



RARE PUBLIX OUTPARCEL OPPORTUNITY | FOR SALE UNIVERSITY PLAZA

4080 N Goldenrod Rd
Winter Park, FL 32792

CHRIS NEIDHARDT
M - 904.210.2277
cneidhardt@cantrellmorgan.com



PROPERTY OVERVIEW

University Plaza is approximately 80,000 sf and is anchored by an above average performing Publix. Additional tenants include Chase Bank, Wells Fargo, Jersey Mikes, UPS store, Donatos, etc. This prime retail destination is situated at the high-traffic, signalized intersection of University Blvd and Goldenrod Rd with a combined traffic count of over 60,000 cars per day.

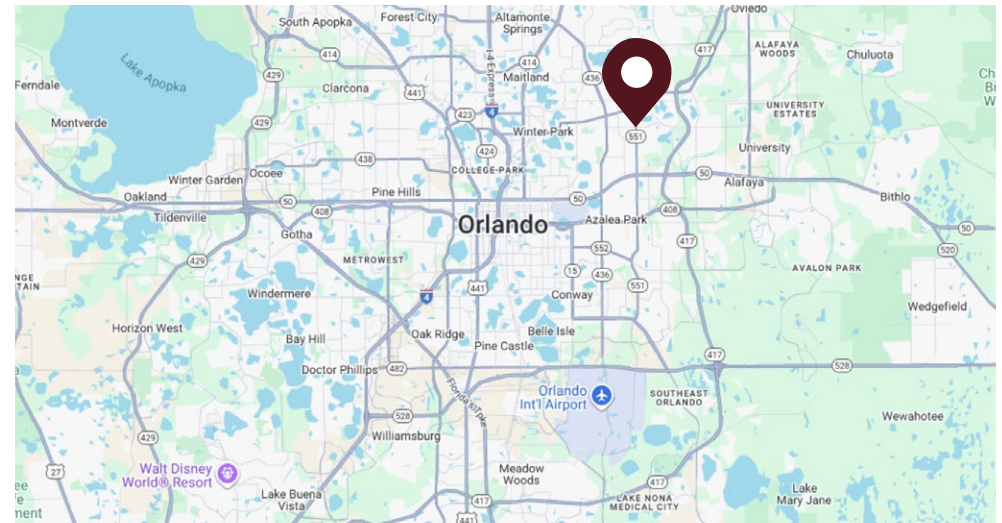
The outparcel is located on the street side of Goldenrod Rd and has excellent visibility from all roadways. Neighboring retailers include Target and Costco , further enhancing customer draw.

PROPERTY HIGHLIGHTS

- 1.19 Acres - Vacant Land
- Cleared and Graded
- Cross Parking and Access
- Monument Signage Available
- Zoned ORG-C-1
- 2024 RET - \$28,265.84
- CAM (including parking lot) Approx. \$87,000/yr

DEMOGRAPHICS

	3 MILES	5 MILES
Population	105,927	287,014
Households	44,729	115,329
Median Age	36.5	36.7
Average Household Income	\$107,348	\$119,512
Median Household Income	\$82,713	\$91,057



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