

Available - FOR LEASE

Orlando, FL



4752 Conroy Storage Ln, Orlando FL 32835

Property Highlights

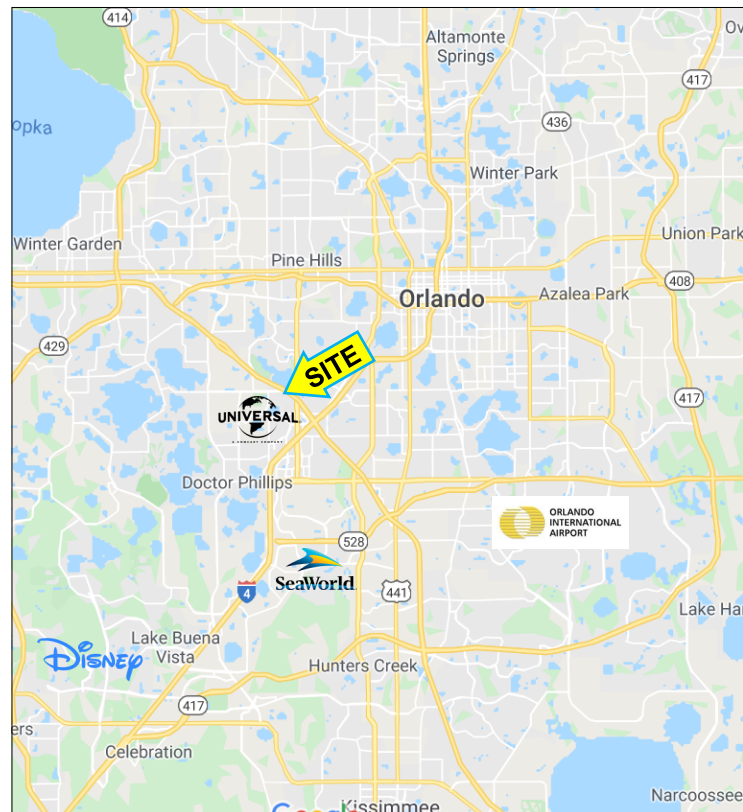
- Multi Level Development with first floor retail/ office space available - **3,500 SF (will divide)**
- Site has direct access off Conroy road, at a signalized intersection shared with CVS
- Located 0.7 miles away from Universal Studios, and moments away from one of Orlando's most affluent communities
- Exposure on Conroy Windermere Rd, and the Florida Turnpike which has over 118,000 CPD

Traffic Count: Kirkman Road - 57,500 CPD

Conroy Road - 40,500 CPD

Endcap Unit Available

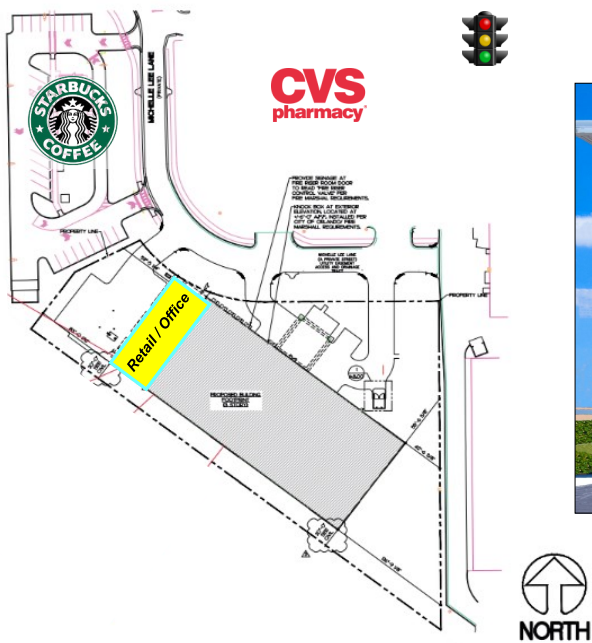
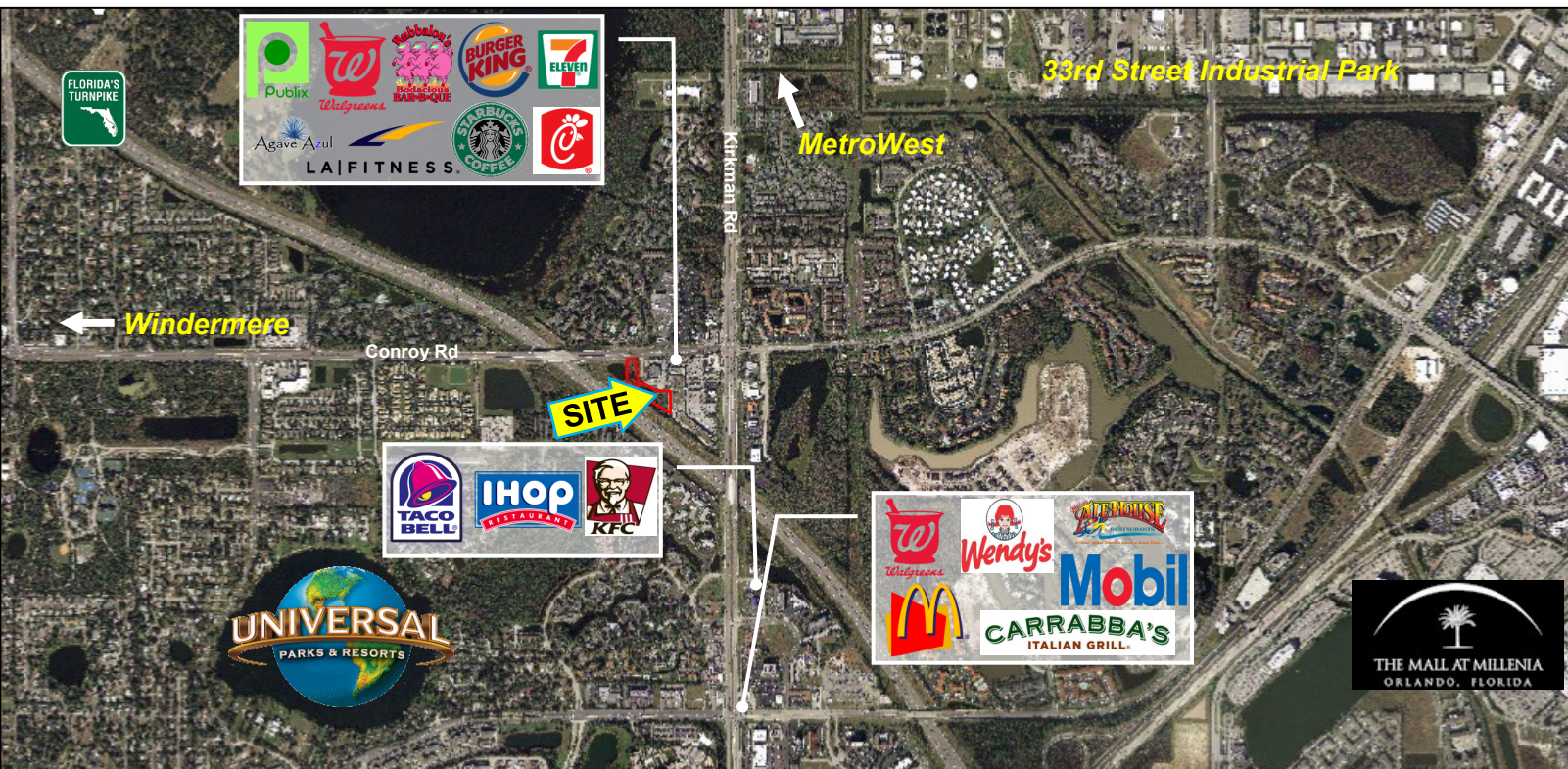
Demographics	1mile	3mile	5mile
Population (2019)	12,724	101,499	237,428
Population (2024)	13,578	109,923	260,330
Average HH Income	\$54,128	\$61,511	\$64,694



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