



PROPERTY DESCRIPTION

Kirkman Oaks is a Publix anchored shopping center located at the corner of Kirkman Road & Conroy Road. The site is located off of 2 exits of I-4 and is approximately 0.5 miles North of Universal Studios Theme Park.

PROPERTY HIGHLIGHTS

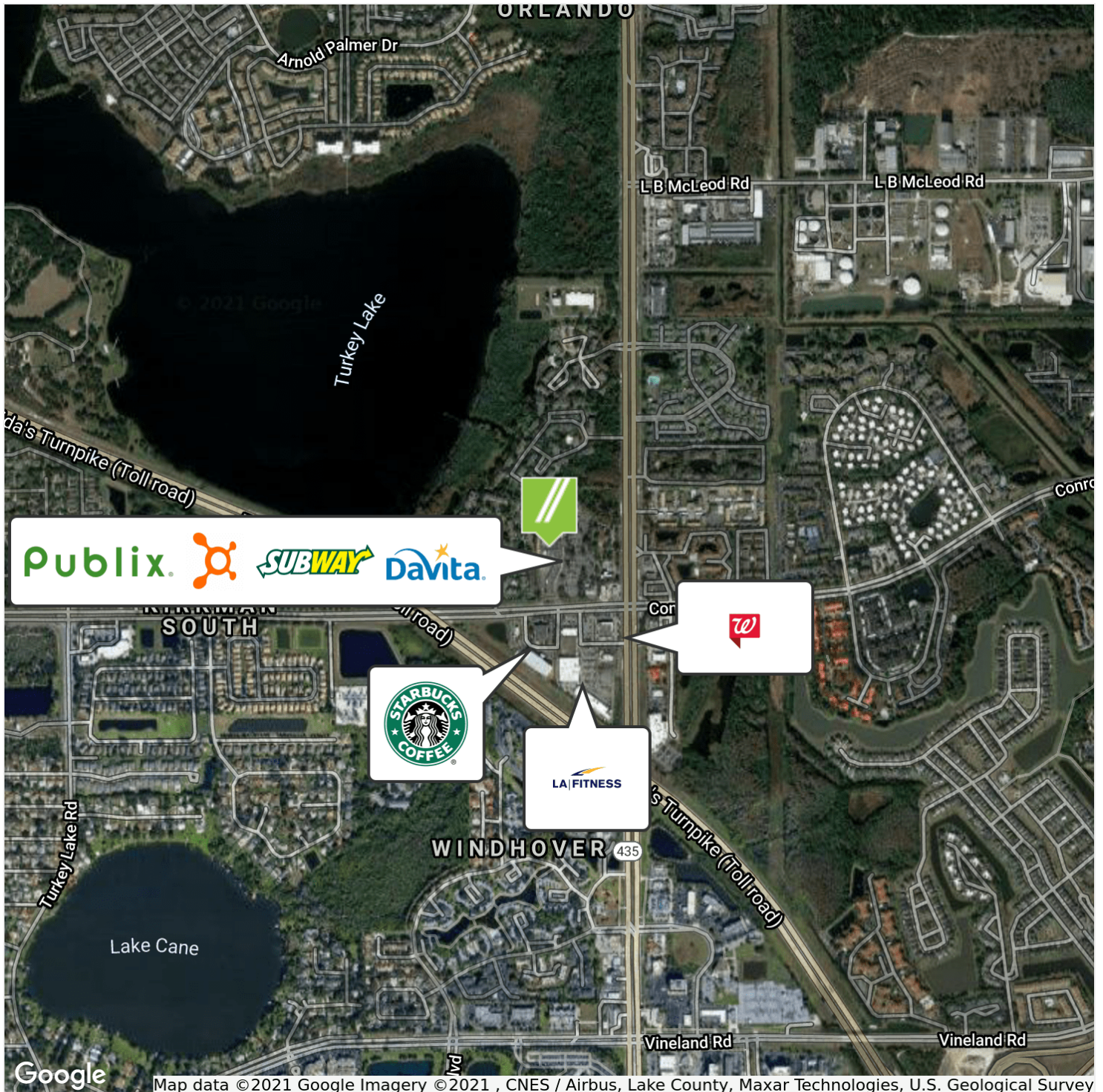
- Grocery Anchored Shopping Center
- Co-Tenants: Subway, Orange Theory Fitness, DaVita, UPS Store, Publix Liquors and many more
- Traffic Counts: Kirkman Rd - 60,000 AADT & Conroy Rd - 37,500 AADT
- Located near Universal Studios, Islands of Adventure, Mall of the Americas & The Orlando Premium Outlets

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	27
Available SF:	2,470 SF
Building Size:	98,902 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,880	45,905	94,331
Total Population	16,666	115,621	245,375
Average HH Income	\$58,923	\$66,896	\$71,378





FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,666	115,621	245,375
Average Age	31.7	33.4	35
Average Age (Male)	31	32.6	34.2
Average Age (Female)	32.4	34.2	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,880	45,905	94,331
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$58,923	\$66,896	\$71,378

* Demographic data derived from 2021 US Census

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