

Stoneybrook Commercial

1890 S Alafaya Trail, Orlando FL 32828

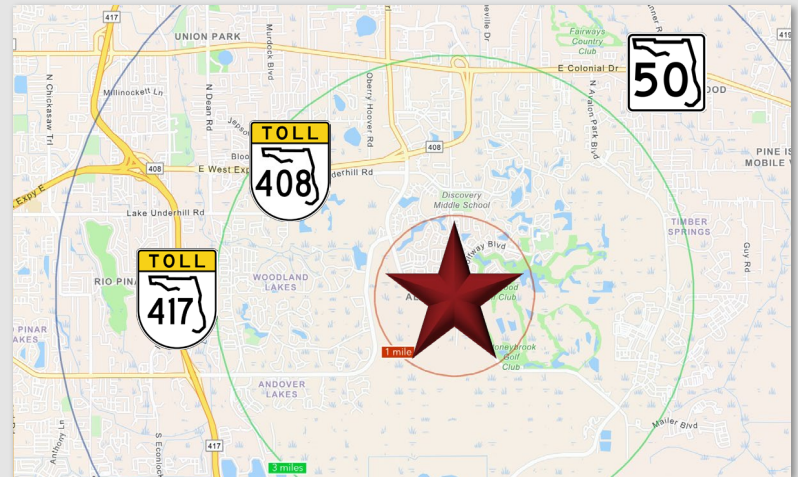
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



For Ground Lease

LOCATION HIGHLIGHTS

Directly across from Publix on S Alafaya Trail, with an average daily traffic count of 31,000 vehicles. Surrounded by the thriving communities of Waterford Lakes (3,104 households) and the Stoneybrook gated community (1,359 households), as well as the nearby Eastwood golf community (2,021 households). About 2 miles from the 408, offering convenient access to the 417 and the Greater Orlando Area.



LISTING HIGHLIGHTS

- **Last Retail / Restaurant Pad Available**
 - ±1.45 acres
 - Suitable for a quick-service restaurant (QSR) with drive-thru or general retail
- **Access:** Ingress/Egress at the lighted intersection of Alafaya and Golfway Blvd; Right turn in/out on northwest side of property; Cross-access with adjacent parcels
- **Current Tenants:** CubeSmart; Starbucks; 7-Eleven

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	7,979	83,547	184,188
Median HH Income	\$114,482	\$100,476	\$88,061
Average HH Income	\$125,342	\$114,972	\$105,198

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

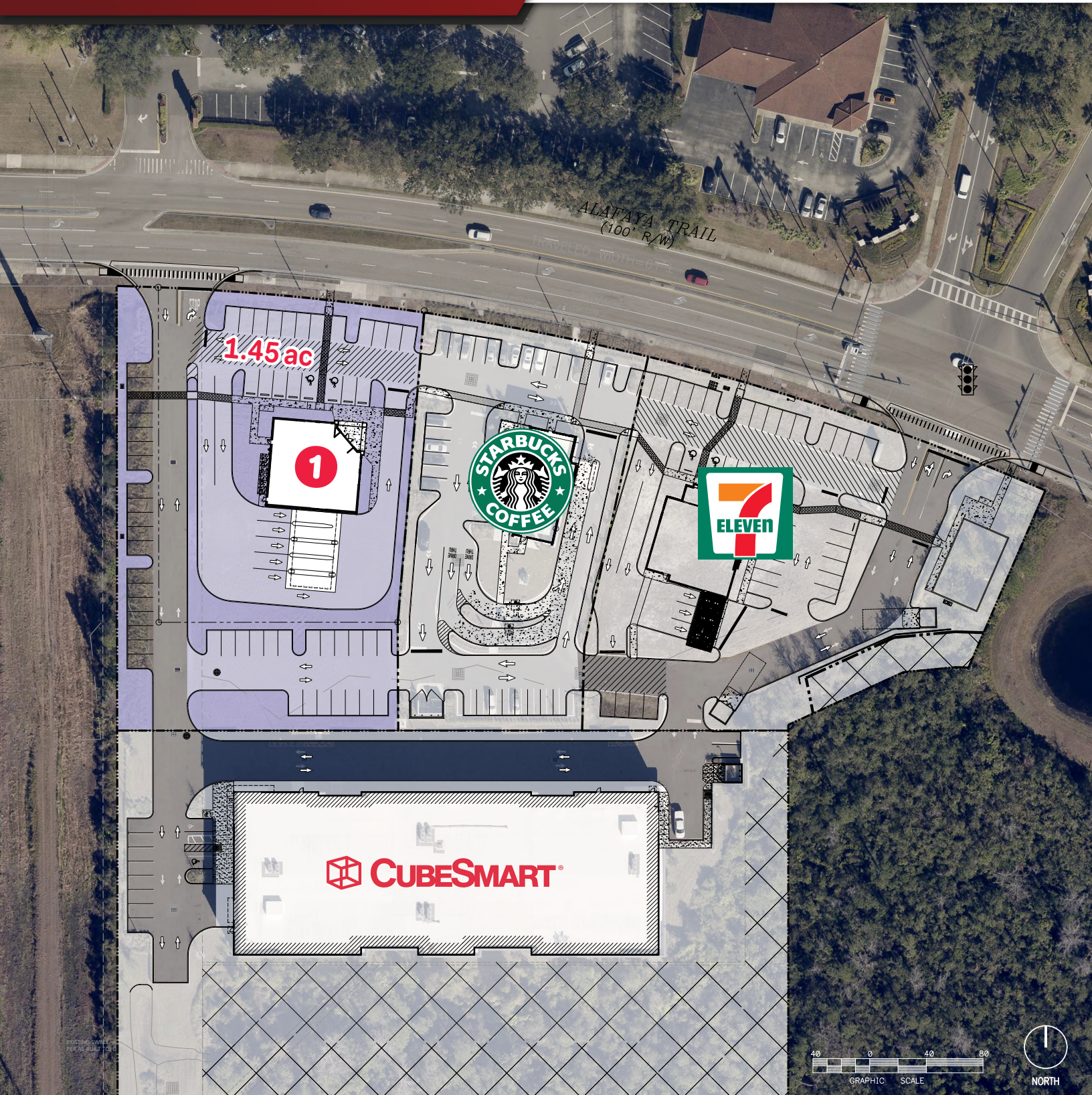
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