

Dover Shores Shopping Center– *Reimagined*

3211 Curry Ford Rd. | Orlando, FL 32806

RETAIL FOR LEASE



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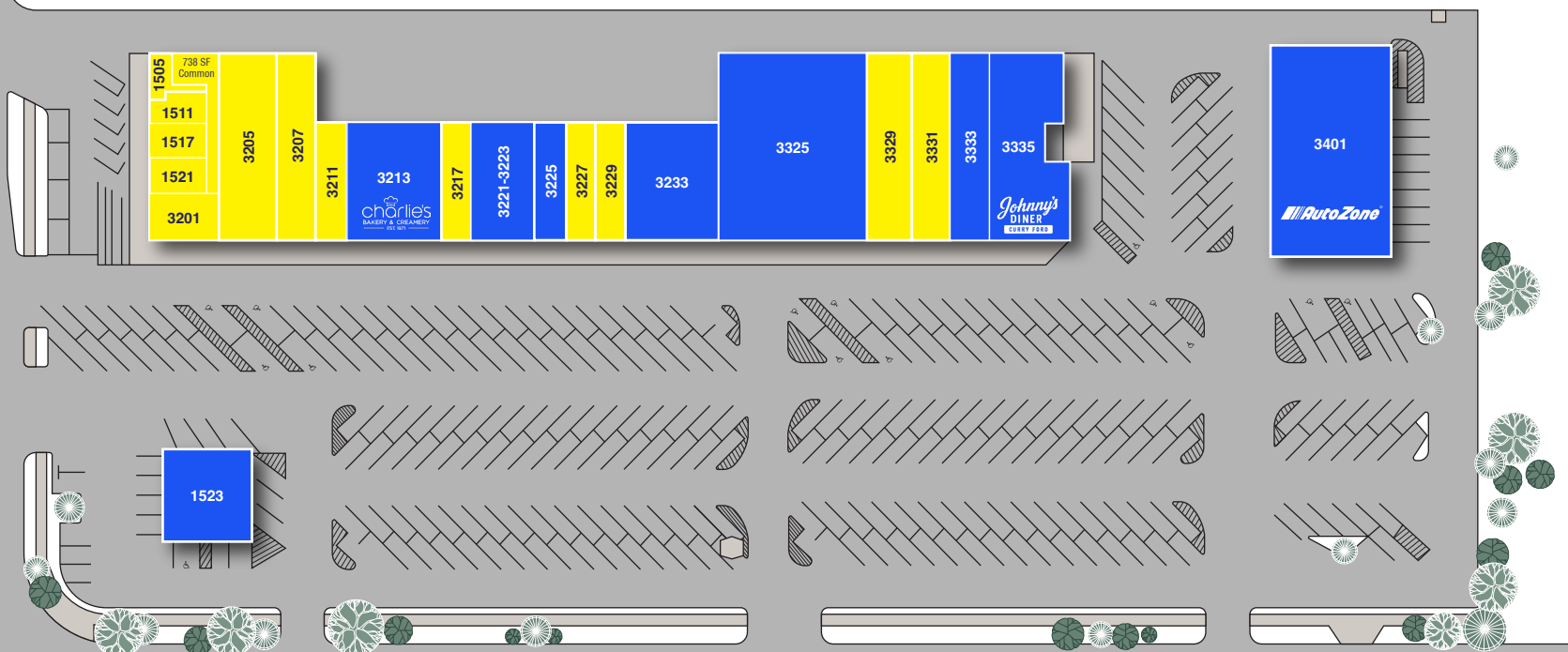
SUITE	TENANT	SF
1505	RETAIL SPACE COMING AVAILABLE	363
1511	RETAIL SPACE COMING AVAILABLE	456
1517	RETAIL SPACE COMING AVAILABLE	503
1521	RETAIL SPACE COMING AVAILABLE	578
1523	ACE CASH EXPRESS	1,483
3201	RETAIL SPACE COMING AVAILABLE	807
3205	RETAIL SPACE COMING AVAILABLE	2,864
3207	RETAIL SPACE COMING AVAILABLE	1,970
3211	RETAIL SPACE COMING AVAILABLE	958
3213	CHARLIE'S PASTRIES	2,869
3217	RETAIL SPACE COMING AVAILABLE	946
3221-3223	SYS LAUNDROMAT	1,902
3225	FOSKETT SPORTING GOODS	971
3227	RETAIL SPACE COMING AVAILABLE	941
3229	RETAIL SPACE COMING AVAILABLE	961
3233	BAND ROOM	2,874
3325	CLEMON'S PRODUCE	7,590
3329	RETAIL SPACE COMING AVAILABLE	1,960
3331	RETAIL SPACE COMING AVAILABLE	1,960
3333	HARRISON'S PHARMACY	1,960
3335	JOHNNY'S DINER	3,606
3401	AUTOZONE	6,000

S CRYSTAL LAKE DR



CURRY FORD RD

■ LEASED
■ AVAILABLE



Property Highlights



Recognized Main Street America district walkable "Main Street" vibe with local dining, breweries, coffee shops, and boutique retail.



Located in the heart of Orlando's thriving Hourglass District



Orlando's fastest-growing urban districts with continued mixed-use and residential development



New townhome and multifamily projects are actively underway

ESTD 2018

HOURGLASS

DISTRICT

The Hourglass District is one of Orlando's most vibrant, up-and-coming local spots, blending classic neighborhood charm with a fresh, creative energy. Centered along Curry Ford Road, this walkable district features indie coffee shops, craft beer, chef-driven eateries, and colorful murals that give it a true community vibe. With easy access to Downtown Orlando and nearby neighborhoods, it's a convenient destination for weeknight dinners, weekend hangouts, and local events. The Hourglass District is where neighbors, families, and young professionals come together to eat, drink, and support small businesses in a comfortable, welcoming setting.

Drive times from Dover Shores



10–15 minutes



7–10 minutes



8–12 minutes



20–25 minutes

Boone High School

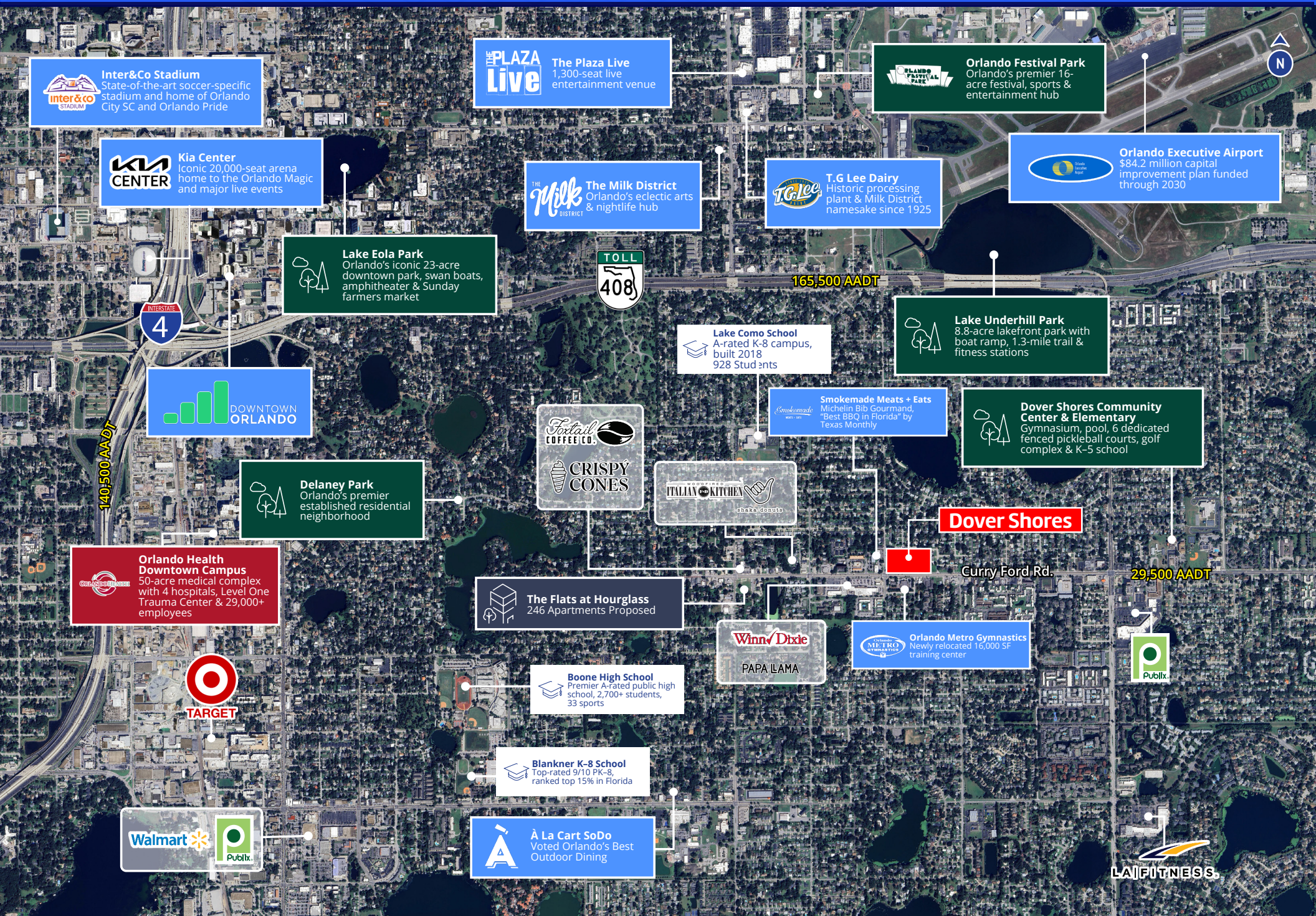
William R. Boone High School is a flagship Orange County public high school located just south of downtown Orlando, serving roughly 2,700–2,800 students in grades 9–12 on a 25-acre campus at 1000 E. Kaley Street. Recognized as an “A” school multiple times and listed among the top 50% of public schools in Florida, Boone offers strong graduation rates (around 96%), competitive test performance, and a wide range of academic, arts, and athletic programs that consistently place it among the better-ranked high schools in Orange County and the Orlando area.

Kaley Lake Como Elementary

Kaley Lake Como Elementary, located on E. Kaley Street near downtown Orlando, serves approximately 350–380 students in grades PK–5 as part of Orange County Public Schools. With its smaller student body compared to many OCPS elementaries (historically around 200–375 students), the school offers a more close-knit environment where teachers can maintain a lower student-teacher ratio than the state average, helping students build strong foundational skills in a supportive neighborhood setting.



Market Aerial



Inter&Co Stadium
State-of-the-art soccer-specific stadium and home of Orlando City SC and Orlando Pride

Kia Center
Iconic 20,000-seat arena home to the Orlando Magic and major live events

THE PLAZA Live
1,300-seat live entertainment venue

Orlando Festival Park
Orlando's premier 16-acre festival, sports & entertainment hub

Orlando Executive Airport
\$84.2 million capital improvement plan funded through 2030

THE Milk DISTRICT
Orlando's eclectic arts & nightlife hub

T.G. Lee Dairy
Historic processing plant & Milk District namesake since 1925

Lake Eola Park
Orlando's iconic 23-acre downtown park, swan boats, amphitheater & Sunday farmers market

DOWNTOWN ORLANDO

Lake Como School
A-rated K-8 campus, built 2018
928 Students

Lake Underhill Park
8.8-acre lakefront park with boat ramp, 1.3-mile trail & fitness stations

Dover Shores Community Center & Elementary
Gymnasium, pool, 6 dedicated fenced pickleball courts, golf complex & K-5 school

Smokemade Meats + Eats
Michelin Bib. Gourmand, "Best BBQ in Florida" by Texas Monthly

Fortail COFFEE CO.
CRISPY CONES

ITALIAN KITCHEN
chaka donuts

Delaney Park
Orlando's premier established residential neighborhood

Orlando Health Downtown Campus
50-acre medical complex with 4 hospitals, Level One Trauma Center & 29,000+ employees

The Flats at Hourglass
246 Apartments Proposed

Boone High School
Premier A-rated public high school, 2,700+ students, 33 sports

Blankner K-8 School
Top-rated 9/10 PK-8, ranked top 15% in Florida

Winn-Dixie
PAPA LAMA

Orlando Metro Gymnastics
Newly relocated 16,000 SF training center

Publix

TARGET

Walmart
Publix

À La Cart SoDo
Voted Orlando's Best Outdoor Dining

LA FITNESS

Demographics



Population

1-Mile: 16,869

3-Mile: 129,117

5-Mile: 321,940



Daytime Population

1-Mile: 11,271

3-Mile: 212,098

5-Mile: 441,886



Average HH Income

1-Mile: \$100,231

3-Mile: \$114,492

5-Mile: \$109,118



Households

1-Mile: 7,847

3-Mile: 59,337

5-Mile: 133,776





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