



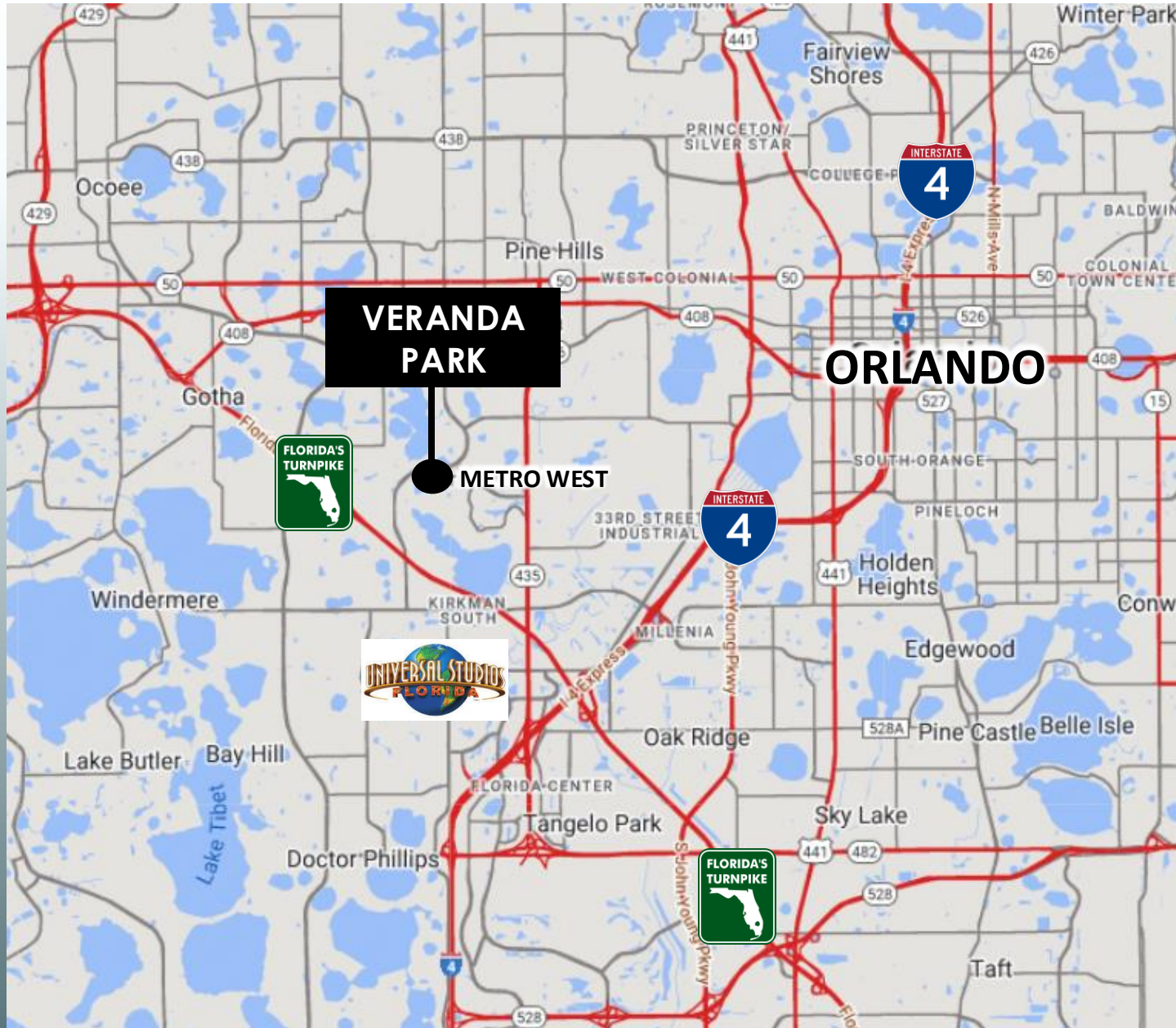
VERANDA PARK

2121 S HIAWASSEE RD | ORLANDO, FL 32835

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



LOCATION, LOCATION

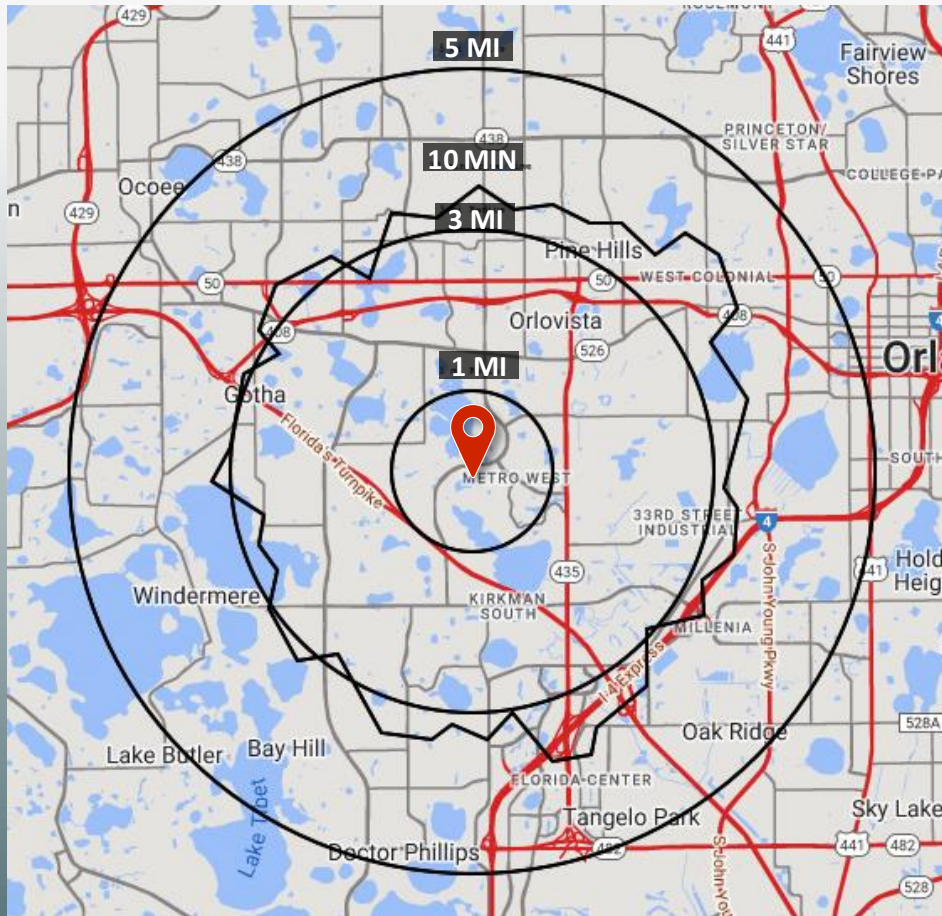


ALL AROUND METROWEST



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
2025 POPULATION	16,383	116,999	282,834	99,430
AVG HH INCOME	\$92,474	\$100,850	\$95,493	\$99,530
MEDIAN AGE	33.8	35.4	36.0	35.5
DAYTIME POPULATION	14,157	77,967	208,768	74,969



1 MILE HIGHLIGHTS



\$92,474
AVG HH INCOME



73.1%
HIGHER EDUCATION



10,109
EMPLOYEES



1,880
BUSINESSES



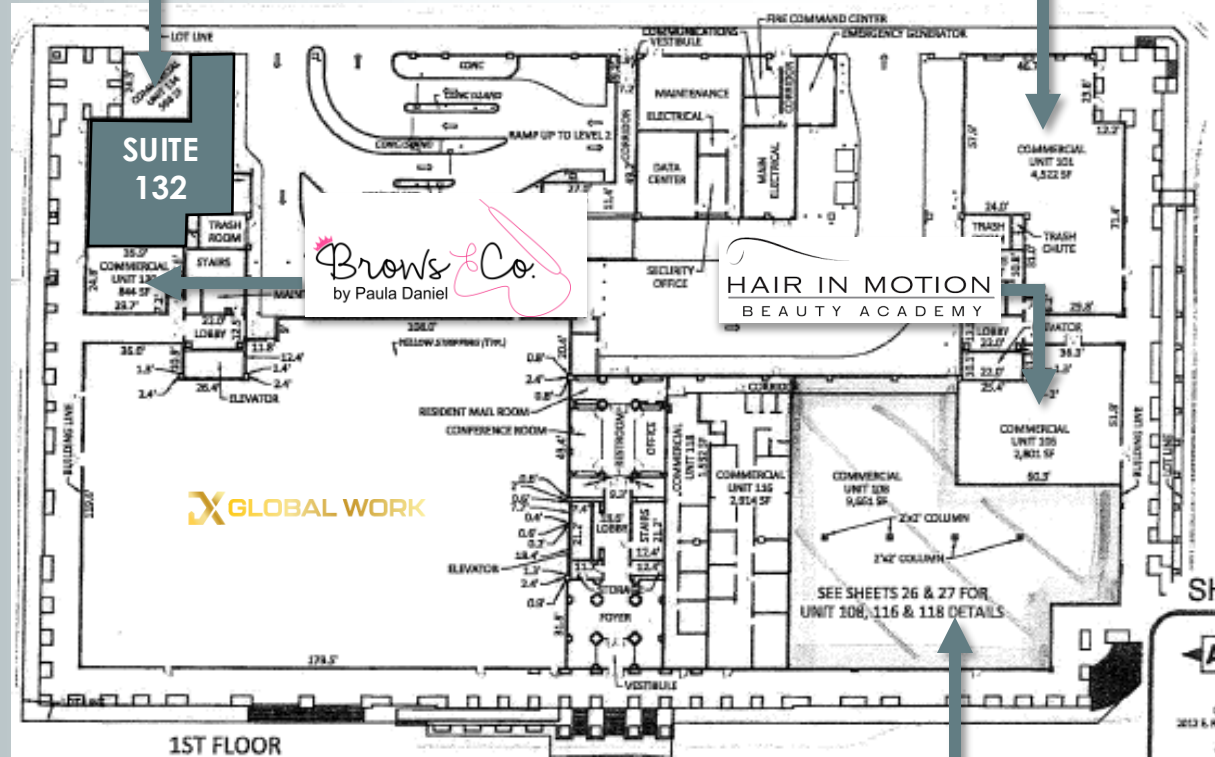
SITE SPECIFICATIONS

- **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



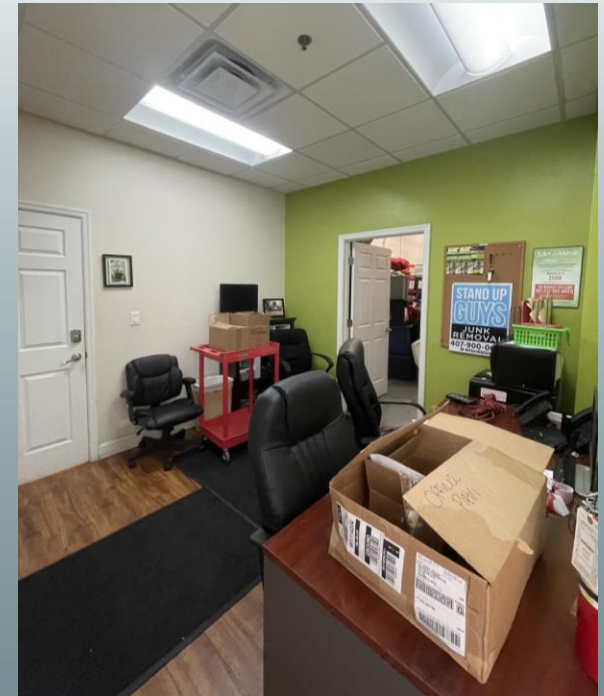
SUITE	TENANT	SF
101	PREFERRED REAL ESTATE BROKERS	4,672
106	HAIR IN MOTION	2,888
108	EASY WORK SPACE	9,661
116	EASY WORK SPACE	3,148
118	EASY WORK SPACE	1,664
120	DX GLOBAL WORK	22,208
130	BROWS AND CO LLC	1,287
132	AVAILABLE	2,232
134	ASTEC SERVICES LLC	625



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



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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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