

PROMENADE AT FLORIDA MALL

PREMIER 2ND GENERATION NAIL SALON / DAY SPA LEASING OPPORTUNITY
LOCATED ACROSS FROM FLORIDA MALL
UNMATCHED VISIBILITY ALONG HIGH-TRAFFIC SAND LAKE ROAD
1301 - 1389 FLORIDA MALL AVE | ORLANDO, FL 32809



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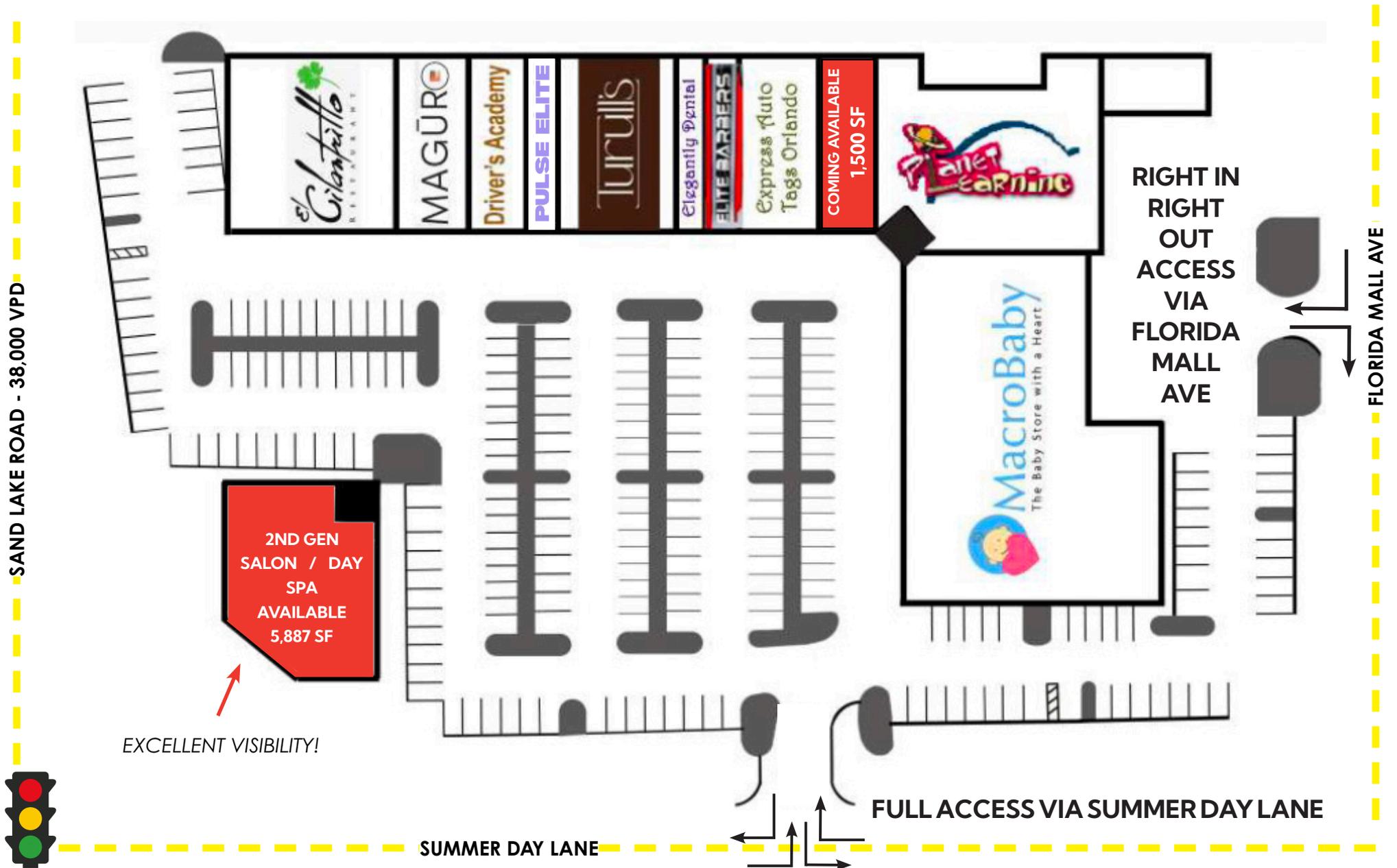
LICENSED REAL ESTATE BROKER
www.acrefl.com

FOLLOW US, WE'RE VERY SOCIAL!



SITE PLAN

1301 - 1389 FLORIDA MALL AVE | ORLANDO, FL



SAND LAKE ROAD - 38,000 VPD

EXCELLENT VISIBILITY!

2ND GEN SALON / DAY SPA AVAILABLE 5,887 SF

COMING AVAILABLE 1,500 SF

RIGHT IN RIGHT OUT ACCESS VIA FLORIDA MALL AVE

FLORIDA MALL AVE

FULL ACCESS VIA SUMMER DAY LANE

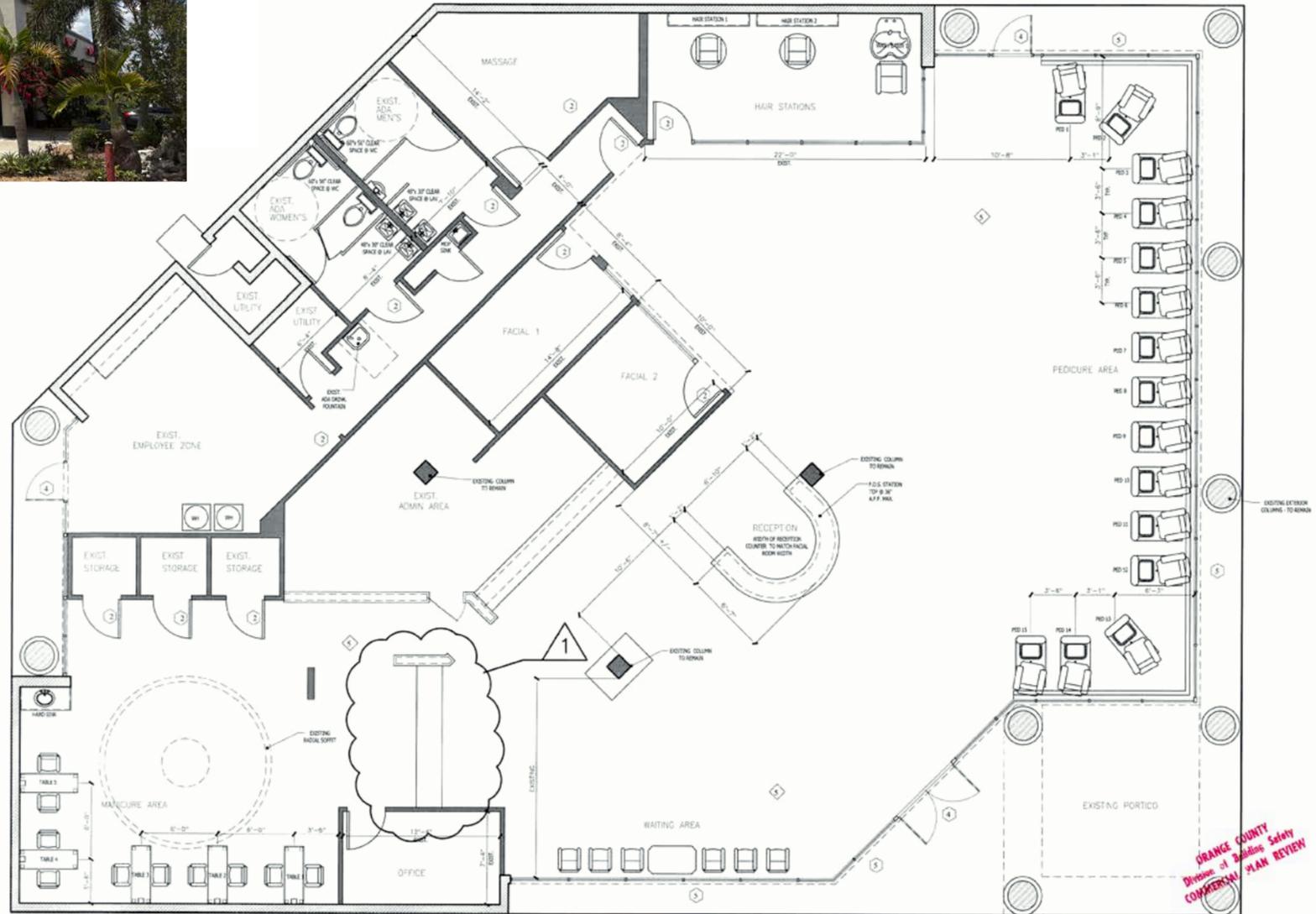
SUMMER DAY LANE



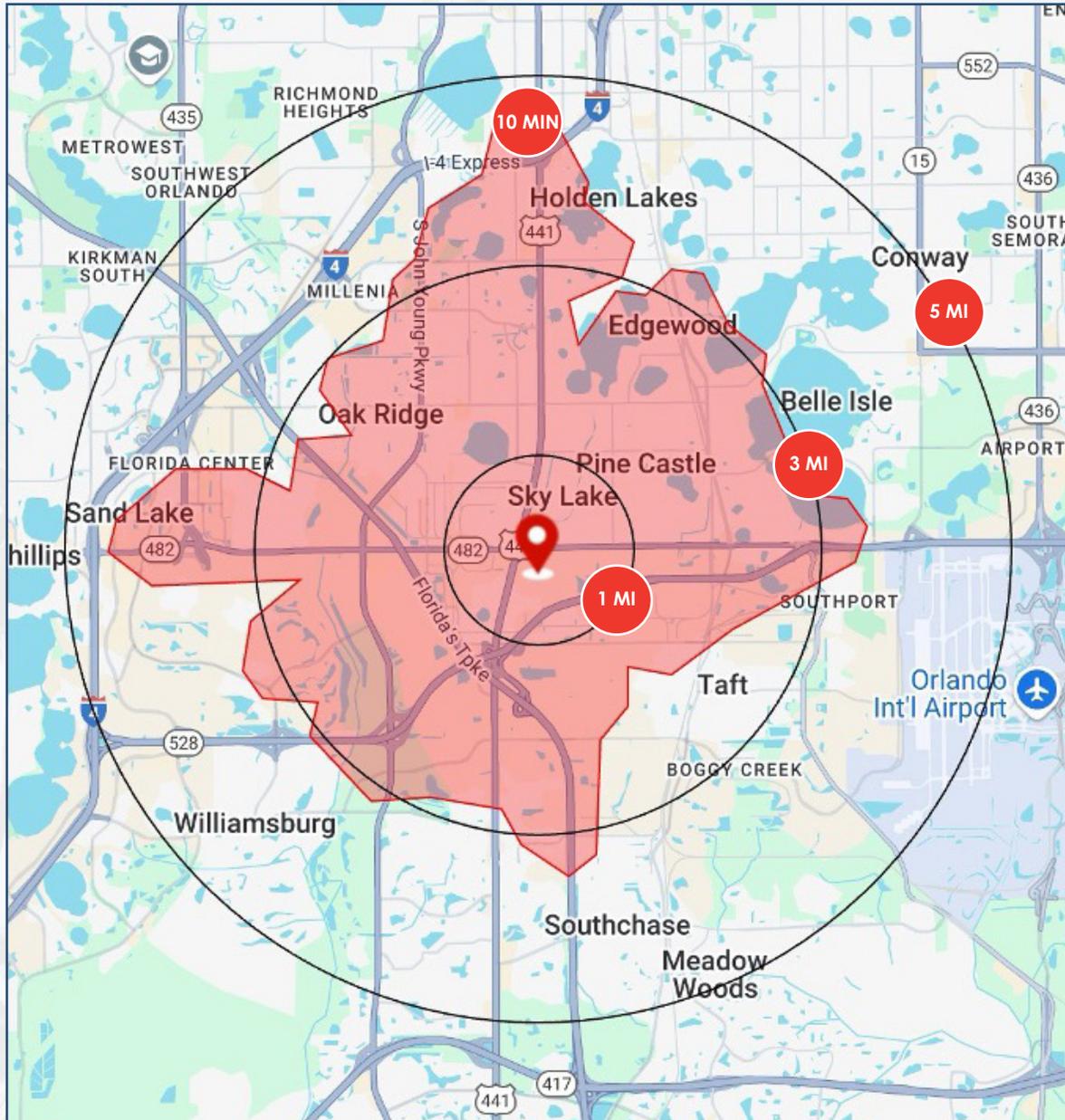
FLOOR PLAN

1301 - 1389 FLORIDA MALL AVE | ORLANDO, FL

2ND GEN SALON / DAY SPA - 5,887 SF



AREA DEMOGRAPHICS



POPULATION



| | |
|--------|---------|
| 1 MI | 6,848 |
| 3 MI | 71,167 |
| 5 MI | 206,292 |
| 10 MIN | 83,038 |

AVG HH INCOME



| | |
|--------|----------|
| 1 MI | \$85,707 |
| 3 MI | \$75,644 |
| 5 MI | \$93,154 |
| 10 MIN | \$76,194 |

MEDIAN AGE



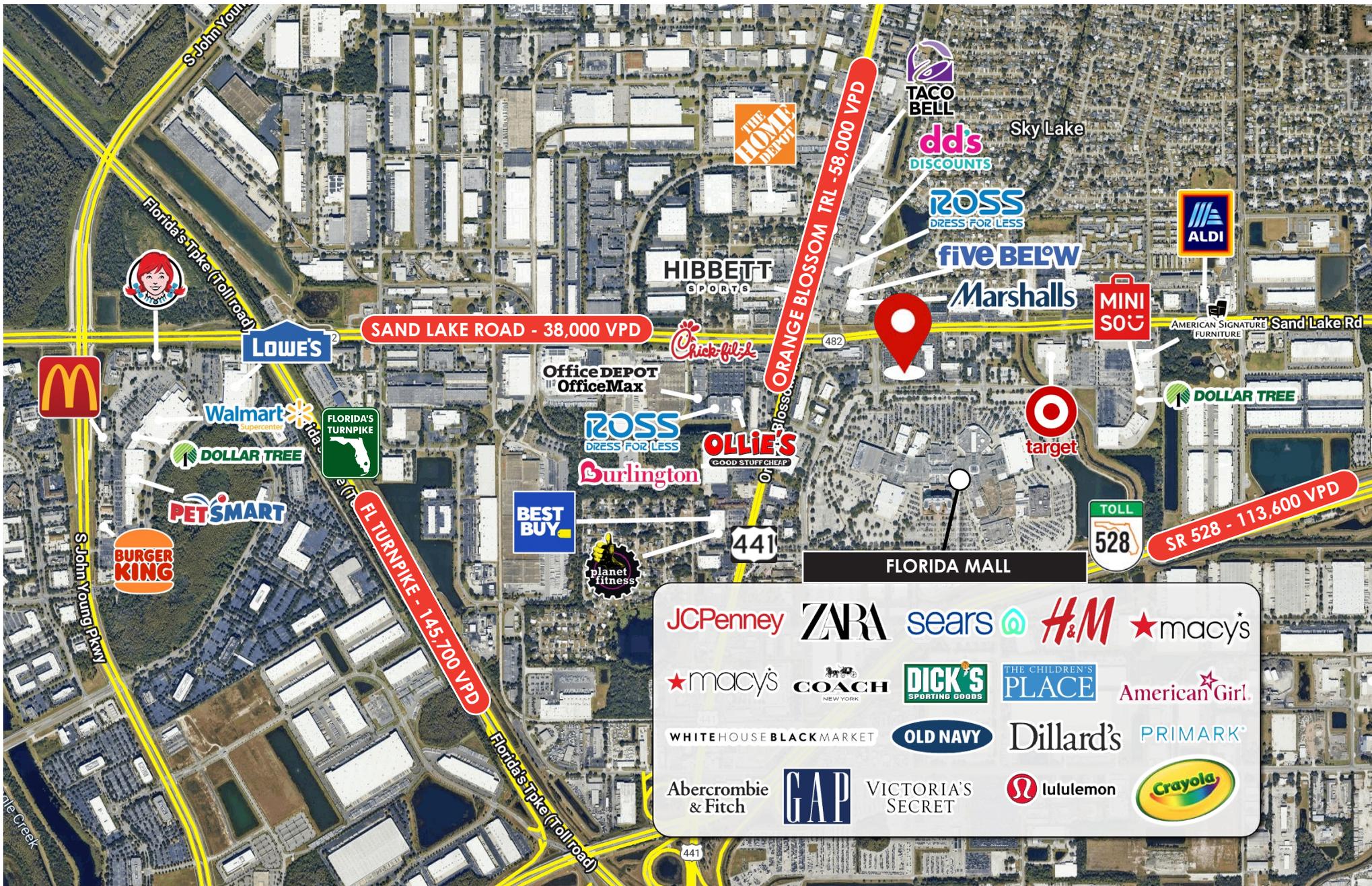
| | |
|--------|------|
| 1 MI | 36 |
| 3 MI | 34.5 |
| 5 MI | 36.5 |
| 10 MIN | 34.5 |

DAYTIME POPULATION



| | |
|--------|---------|
| 1 MI | 13,713 |
| 3 MI | 90,925 |
| 5 MI | 220,764 |
| 10 MIN | 105,465 |

SURROUNDING AREA



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