

Stoneybrook Commercial

1890-1942 S Alafaya Trail, Orlando FL 32828

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



FOR GROUND LEASE

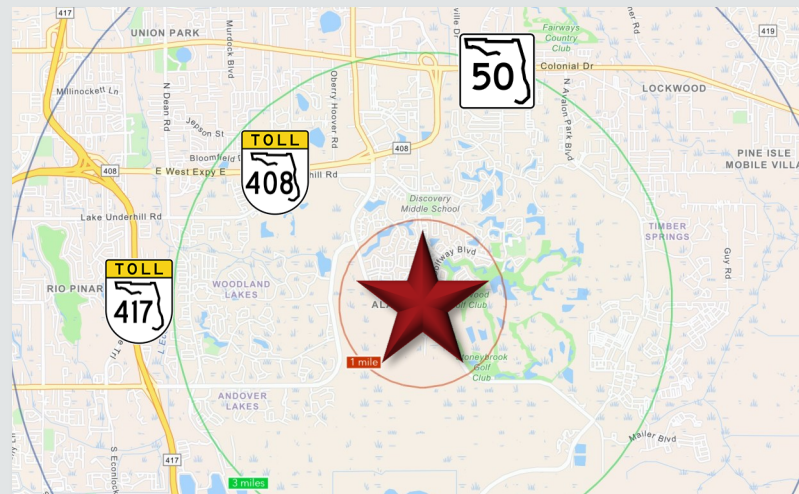
LOCATION DETAILS

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 DETAILS

- **Retail / Restaurant Pads Available:**
 - Pad #1: 3,850 SF Restaurant with drive-thru
 - Pad #2: 3,950 SF Restaurant with drive-thru
 - Pad #3: 2,000 SF Retail
 - Pad #2 & #3: Convenience with gas station
- **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



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

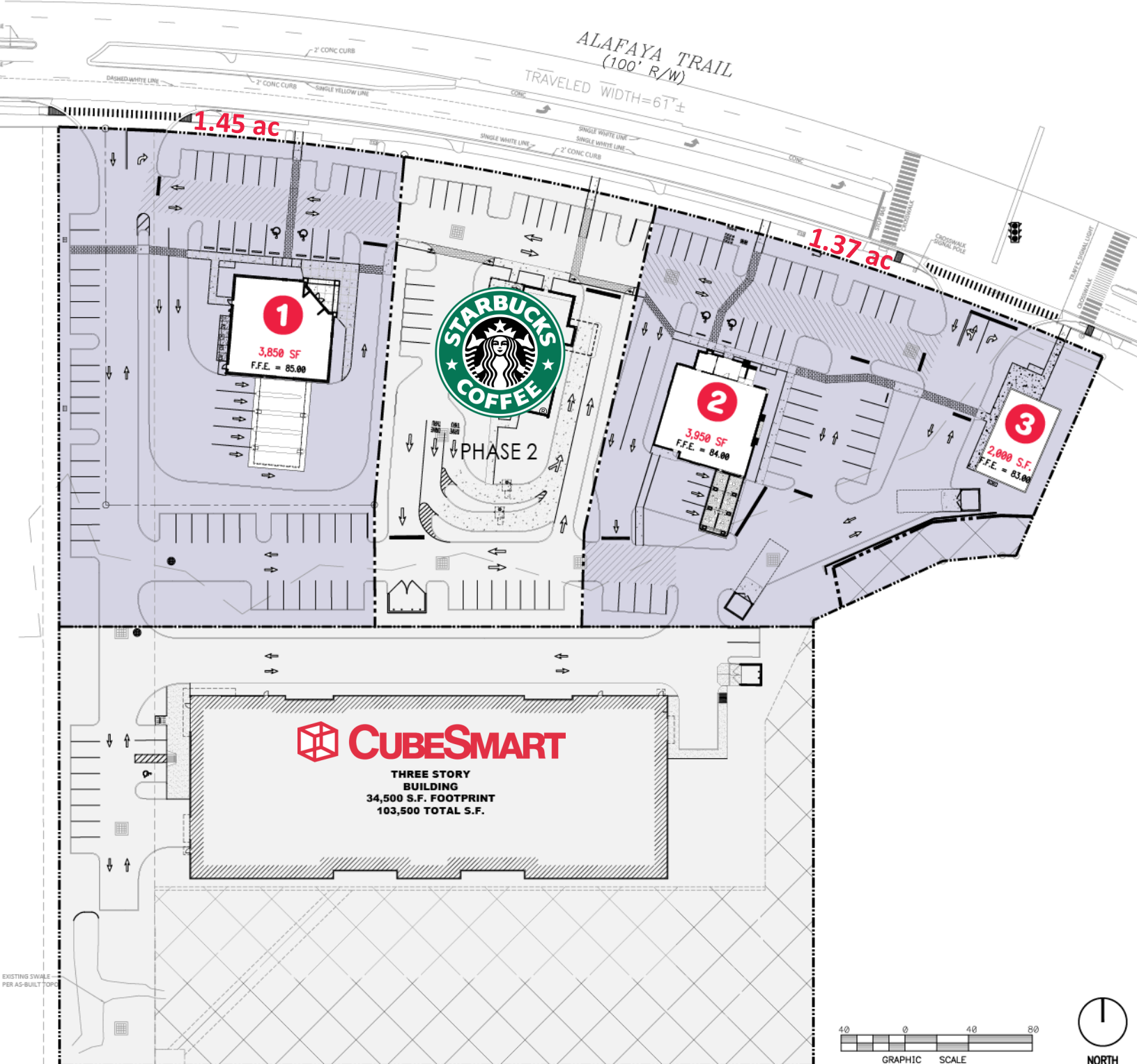
CONTACT FOR MORE INFORMATION

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