HOFFNER CROSSING

FOR LEASE · RETAIL ENDCAP




RETAIL ENDCAP FOR LEASE · NEXT TO WAWA · SOUTHEAST ORLANDO

# Front Row at Hoffner & Goldenrod

## A glass-front endcap, 1,497 – 3,117 SF

7125 Hoffner Avenue · Orlando, Florida 32822

**1,497 – 3,117 SF**
Full endcap or two suites · Suites 1 & 2

**59,500 VPD**
Hoffner Ave + S Goldenrod Rd at the signal[1]

**42 spaces**
On-site parking · 5.0 per 1,000 SF

**3.6 mi**
To Orlando International Airport[2]

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THE OPPORTUNITY

# A Signalized Corner with Traffic Built In

Hoffner Crossing is an 8,446 SF neighborhood strip at the signalized corner of Hoffner Avenue and South Goldenrod Road, sharing cross-access with Wawa in the Lee Vista trade area of Southeast Orlando.

**The endcap is open.** The former Bikeplace space, ±3,117 SF of glass-front retail, leases whole or as two suites: a ±1,620 SF endcap and a ±1,497 SF inline bay.

**Daily-needs neighbors.** Domino's, Internal Medicine & Healthy Lifestyle, Heavenly Bites and Red Dragon Smoke Shop fill the rest of the building, with Wawa next door.

**New ownership, fresh management.** The center was recently acquired and is being re-leased with new property management.

| DETAILS AT A GLANCE | |
|---|---|
| ADDRESS | 7125 Hoffner Avenue, Orlando, FL 32822 |
| BUILDING | ±8,446 SF · six suites · retail |
| AVAILABLE | Suites 1–2 · ±3,117 SF, or ±1,620 SF + ±1,497 SF |
| PARKING | 42 spaces · 4.97 per 1,000 SF |
| ZONING | ORL-PD/AN (City of Orlando) |
| PARCEL ID | 23-23-30-6303-01-000 |
| ACCESS | Signalized corner · cross-access with Wawa |
| SIGNAGE | Building fascia |
| LEASE RATE | Per written proposal |

**59.5K**
Vehicles a day on the two roads at the signal[1]

**99.6K**
Residents within 3 miles[3]

**66K**
Visits a year to the center[4]

**4.7%**
Orlando retail vacancy, Q2 2026[5]

[1] Hoffner Ave 27,000 AADT and S Goldenrod Rd 32,500 VPD as reported in prior marketing packages; to be confirmed against current FDOT counts. [2] Straight-line. [3] Prior marketing package. [4] Placer.ai estimate, May 2023 – April 2024. [5] Colliers, 2026 State of Florida Retail (Q2 2026). Suite and tenant locations approximate.

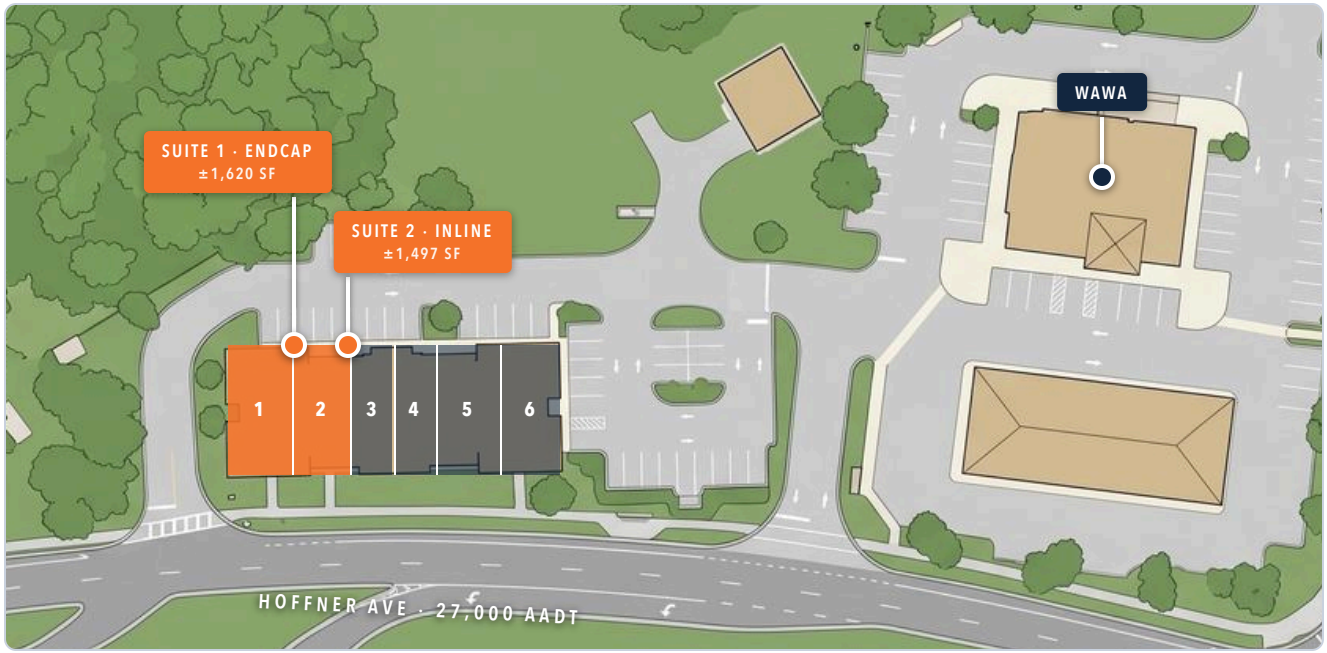
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AVAILABLE SUITES

# One Endcap, Three Ways to Lease It

Take the full ±3,117 SF endcap or either half: a ±1,620 SF corner suite or a ±1,497 SF inline bay.




| TENANT ROSTER · WEST TO EAST | | |
|---|---|---|
| Suite 1 | Available · new split endcap | 1,620 |
| Suite 2 | Available · new split inline | 1,497 |
| Suite 3 | Internal Medicine & Healthy Lifestyle | 1,080 |
| Suite 4 | Heavenly Bites | 1,080 |
| Suite 5 | Red Dragon Smoke Shop | 1,634 |
| Suite 6 | Domino's Pizza | 1,535 |
| 1–2 | Available · full endcap (combined) | 3,117 |
| Total | Building GLA | 8,446 |

Available

Leased




### Suites 1–2 · ±3,117 SF

The whole former Bikeplace endcap: two open rooms, a work room, two restrooms and doors on both sides.

FULL ENDCAP · AVAILABLE

### Suite 1 · ±1,620 SF

The corner half, with the existing work room and both restrooms, storefront to the street and the parking field.

SPLIT ENDCAP · AVAILABLE

### Suite 2 · ±1,497 SF

A clean 28' × 54' inline box with front and rear doors; two restrooms proposed in the split.

SPLIT INLINE · AVAILABLE

**Leasing one half?** Ownership will demise the endcap into Suite 1 and Suite 2 as shown on the split plans; ask for the work letter.

Site plan is illustrative and not to scale; suite lines are proportional to square footage and approximate. Tenant roster per the prior marketing package. Split configuration per ownership plans and subject to final design.

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THE STOREFRONT

# Seen from Hoffner, Open on Both Sides

Floor-to-ceiling glass on the street, the parking field and the end wall, under the building's tallest parapet.

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**3 sides**
Storefront glass: street, parking field and west end

**4 doors**
Two street-side and two parking-lot entrances (full endcap)

**42 spaces**
Shared parking at the door · 4.97 per 1,000 SF

**Signalized**
Hoffner & Goldenrod, with cross-access to Wawa

Photos show the space as last occupied by Bikeplace; signage and fixtures do not convey. Door count per the floor plan of the combined suite.

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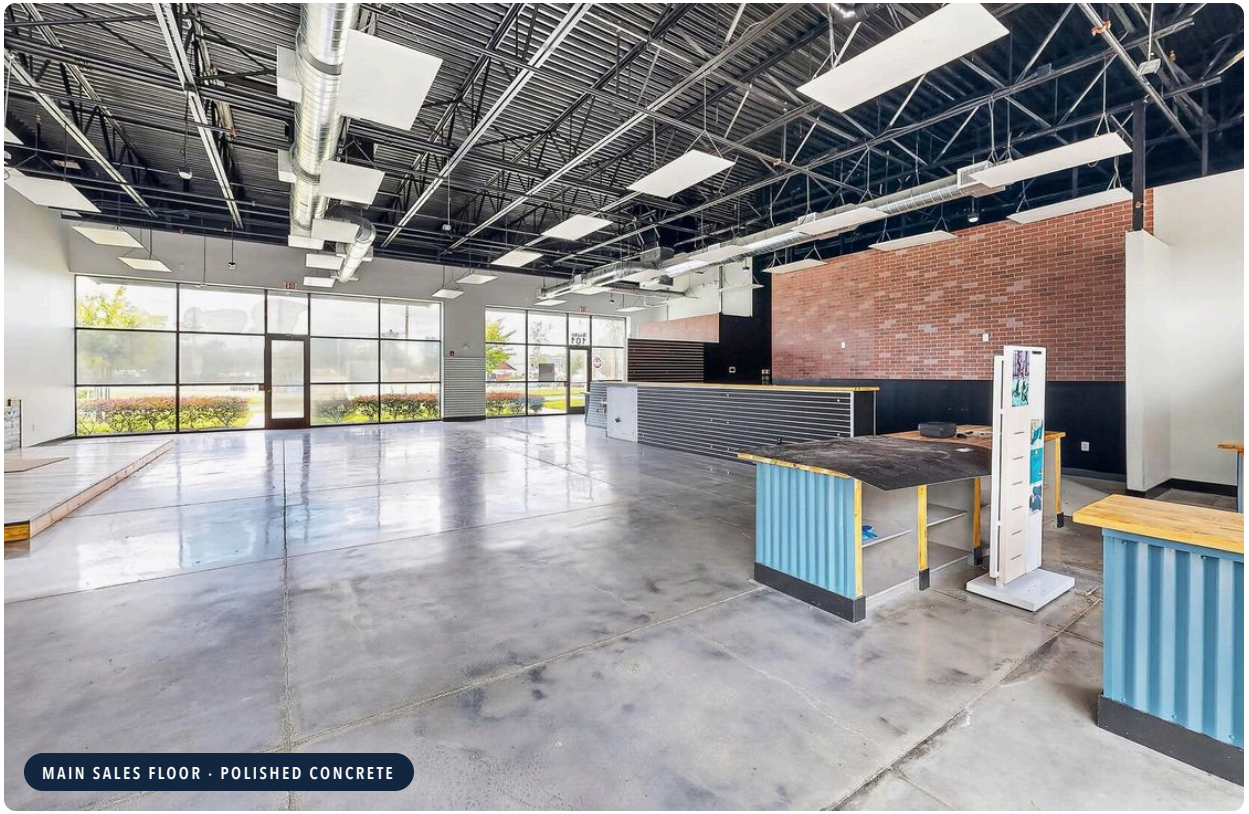
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FULL ENDCAP · FORMER BIKEPLACE

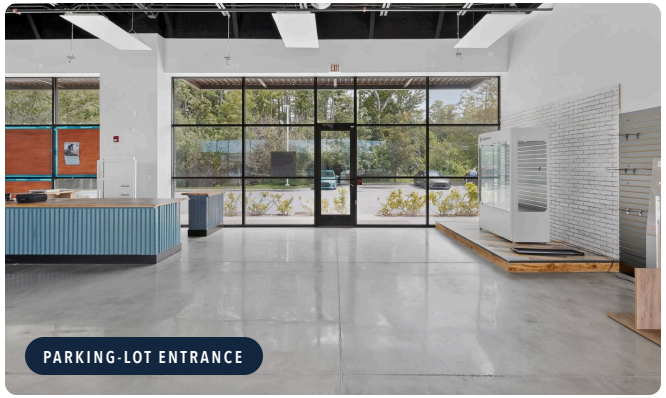
# Suites 1–2

| SIZE | STATUS | SPACE | RATE |
|---|---|---|---|
| ±3,117 SF | Available | 2nd Gen | Call |

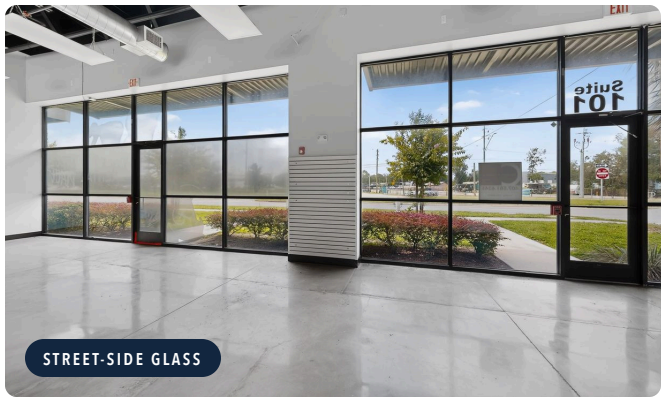
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MAIN SALES FLOOR · POLISHED CONCRETE



PARKING-LOT ENTRANCE




STREET-SIDE GLASS

## THE SPACE

**A finished, open showroom.** Polished concrete floors, open ceilings with exposed duct and LED panels, slatwall and a brick feature wall, two restrooms and a 12'8" × 26'4" work room.

**Glass on three sides** and entrances from both Hoffner Avenue and the parking field.

### Medical, Dental & Wellness

Urgent care, physical therapy, dental or med-spa, next to an established internal medicine practice and easy to see from both roads.

BEST FIT: 2,500–3,200 SF CLINIC

### Showroom & Fitness Studio

The bike shop's open floor suits a specialty showroom, a boutique fitness or martial-arts studio, or a learning center.

BEST FIT: OPEN-FLOOR USERS

Photos show the space as last occupied; fixtures, displays and signage may not remain. Uses are illustrative and subject to existing exclusives, zoning and ownership approval. Rate per written proposal.

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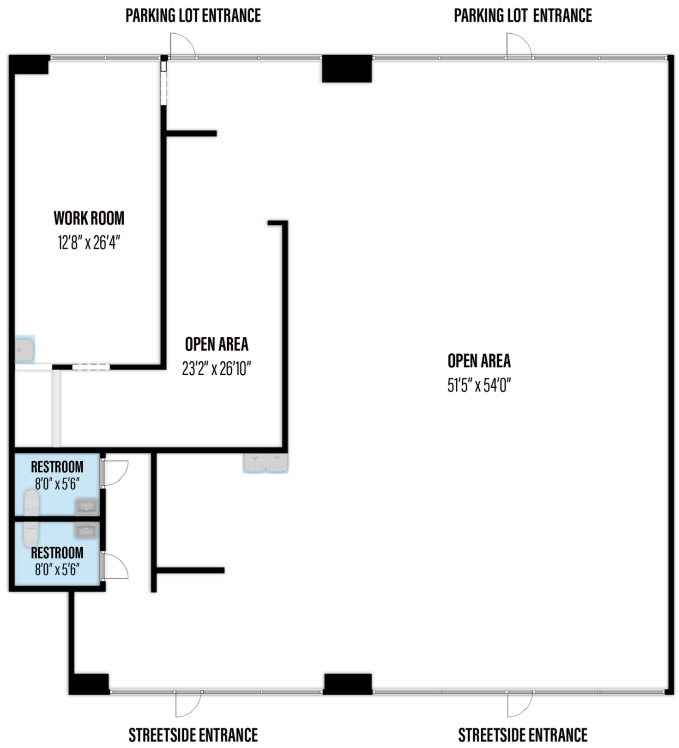
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SUITES 1–2 · FLOOR PLAN

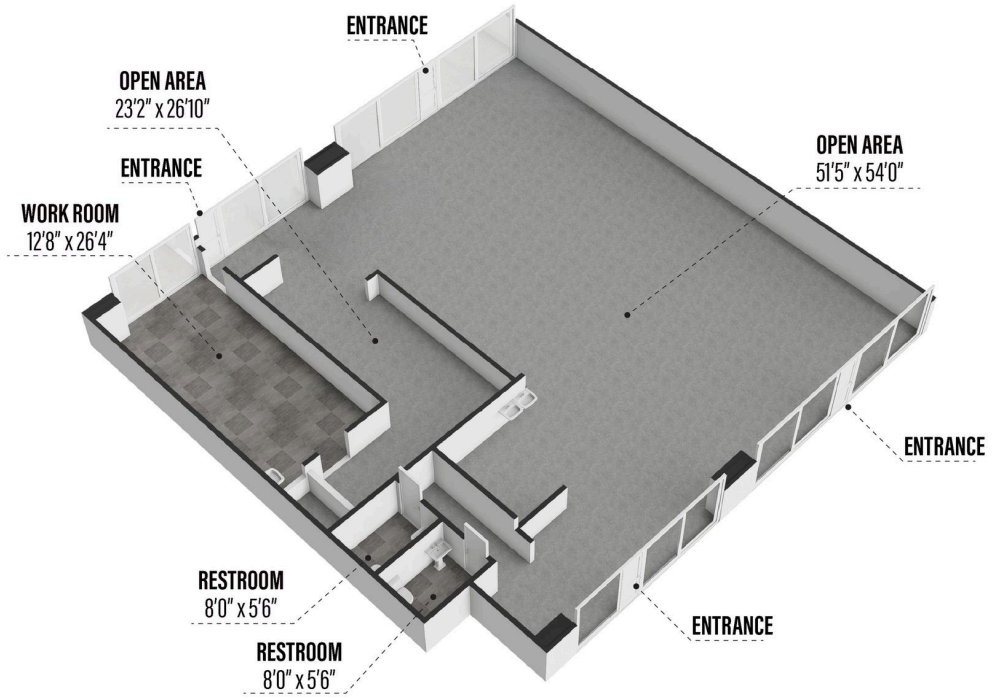
# ±3,117 SF, Ready on Day One

Two open rooms, a work room and two restrooms behind glass on three sides.

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2D FLOOR PLAN




3D FLOOR PLAN

**51'5" × 54'0"**
Main open area

**23'2" × 26'10"**
Second open area / sales

**12'8" × 26'4"**
Work room / storage

**2 restrooms**
8'0" × 5'6" each

**4 entrances**
Two street side · two parking lot

Floor plans are for illustration only and are not to scale; dimensions are approximate and should be verified. No 3D virtual tour is available at this time.

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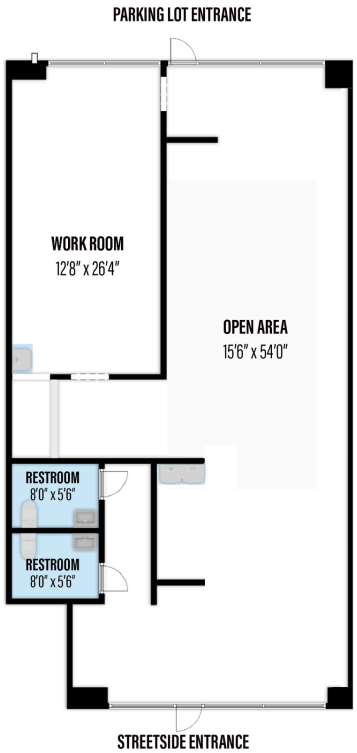
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NEW SPLIT ENDCAP · CORNER SUITE

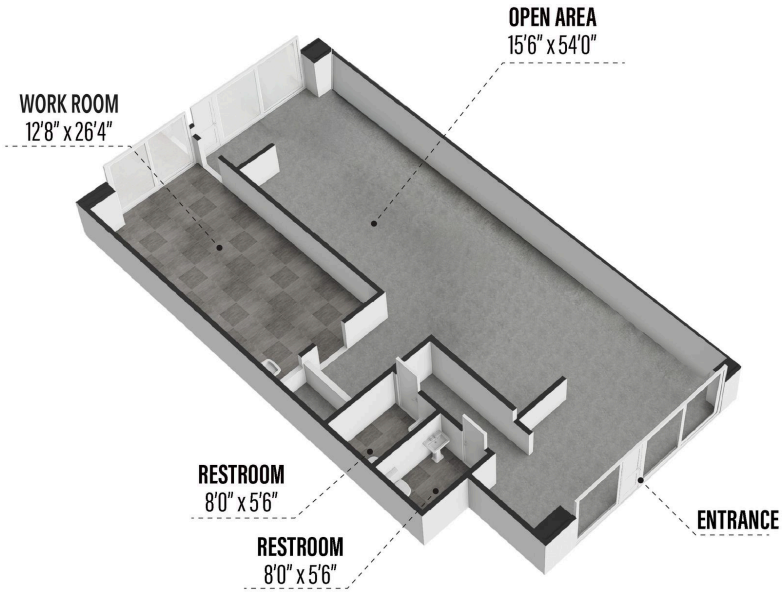
# Suite 1

| SIZE | STATUS | RESTROOMS | RATE |
|---|---|---|---|
| ±1,620 SF | Available | 2 Existing | Call |

HOFFNER CROSSING

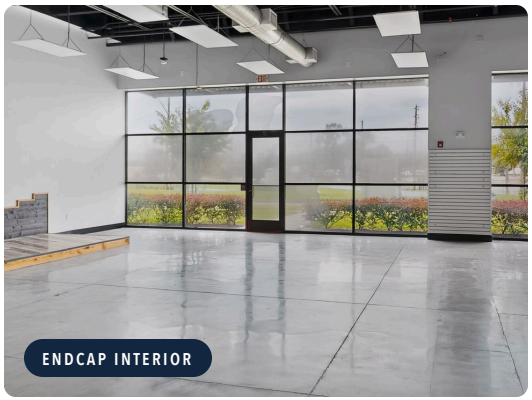



2D FLOOR PLAN




3D FLOOR PLAN




## THE SPACE

**The corner half of the endcap,** keeping the existing work room and both restrooms: a 15'6" × 54'0" sales floor running from Hoffner Avenue to the parking field.

### Services & Professional

Wireless, insurance, tax, staffing or a medical-retail office that wants corner glass and plumbing already in place.

BEST FIT: 1,400–1,800 SF

### Beauty & Personal Care

Salon, barber, brow and lash, or a small wellness studio that uses the work room for back-of-house.

BEST FIT: SERVICE RETAIL

Split configuration per ownership plans; dimensions approximate and to be verified. Uses are illustrative and subject to existing exclusives, zoning and ownership approval. Rate per written proposal.

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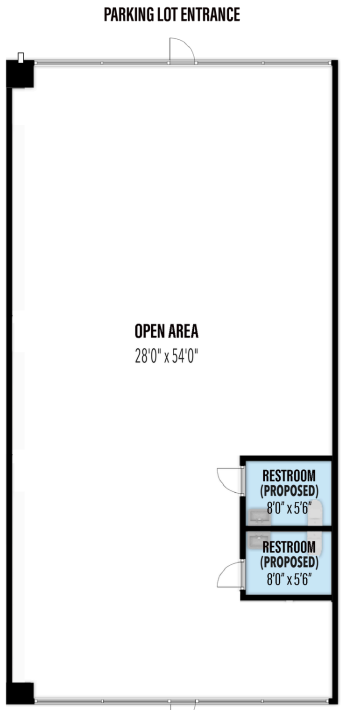
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NEW SPLIT INLINE · NEXT TO THE ENDCAP

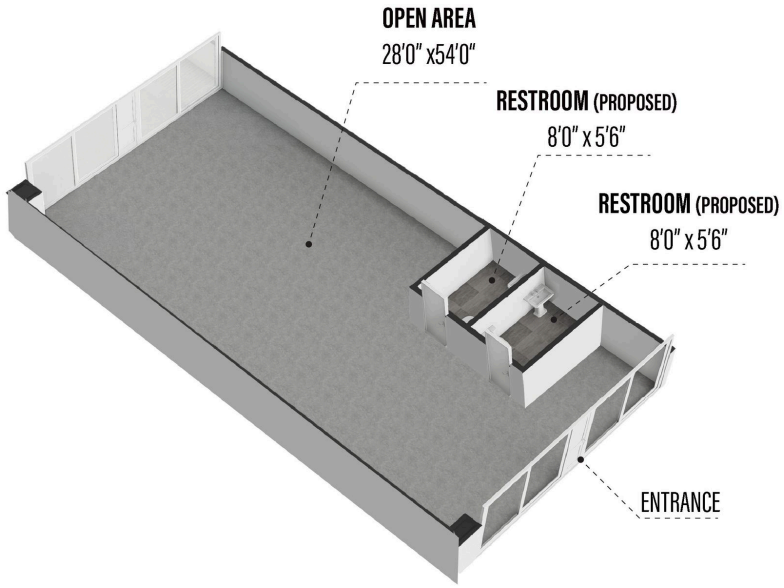
# Suite 2

| SIZE | STATUS | LAYOUT | RATE |
|---|---|---|---|
| ±1,497 SF | Available | 28' × 54' | Call |

HOFFNER CROSSING




2D FLOOR PLAN




3D FLOOR PLAN







## THE SPACE

**A clean 28' × 54' box** with a street-side and a parking-lot entrance and two restrooms proposed at the rear wall, ready to fit out to the tenant's layout.

### Café, Dessert & Grab-and-Go

Coffee, smoothie, boba or bakery-café that thrives on Wawa's morning and commuter traffic, subject to utility review.

BEST FIT: LIMITED-COOK FOOD

### Retail & Services

Nail salon, mattress, mobile, specialty retail or a learning center that wants a simple open floor.

BEST FIT: 1,300–1,600 SF

Restrooms are proposed and subject to final plans. Uses are illustrative and subject to existing exclusives (including co-tenant uses), zoning and ownership approval. Rate per written proposal.

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HIGHEST & BEST USE

# The Right User for Each Configuration

Commuter traffic, a medical neighbor and the Lee Vista rooftops point to health, service and quick-stop users.

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### Suites 1–2 · Medical & Wellness

Urgent care, dental, physical therapy or med-spa with signalized access, glass on three sides and parking at the door.

±3,117 SF · FULL ENDCAP

### Suites 1–2 · Showroom or Studio

Specialty retail, boutique fitness or a learning center that can use the open floor as it stands.

±3,117 SF · FULL ENDCAP

### Suite 1 · Service Retail

Wireless, insurance, salon or a medical-retail office using the existing restrooms and work room.

±1,620 SF · CORNER SUITE

### Suite 2 · Café or Quick Service

Coffee, smoothie or bakery-café catching Wawa's morning traffic, or a nail or brow studio.

±1,497 SF · INLINE SUITE

WHY IT WORKS

Wawa already stops the morning commute at this corner, and an internal-medicine practice, a dessert shop and Domino's bring repeat neighborhood visits. The space is second-generation, with glass, restrooms and finishes in place, so a tenant spends less and opens sooner than on a new pad, and the endcap can be sized to the user rather than the other way around.



ENDCAP & PARKING FIELD



INSIDE SUITES 1–2

RETAIL MARKET · Q2 2026

ORLANDO METRO

**4.7%** Vacancy

**$31.24** Avg. NNN asking rent / SF

Orlando retail stays tight: fewer than one in twenty square feet sits empty and net absorption topped 1 million SF in the year ended June. Small, second-generation suites with parking and a signal are the scarcest product, and service, medical and food users are leading the demand.

**1 M+ SF**

Orlando net absorption, 12 months to June

AT HOFFNER CROSSING

**66K** Visits a year[1]

**2.6×** Visits per customer[1]

Market data: Colliers, 2026 State of Florida Retail (Q2 2026, Orlando overall); Marcus & Millichap Orlando Retail Market Report, 3Q 2026 (absorption). [1] Placer.ai estimates for the center, May 2023 – April 2024. Illustrative uses are subject to existing exclusives, zoning and ownership approval. Rates per written proposal.

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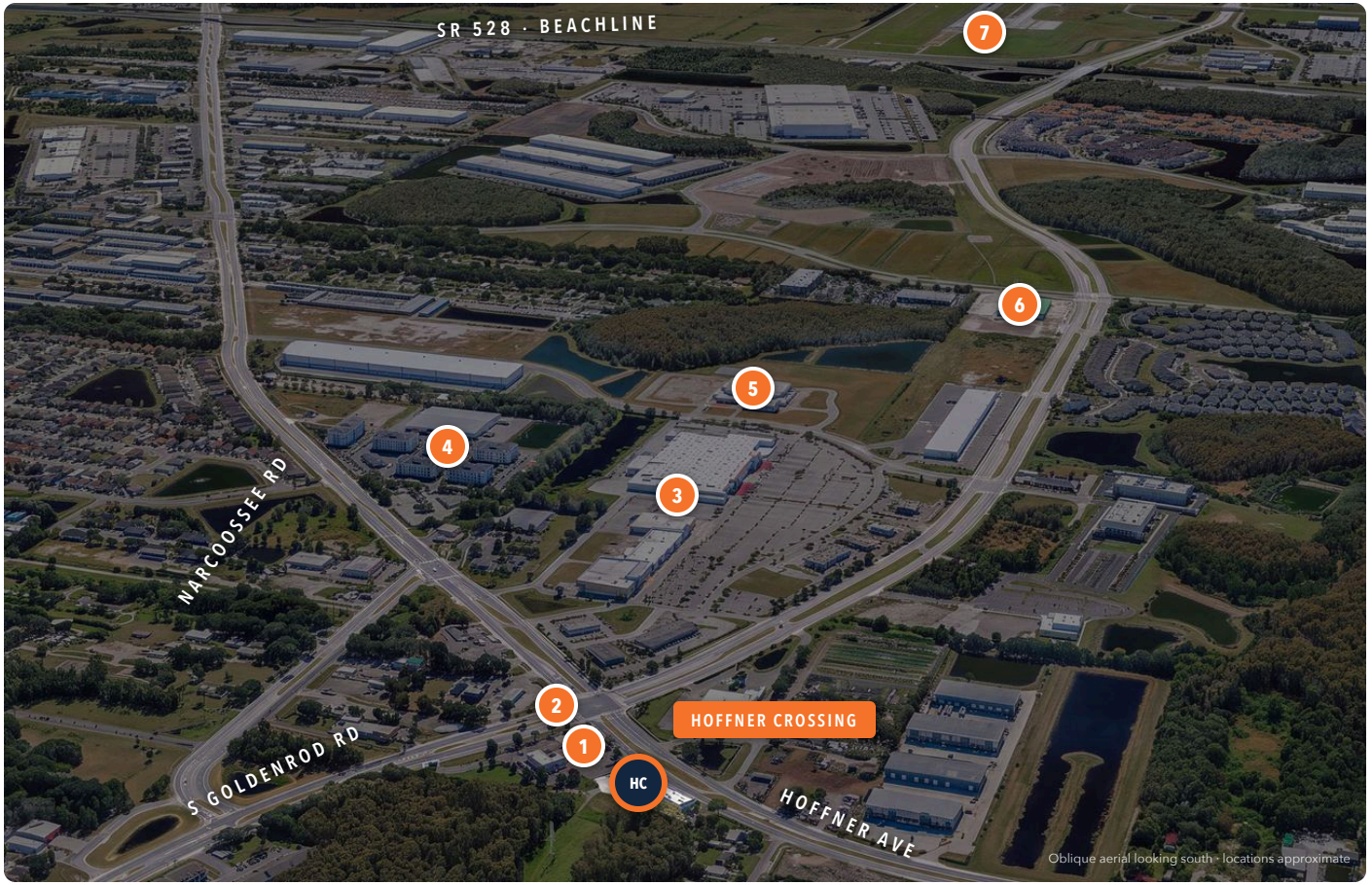
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TRADE AREA

# Inside the Lee Vista Trade Area

Big-box retail, apartments, schools and jobs within a mile, and the airport three miles south.

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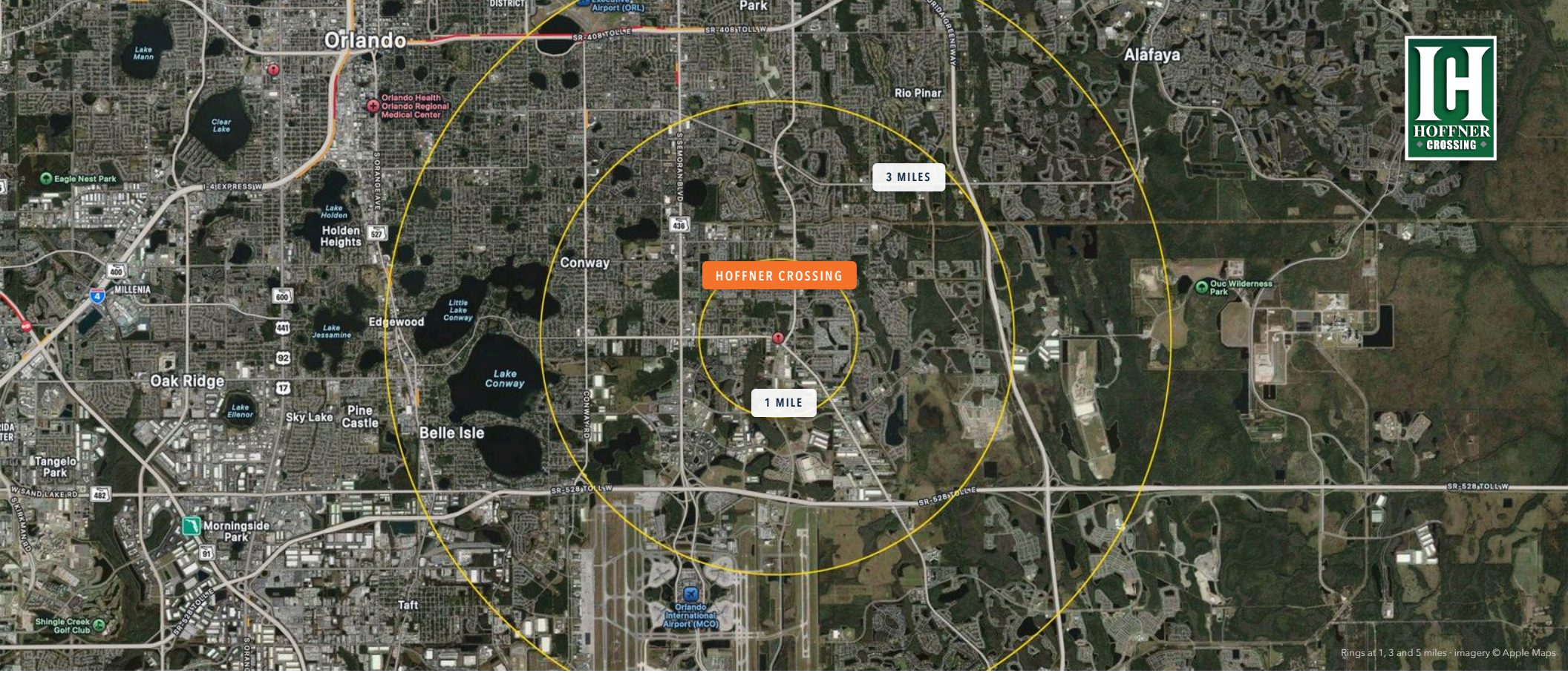

| | | |
|---|---|---|
| 1 | **Wawa**<br>Next door · cross-access | 0.1 mi |
| 2 | **Goodwill**<br>4780 S Goldenrod Rd | 0.1 mi |
| 3 | **Lee Vista Square**<br>Walmart Supercenter · Marshalls · LA Fitness | 0.3 mi |
| 4 | **Century Vista Palms**<br>Apartment community | 0.5 mi |
| 5 | **Vista Pointe Elementary**<br>Public school | 0.6 mi |
| 6 | **Tesla Orlando**<br>Sales & service center | 0.9 mi |
| 7 | **Orlando International Airport**<br>MCO · terminals and air-cargo jobs | 3.6 mi |




Distances are straight-line from the property and approximate (Esri World Geocoder). Tenant names are for location reference only and do not imply affiliation.

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LOCATION & DEMOGRAPHICS

# Minutes from Orlando International

Hoffner Crossing sits between Conway and Lee Vista in Southeast Orlando, where Hoffner Avenue meets Goldenrod Road, the main north-south route between SR 408 and SR 528. Orlando International Airport, the Lee Vista business parks and Lake Nona's medical district are all a short drive south and east.

DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 14,191 | 99,621 | 216,666 |
| Avg. household income | $76,215 | $88,872 | $96,565 |
| Employees (daytime) | 3,319 | 30,752 | 60,501 |

MILES FROM

**3.6 mi** Orlando Int'l Airport

**2.1 mi** SR 528 at Goldenrod

**4.2 mi** SR 408 at Goldenrod

**6.8 mi** Downtown Orlando

Demographics as published in the prior Hoffner Crossing marketing package (source and vintage to be confirmed). Distances are straight-line and approximate (Esri World Geocoder).

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HOFFNER CROSSING

# Put Your Name on the Endcap

**±1,497 to ±3,117 SF of glass-front retail at Hoffner & Goldenrod, next to Wawa.**

**Contact Garrett or Nick for plans, rates or a tour.**


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