



KEY FEATURES

- End-cap with drive-thru available: 2,456 sf (prior bank)
- Outstanding pylon signage along John Young Parkway
- 1-mile from TWO I-4 exits
- Zoning: AC-1 (City Commercial)
- Traffic count of 58,000 CPD Year built: 2006
- Many new apartment and commercial developments within 1/2 mile radius
- Join China Wok, Tobacco Shop, Kalalou Caribbean Bar & Grill
- Traffic Light intersection with Walgreen and KFC as adjacent major tenants
- 1/2 mile from Mall at Millenia

	3 Miles	5 Miles	10 Miles
Population	22,641	105,399	226,877
Average HH Income	\$43,745	\$44,870	\$54,996
Employees	8,568	77,751	240,447
Households	7,624	40,306	90,959



