

# Semoran Shopping Center

**DEMETREE**  
GLOBAL

FOR LEASE | RETAIL



3090 ALOMA AVENUE, WINTER PARK, FL 32792

Semoran Shopping Center proudly presents Suite 120, a prime 1,066 square foot retail space, available April 1, 2026. Equipped, this location offers excellent visibility and access from both Aloma Ave and Semoran Blvd. The location offers excellent visibility and access from both Aloma Ave and Semoran Blvd. The area is growing with new developments, including the recently opened 55+ senior living luxury apartment complex. Located in the vibrant community of Winter Park and just minutes from historic downtown Park Avenue, this is an ideal location for any retail business.

## PROPERTY HIGHLIGHTS:

- Highly traveled prominent intersection of SR 436/ Semoran Blvd. and Aloma Ave.
- Combined traffic count reaching 102,500 AADT.
- Minutes from Downtown Winter Park directly between Rollins College and Full Sail University.
- Co-tenants include: Advance Auto Parts, Friendly Confines, Curaleaf and Habaneros Mexican Grill.
- Prime 1,066 square foot retail space, available April 1, 2026.
- New 178 unit Calirosa Winter Park 55+ senior living luxury community, located across the street.
- Less than 1 mile from Full Sail University.
- Store front and pylon signage available.
- Abundant parking.

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,522	101,269	269,480
Total Daytime Population	15,617	128,944	335,043
Median Age	37.0	38.0	38.0
Average HH Income	\$83,100	\$114,958	\$107,113



**21,000+** Full Sail Univ. Students

2024 total



**66,311** Employees

in 3 miles



**\$114,958** HH Income

in 3 miles

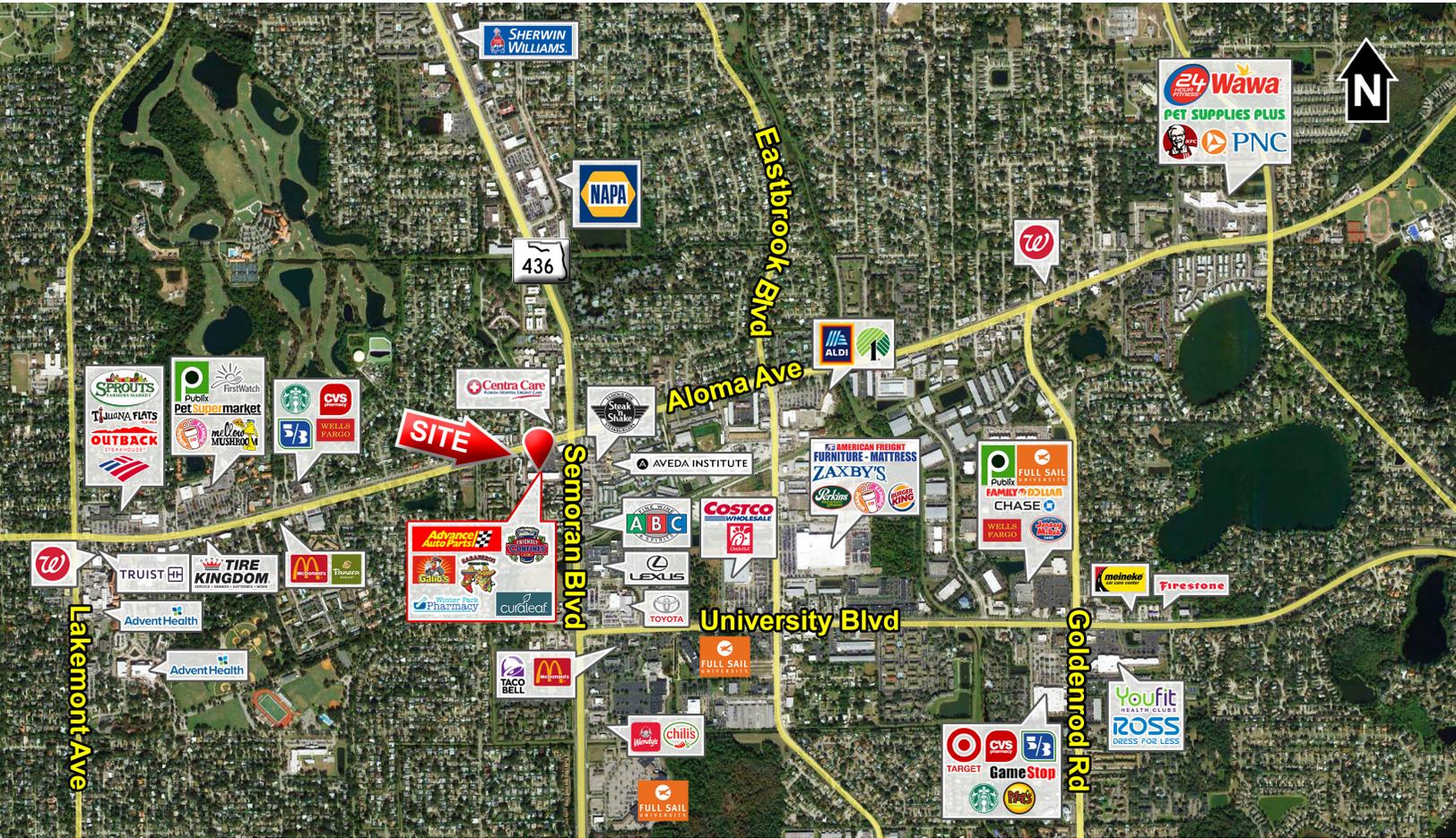
Contact us now for more information

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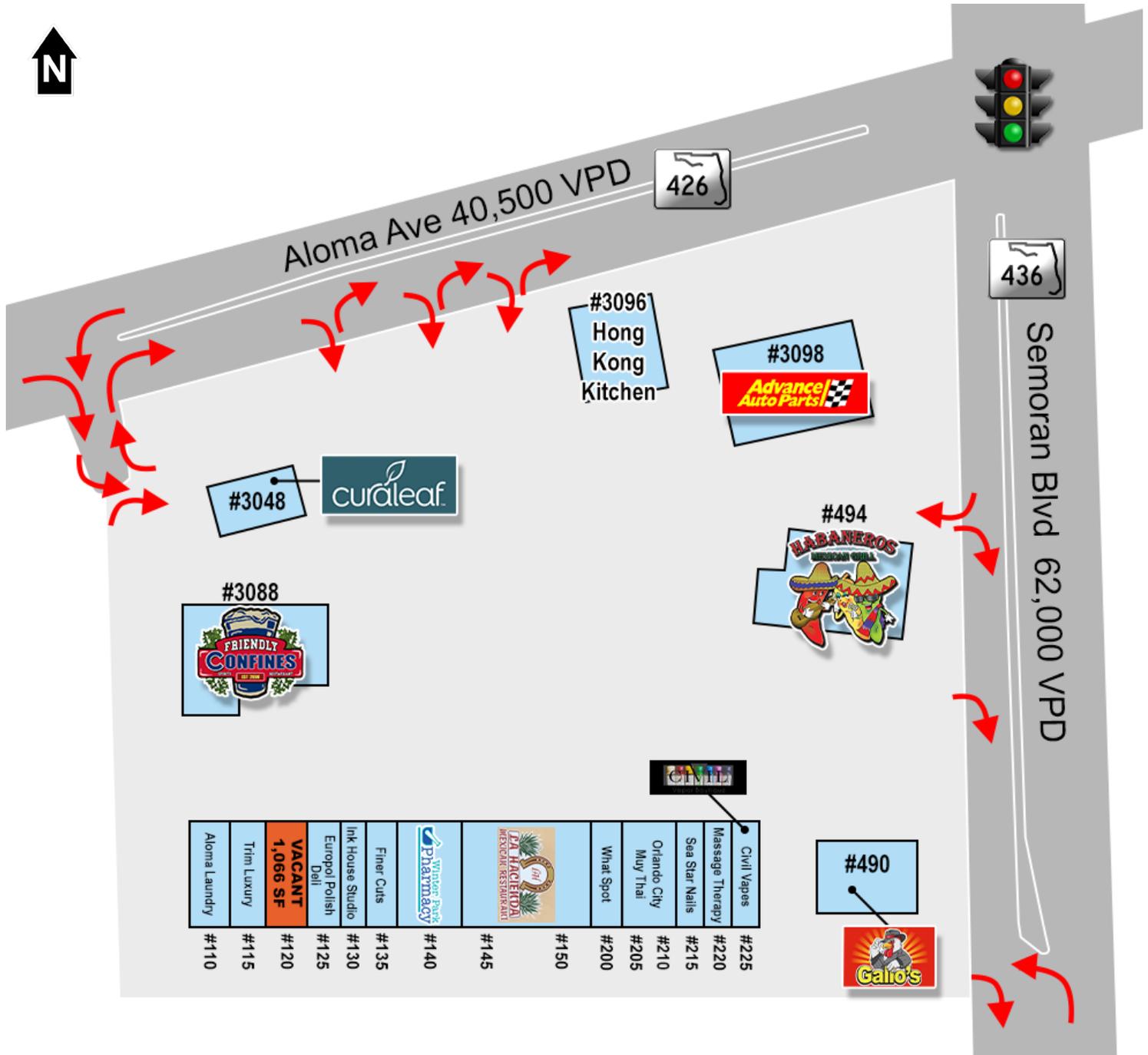
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# Trade Area Aerials



# Site Plan



**LEGEND**

<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	Existing Tenant
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	Vacant