

Town Center at Timber Springs

425 S. Avalon Park Blvd, Orlando, FL 32828



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,792 SF available
- Shadow Anchored by Walmart Neighborhood Market
- Access to center from S Avalon Park Blvd & Timber Springs Blvd
- 26,000+ cars per day on S Avalon Park Blvd
- Surrounded by Residential Communities with an average household income of over \$100,000
- Located 1.5 miles north of Downtown Avalon Park
- Abundant parking with cross access to Walmart

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,792 SF
Lot Size:	+/- 3.91 Acres
Building Size:	32,177 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,095	24,138	45,208
Total Population	10,026	66,554	125,659
Average HH Income	\$122,297	\$100,174	\$88,571

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTOS



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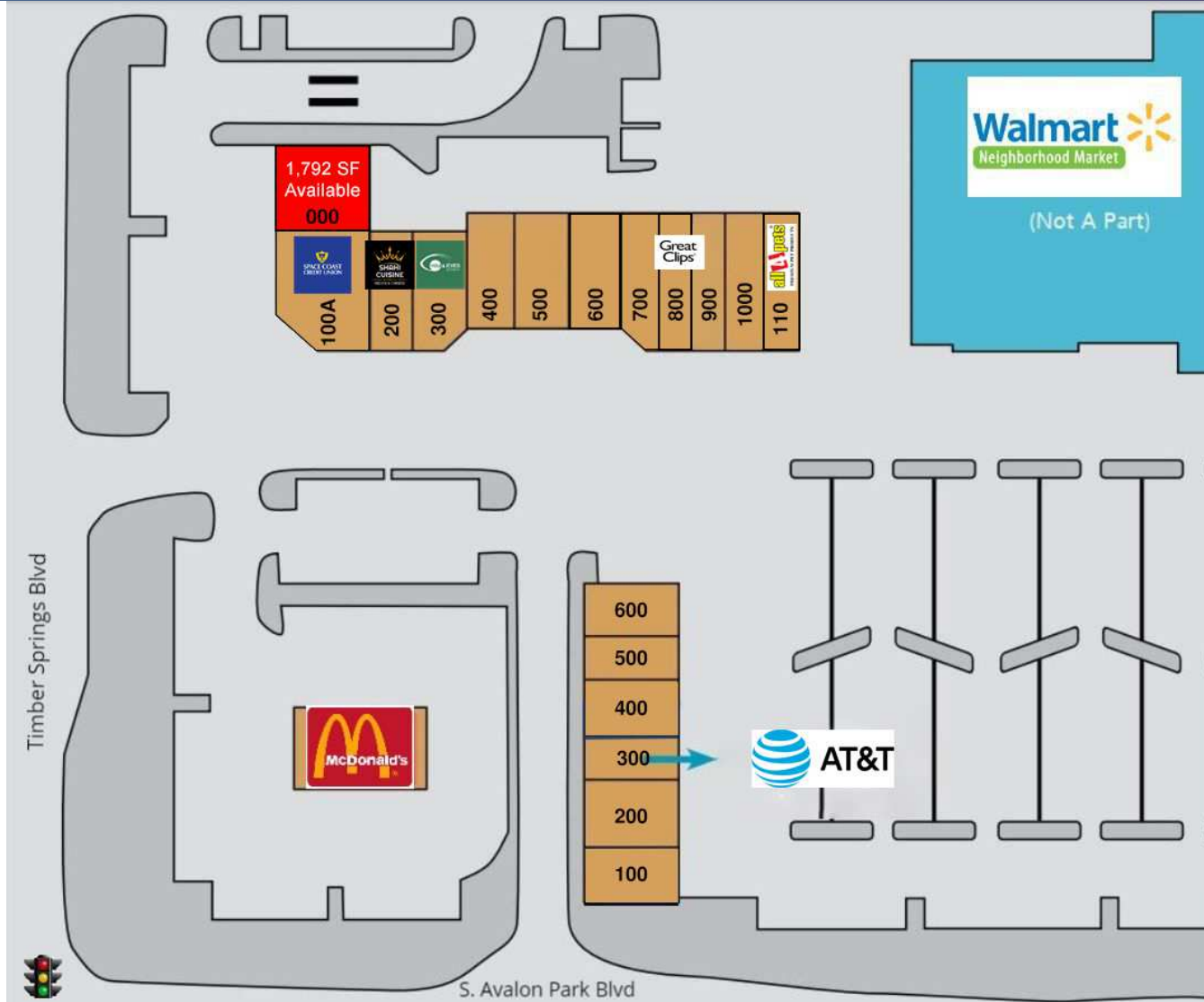
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SITE PLAN



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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 425-000	Available	1,792 SF	NNN	Negotiable	-
Unit 425-100A	Space Coast Credit Union	3,982 SF	NNN	Negotiable	-
Unit 425-200	Shahi Cuisine	1,600 SF	NNN	Negotiable	-
Unit 425-300	You & Eyes	1,792 SF	NNN	Negotiable	-
Unit 425-400	Tratto Italian Restaurant	2,348 SF	NNN	Negotiable	-
Unit 425-500	Dentist	1,650 SF	NNN	Negotiable	-
Unit 425-600	Intervention Massage	1,540 SF	NNN	Negotiable	-
Unit 425-700	Diamond Nails and Spa	1,600 SF	NNN	Negotiable	Coming Available 5/31/2026
Unit 425-800	Great Clips	1,200 SF	NNN	Negotiable	-
Unit 425-900	Spine Labs	1,600 SF	NNN	Negotiable	-
Unit 425-1000	Avalon Park Chiropractic	1,535 SF	NNN	Negotiable	-
Unit 425-110	All4Pets	1,618 SF	NNN	Negotiable	-
Unit 457-600	Island Thyme Grill	1,500 SF	NNN	Negotiable	-
Unit 457-500	Barbershop	1,200 SF	NNN	Negotiable	-
Unit 457-400	Dance Studio	1,500 SF	NNN	Negotiable	-
Unit 457-300	AT&T	1,300 SF	NNN	Negotiable	-
Unit 457-200	Ice Cream	1,183 SF	NNN	Negotiable	-
Unit 457-100	Tienda Mexican	2,315 SF	NNN	Negotiable	-

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AREA MAP



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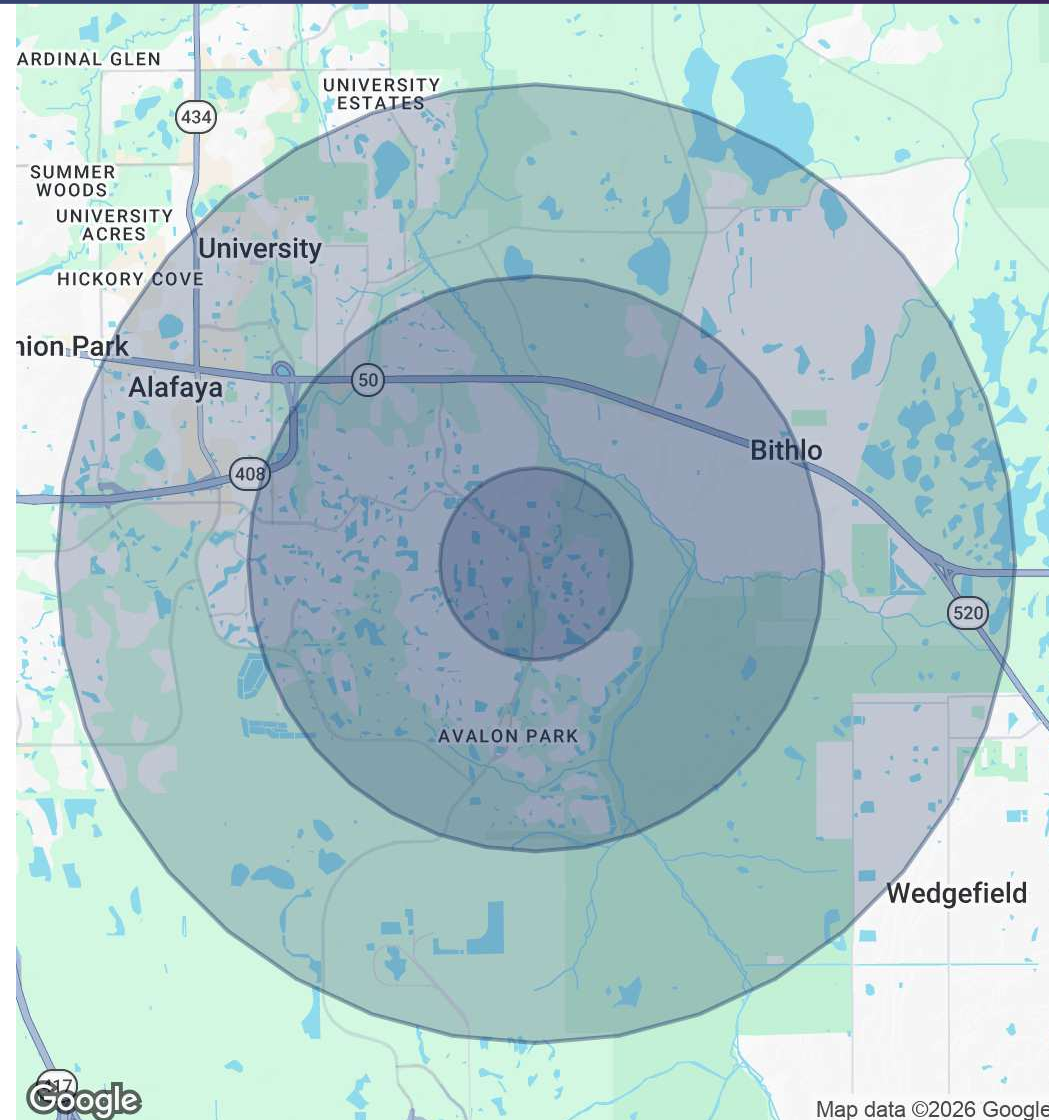
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,026	66,554	125,659
Average age	29.9	30.8	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,095	24,138	45,208
# of persons per HH	3.2	3.2	3.1
Average HH income	\$122,297	\$100,174	\$88,571
Average house value	\$312,026	\$309,824	\$281,092
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,894	38,770	70,125
Total Population - Black	742	4,221	7,937
Total Population - Asian	825	4,167	6,246
Total Population - Hawaiian	10	50	100
Total Population - American Indian	12	115	515
Total Population - Other	477	2,766	5,481



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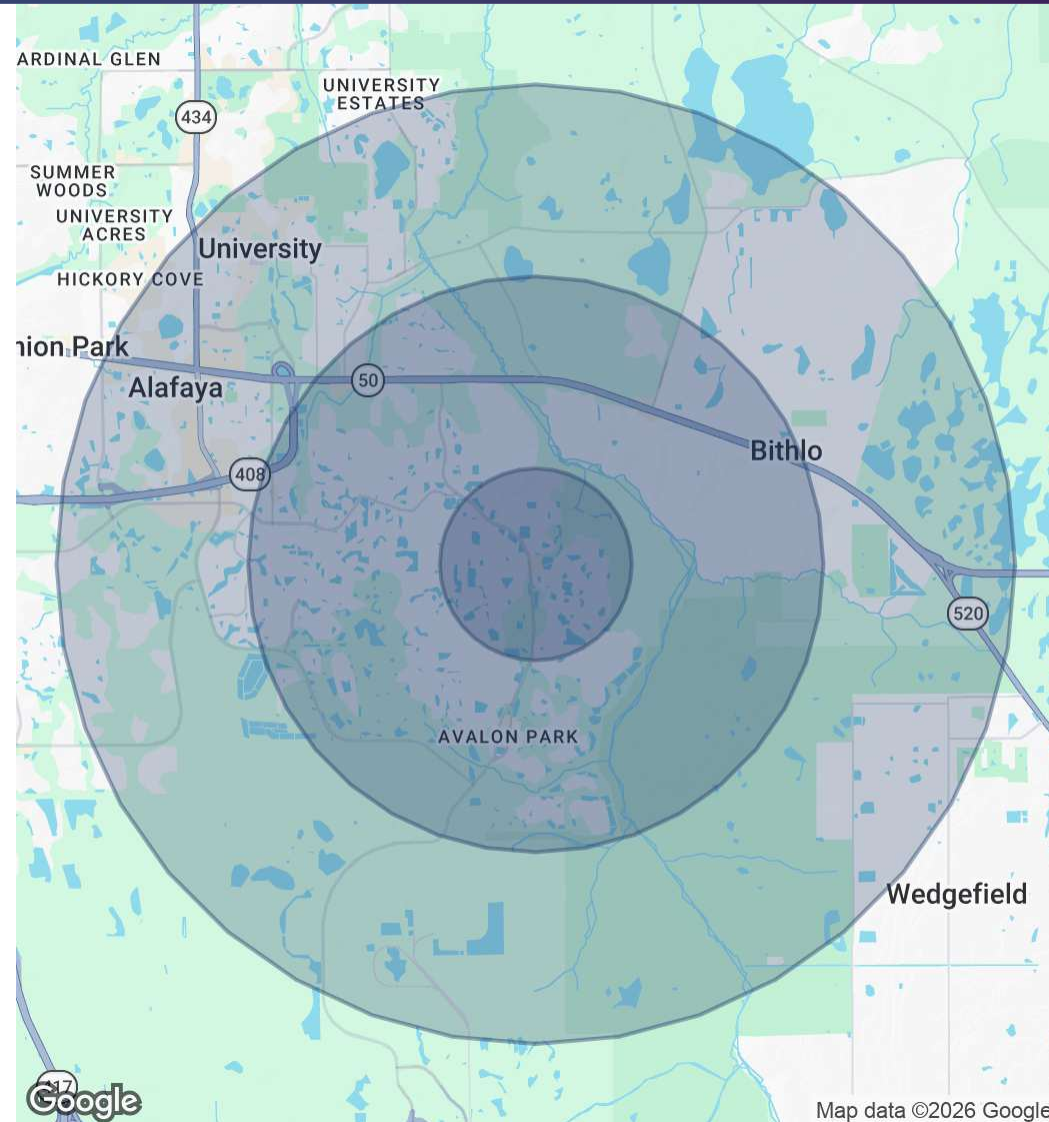
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	630	3,151	6,144
5 - 9	756	3,529	6,510
10 - 14	1,145	5,241	8,388
15 - 17	682	3,428	6,309
18 - 20	640	3,347	12,392
21 - 24	706	4,124	11,758
25 - 34	1,375	8,665	19,536
35 - 44	1,918	9,233	17,384
45 - 54	1,874	10,001	17,329
55 - 64	1,315	8,130	14,928
65 - 74	705	5,186	9,685
75 - 84	313	2,670	4,829
85+	87	691	1,275



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