

# Dover Shores Shopping Center – *Reimagined*

3211 Curry Ford Rd. | Orlando, FL 32806

**RETAIL FOR LEASE**



## Contact us:

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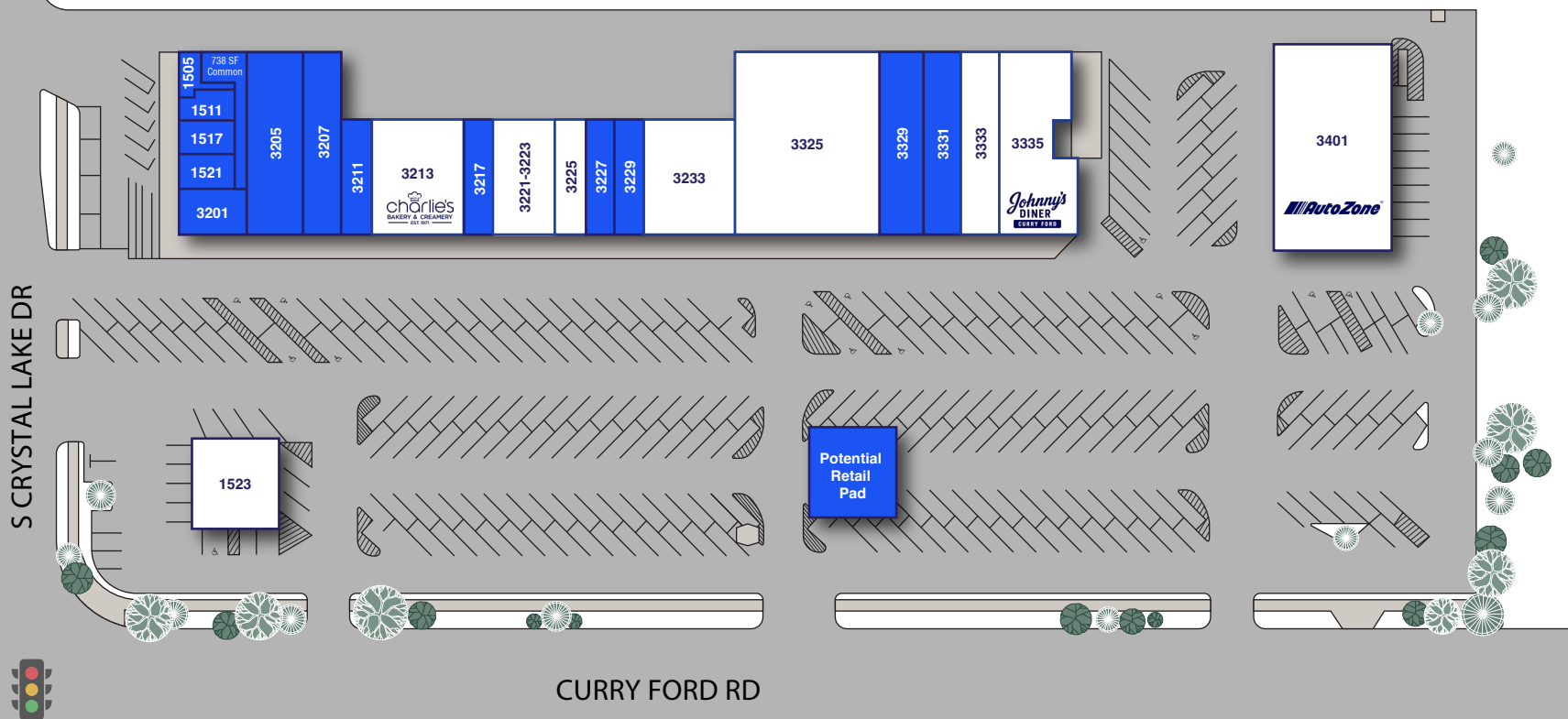
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**Colliers**



| 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 |
| OP1       | RETAIL SPACE COMING AVAILABLE | 1,500 |



- ☐ 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



SR 408 / Crystal Lake Rd Exit, Direct expressway access, 164,000+ vehicles daily, minutes to downtown & I-4

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 minutes



20–25 minutes

## Boone High School

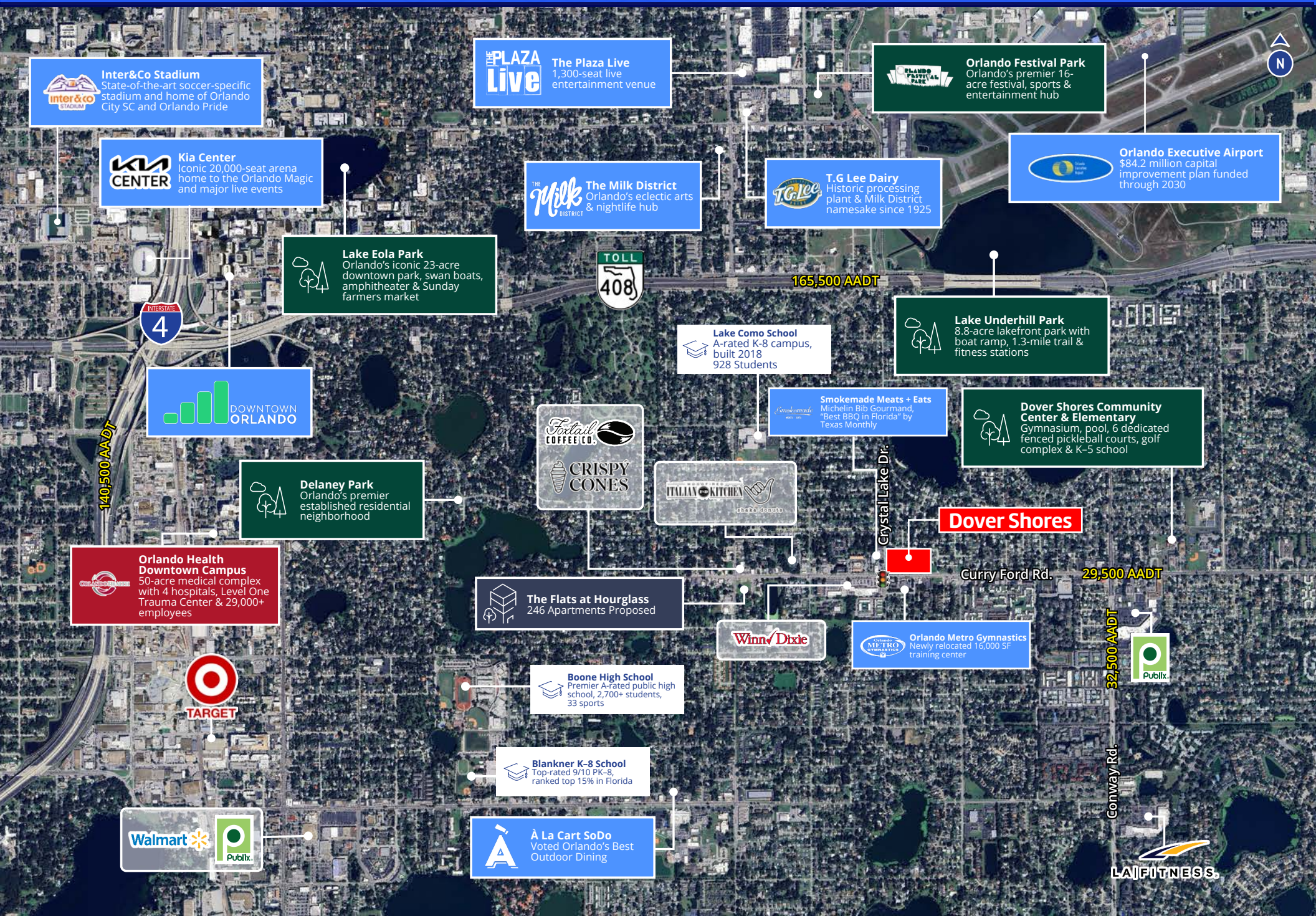
*William R. Boone High School is a flagship Orange County public high school located just south of downtown Orlando, serving roughly 2,700–2,800 students in grades 9–12 on a 25-acre campus at 1000 E. Kaley Street. Recognized as an “A” school multiple times and listed among the top 50% of public schools 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.*

## Lake Como Elementary

*Kaley Lake Como Elementary, located on E. Kaley Street near downtown Orlando, serves approximately 928 students in grades PK–5 as part of Orange County Public Schools. With its smaller student body compared to many OCPs elementaries, 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



## 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

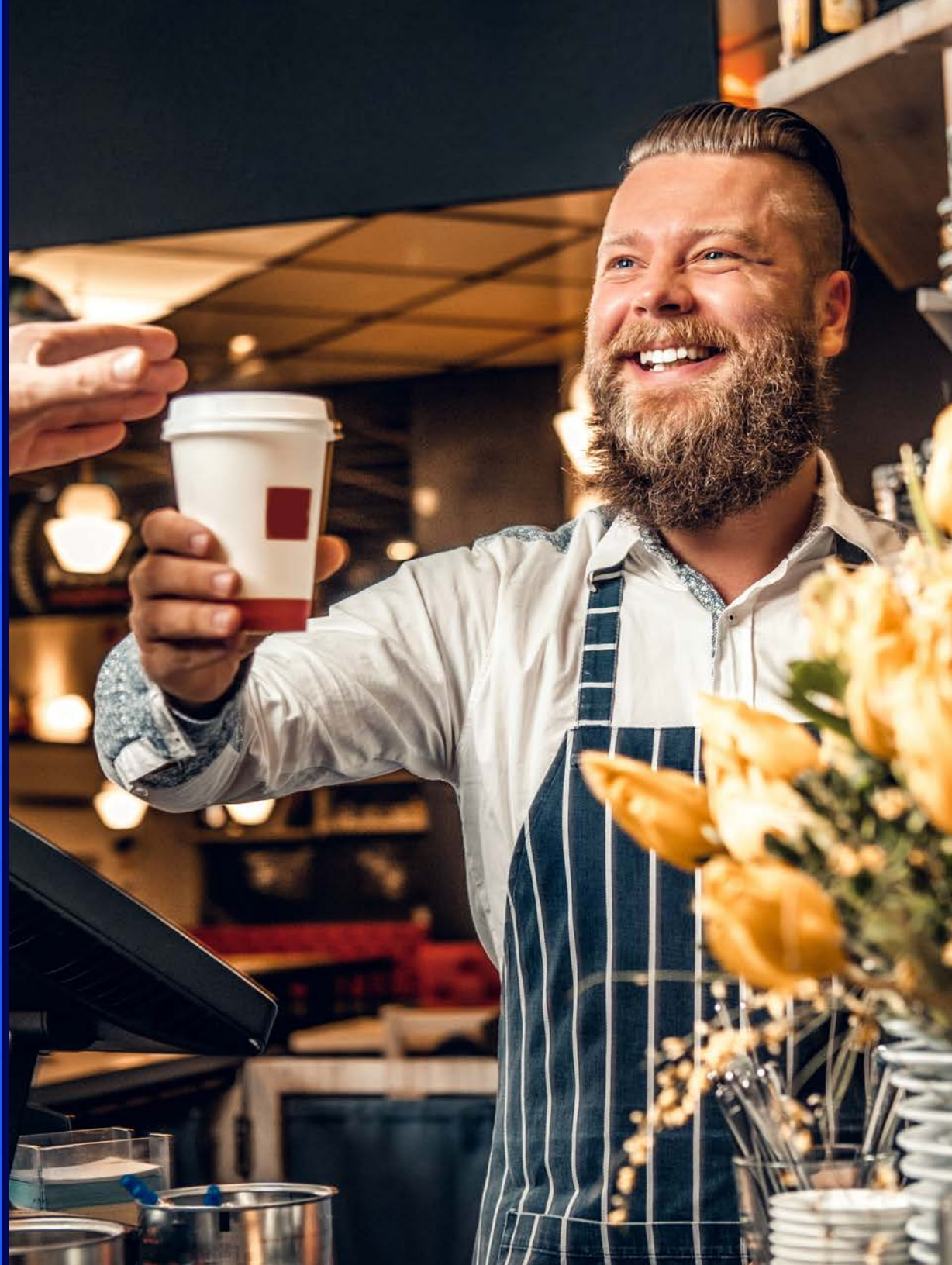


### Households

1-Mile: 7,847

3-Mile: 59,337

5-Mile: 133,776





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