratio: 6.37 per 1,000sf  
Built: 2002



**Located at the Entrance to  
Three Points Elementary School**

### 2017 TRAFFIC COUNTS

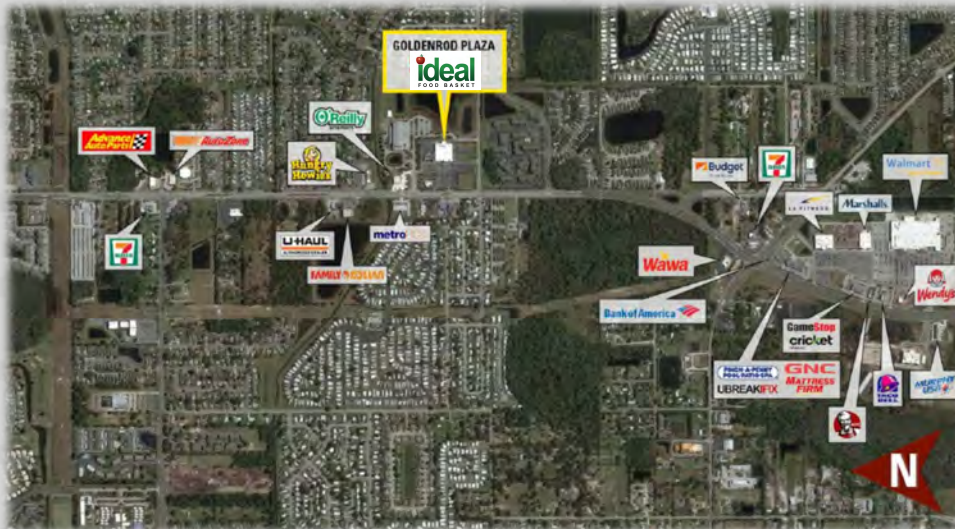
**34,500 AADT**

**Goldenrod Road & Charlin Parkway  
Signalized Intersection**

### Demographics:

Radius	1 mile	3 mile	5 mile
<b>Population:</b>			
2018	14,994	103,588	215,363
<b>Households:</b>			
2018	5,391	39,615	82,255
<b>Median HH Income</b>			
2018	\$42,819	\$44,326	\$47,918
<b>Estimated Growth</b>			
2018-23	9.82%	9.97%	10.14%

**Surrounded  
by densely  
Populated  
Residential  
Neighborhoods  
with potential  
for additional  
growth**



**FOR LEASE**  
**727-446-3032**

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Licensed Real Estate Broker