

FT GATLIN VILLAGE

4401 S. Orange Avenue, Orlando, FL 32806



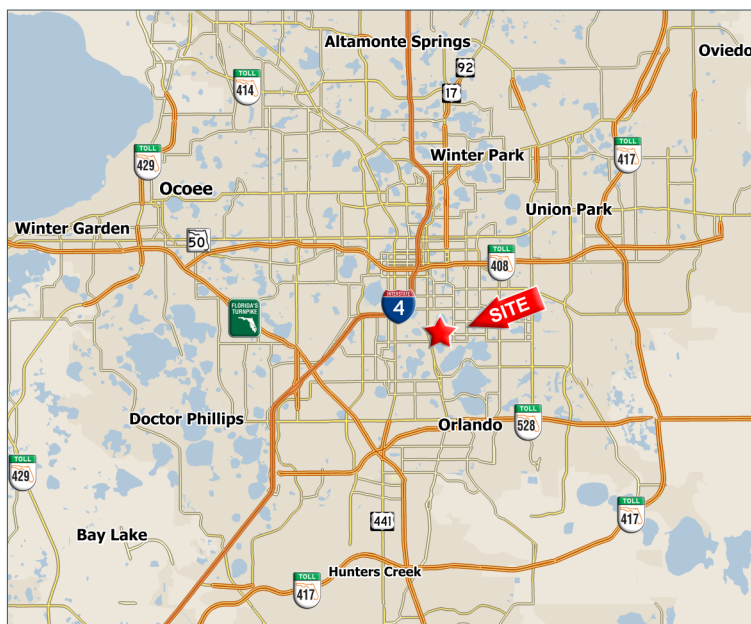
PROPERTY HIGHLIGHTS

- Great neighborhood center opportunity!
- Center recently renovated
- This center allows it's tenants to cater to both, a large residential and daytime population.
- Located at a heavily trafficked intersection.
- Strong household income in the immediate area.
- This center is ideal for any and all retail and professional office uses.
- Traffic Counts:
 - 42,000± VPD on Orange Ave.
 - 15,300± VPD on Holden Ave.

One Space Left– 2,283 SF

683 sf coming available

Demographics	1-Mile	3-Mile	5-Mile
Population	7,225	115,539	279,083
Average HH Income	\$86,524	\$62,697	\$58,952
Daytime Population	9,031	154,415	436,218



Heather Coons

305-283-1521

Heather@blurockcommercial.com

3408 S. Orange Ave.
Suite B

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www.blurockcommercial.com

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#	Tenant	SF
4721	Gatlin Hall	4,738
4741	Mochinut	1,562
4745	Formaggio & Friends	1,709
4749	Pediatrics Plus	1,840
4753	Available	2,283
4757	The Porch at Gatlin	4,058
75	High End Nail Salon	1,940
101	Salon Suites	5,658

#	Tenant	SF
105	Salon Suites	2,842
107	Definition Bridal	1,397
109	NuSpine Chiropractic	1,383
111	Vet Clinic	2,109
113 & 117	Hardcore Fitness	4,319
121	Masis Staffing	1,394
123	Jiu Jitsu	2,760
4761	Fran Prop manage.	683

#	Tenant	SF
4765	Just 4 Dogs	683
4769	Flow Barber	683
4773	Chiropractor	683
4777	Raptors Catering	683
4781	ButterCrust Pizza	683
4785	Coming Available	683
4789	Smiths Homemade	683
4793 & 4797	Brazas	1,357

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Trade Area Demographics

