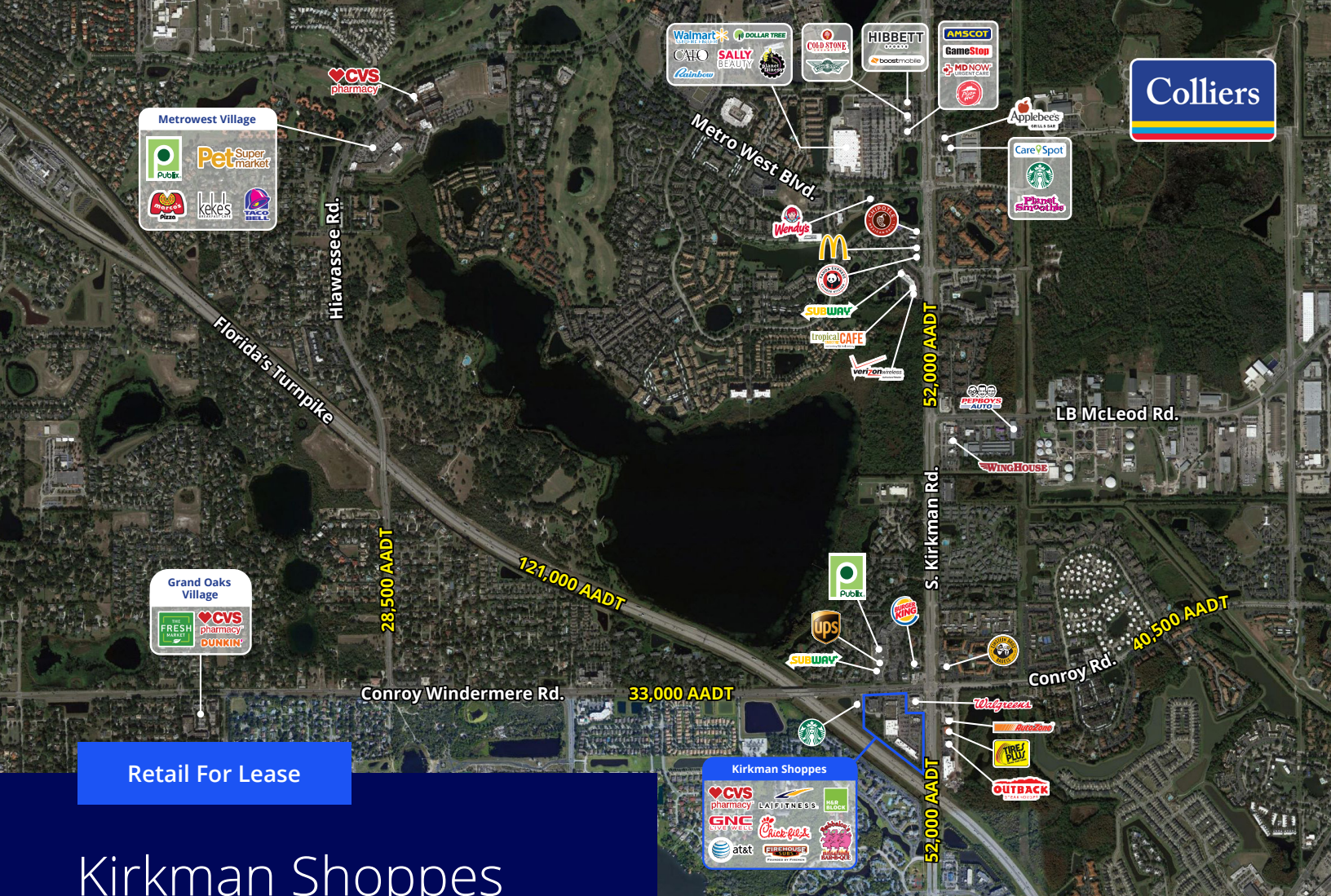




Retail For Lease

Kirkman Shoppes

4732 S. Kirkman Road | Orlando, FL

Property Highlights

- 2,800 SF 2nd generation restaurant available.
- LA Fitness-anchored shopping center.
- Centrally located at the main intersection of Kirkman Road and Conroy Road with signalized access.
- Servicing the densely populated and well established MetroWest submarket.
- 2.6 miles south of Valencia College with 30,270 students.
- More than 3,300 multi-family units within 0.5 miles.

Area Demographics

Population	Daytime Population	Average HH Income	Households
 1-Mile: 15,493 3-Mile: 118,831 5-Mile: 239,519	 1-Mile: 15,710 3-Mile: 128,290 5-Mile: 269,083	 1-Mile: \$60,142 3-Mile: \$69,278 5-Mile: \$71,243	 1-Mile: 7,247 3-Mile: 44,358 5-Mile: 87,828

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Site Plan



Unit	Tenant	Size	Unit	Tenant	Size
01	Kalalou Signature	3,395 SF	16	Agave Azul	5,400 SF
02	Pinch A Penny	1,975 SF	17	AT&T	4,550 SF
03	Envy Nails& Spa	1,270 SF	18	Big Boi Meat Market	1,050 SF
04	National Jewelry Buyers	1,000 SF	19	Rashmi's Beauty & Boutique	932 SF
05	Envy Hair Salon	1,000 SF	20	Wayback Burgers	1,783 SF
6-A	2nd Gen. Restaurant Available	2,800 SF	21	Greenberg Dental & Orthodontics	8,870 SF
6-B	Firehouse Subs	1,978 SF	22	Oodles	2,475 SF
7-8	Sloppy Taco Palace	3,360 SF	23	Jeff's Bagel Run	1,200 SF
09	H&R Block	1,610 SF	24	TBaar Boba Tea	1,180 SF
10	GNC	1,755 SF	25	Bubbalou's Bodacious Bar-B-Q	2,400 SF
11	Asenjo Brazilian JiuJitsu	1,980 SF	27	Chick-fil-A	4,000 SF
12	LA Fitness	41,000 SF	Outlot	Walgreens	16,510 SF
15	CFS Coffee	1,200 SF			



Regency
Centers.

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