



# VERANDA PARK

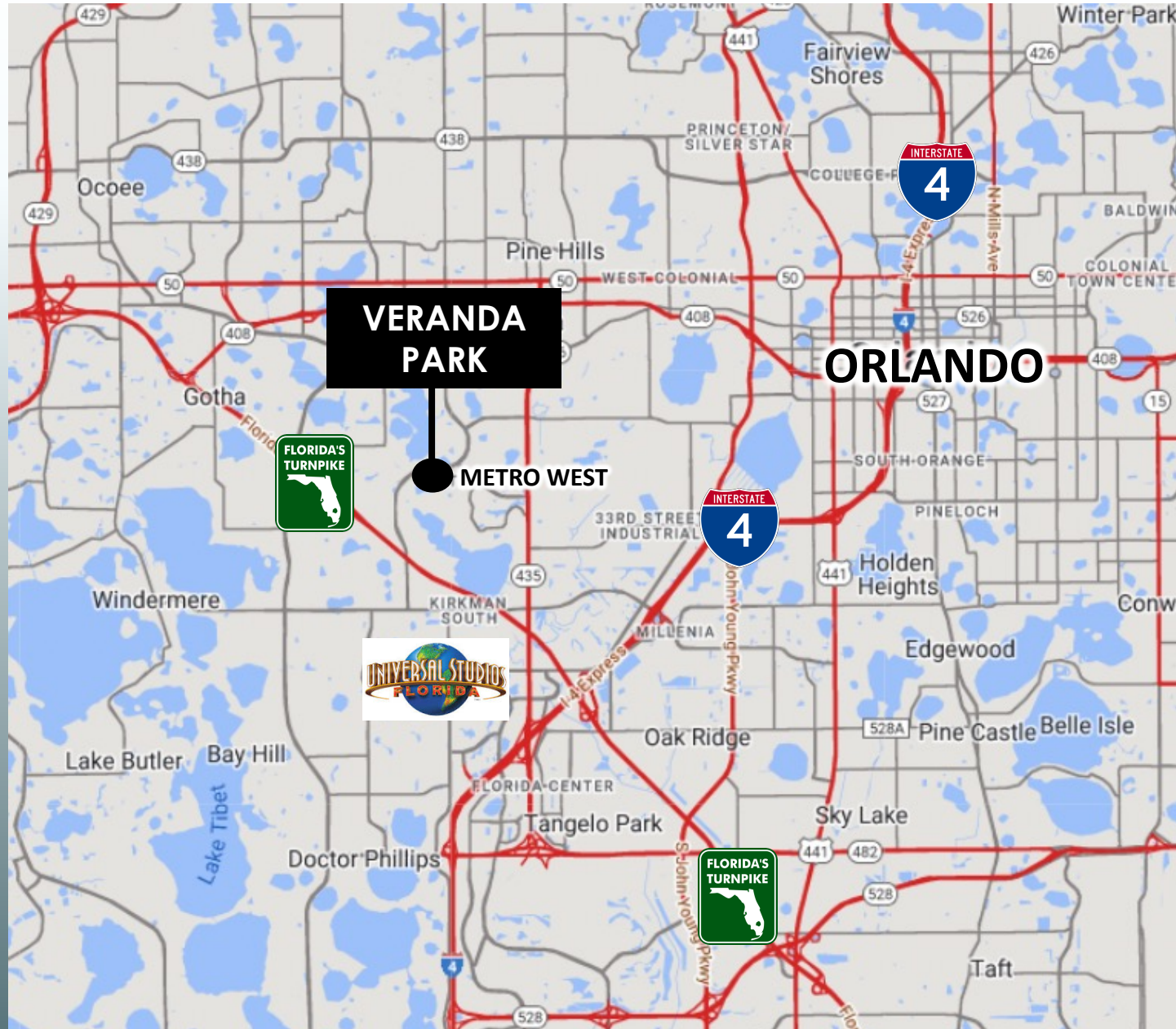
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2121 S HIAWASSEE RD | ORLANDO, FL 32835

PREMIER RETAIL/OFFICE SPACE AVAILABLE  
IN THE HEART OF METROWEST!



# LOCATION, LOCATION





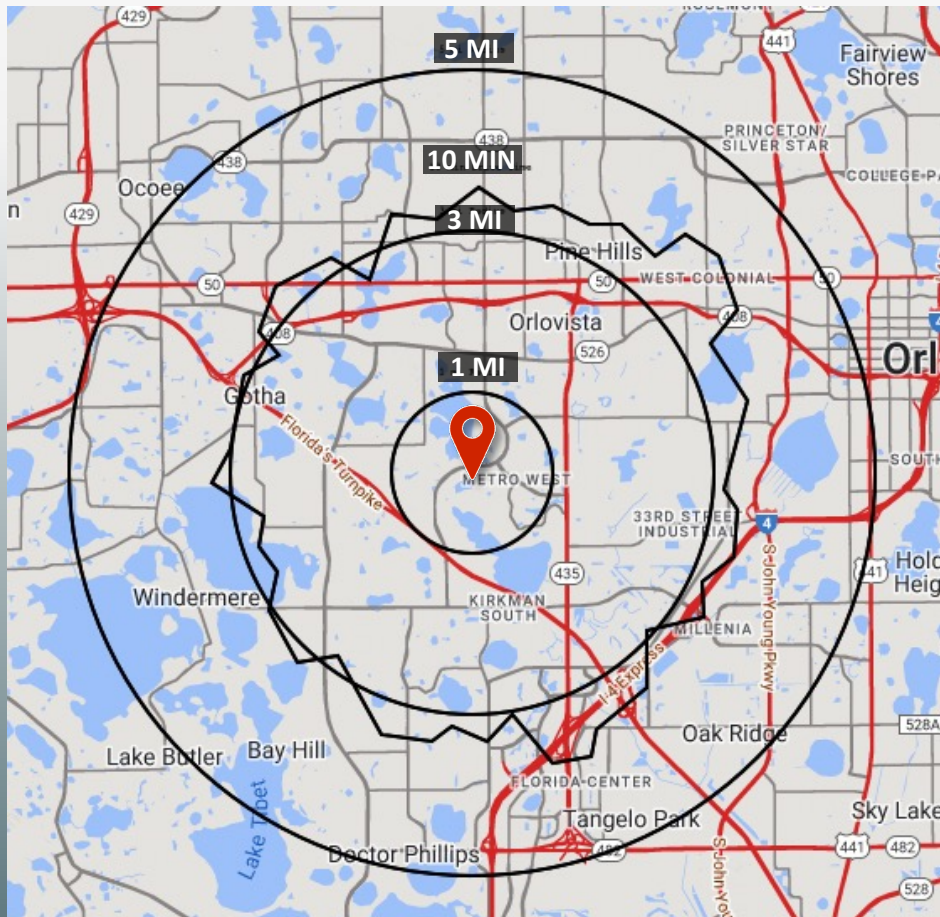
# ALL AROUND METROWEST





# DEMOGRAPHICS

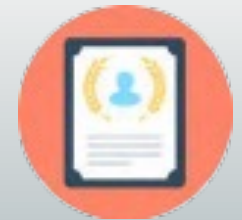
	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
<b>2024 POPULATION</b>	17,398	117,644	284,554	103,341
<b>AVG HH INCOME</b>	\$93,291	\$104,204	\$98,394	\$105,619
<b>MEDIAN AGE</b>	33.6	35.3	35.9	35.3
<b>DAYTIME POPULATION</b>	10,128	48,565	131,288	48,642



## 1 MILE HIGHLIGHTS



**\$93,291**  
AVG HH INCOME



**73.1%**  
HIGHER EDUCATION



**10,128**  
EMPLOYEES



**1,883**  
BUSINESSES





# SITE SPECIFICATIONS

- **2,232 SF AVAILABLE**
- STRONG DAYTIME POPULATION
- AFFLUENT AND DENSE RESIDENTIAL POPULATION
- TRADITIONAL OFFICE SPACE AVAILABLE
- EASY ACCESS TO DOWNTOWN AND SURROUNDING ATTRACTIONS
- GARAGE PARKING

# SITE PLAN

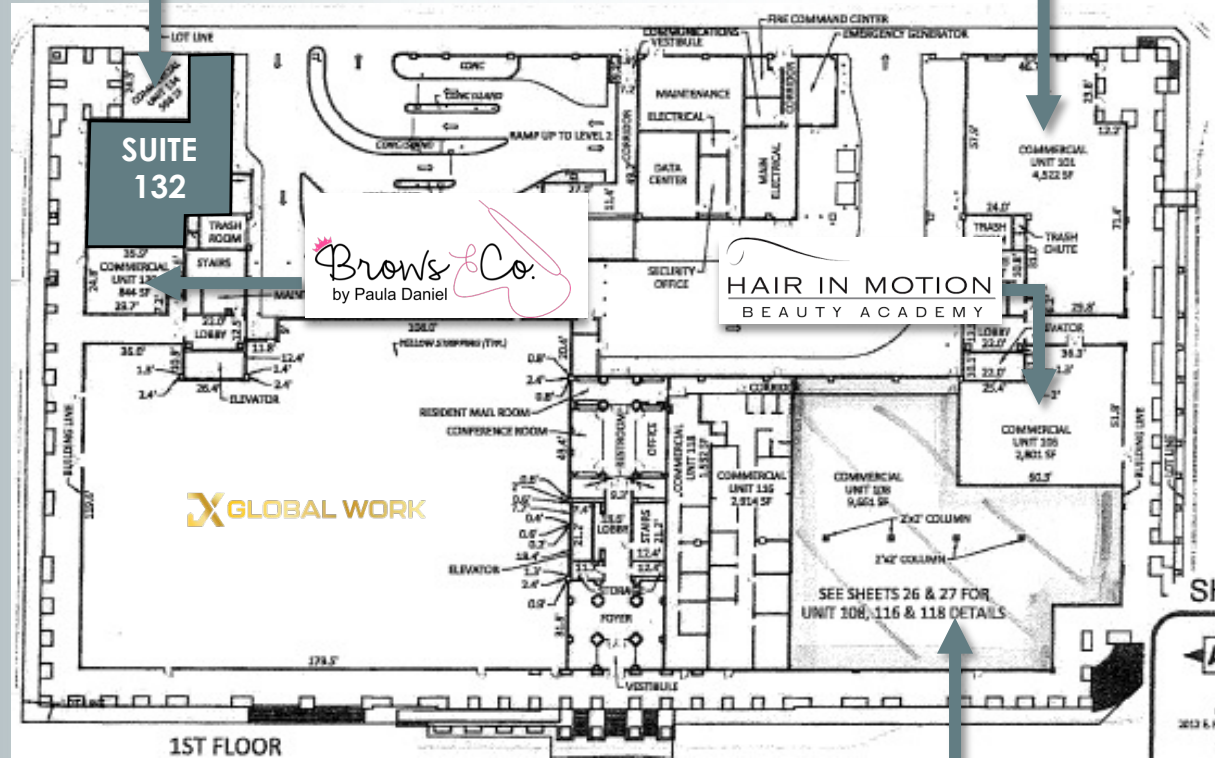


**TOMAZELLI BOUTIQUE**



PREFERRED  
REAL ESTATE  
BROKERS

SUITE	TENANT	SF
101	PREFERRED REAL ESTATE BROKERS	4,672
106	HAIR IN MOTION	2,888
108	EASY WORK SPACE	9,661
116	EASY WORK SPACE	3,148
118	EASY WORK SPACE	1,664
120	DX GLOBAL WORK	22,208
130	BROWS AND CO LLC	1,287
<b>132</b>	<b>AVAILABLE</b>	<b>2,232</b>
134	ASTEC SERVICES LLC	625



*Brows & Co.*  
by Paula Daniel

HAIR IN MOTION  
BEAUTY ACADEMY

**GLOBAL WORK**





# SUITE 132



This suite features private offices, a conference room, a large storage space and dedicated kitchen area.



# RETAILER VISION

SEEKING TENANTS TO  
ENHANCE THE EXISTING  
SURROUNDING AREA



## IDEAL USERS

- GROCERY
- COFFEE
- OFFICE USERS
- QUICK SERVICE
- BOUTIQUE
- EXPERIENCIAL







# CONTACT ACRE



Lic. Real Estate Broker

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## **SERVING RETAIL MARKETS THROUGHOUT FLORIDA**

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