

# Semoran Shopping Center

**DEMETREE**  
GLOBAL

**FOR LEASE | RESTAURANT**



**490 N SEMORAN BLVD, WINTER PARK, FL 32792**

Semoran Shopping Center proudly presents a 2,850 SF second-generation restaurant space with a drive-thru, located at the prime intersection of Aloma Ave and Semoran Blvd (SR 426/SR 436). Offering excellent frontage and visibility on SR 436, this location provides easy access and abundant parking, with cross-access to Semoran Shopping Center. Just minutes from downtown Winter Park and less than a mile from Full Sail University, this is an ideal opportunity for a restaurant looking to capitalize on a high-traffic area with growing residential and commercial developments.

## PROPERTY HIGHLIGHTS:

- Prime 2,850 square foot second-generation restaurant space with drive-thru available for lease.
- Highly traveled, prominent intersection of Aloma Ave and Semoran Blvd (SR 426/SR 436).
- Offering excellent frontage and visibility on SR 436, with pylon signage available.
- Combined traffic count reaching 96,500 AADT.
- Minutes from Downtown Winter Park, located between Rollins College and Full Sail University.
- Co-tenants include: Advance Auto Parts, Friendly Confines, and Habaneros Mexican Grill.
- New 178-unit Calirosa Winter Park 55+ senior living luxury community located across the street.
- Less than 1 mile from Full Sail University.
- Abundant parking.

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,308	96,552	263,952
Total Daytime Population	12,056	70,975	211,479
Median Age	37.1	37.1	38.0
Average HH Income	\$77,419	\$102,883	\$98,219



**21,000+** Full Sail Univ. Students

2023 total



**70,975** Employees

in 3 miles



**\$102,883** HH Income

in 3 miles

**Contact us now for more information**

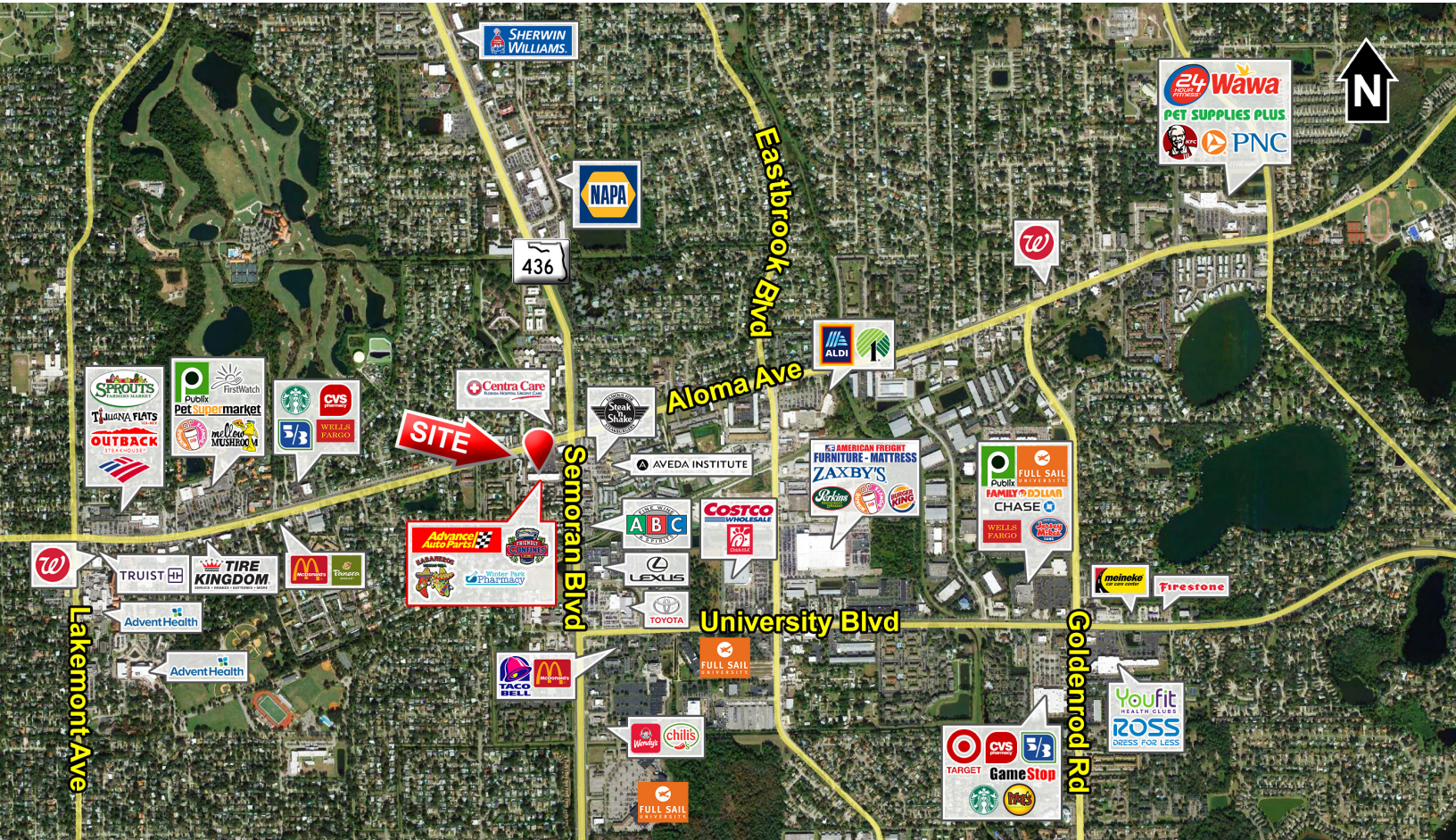
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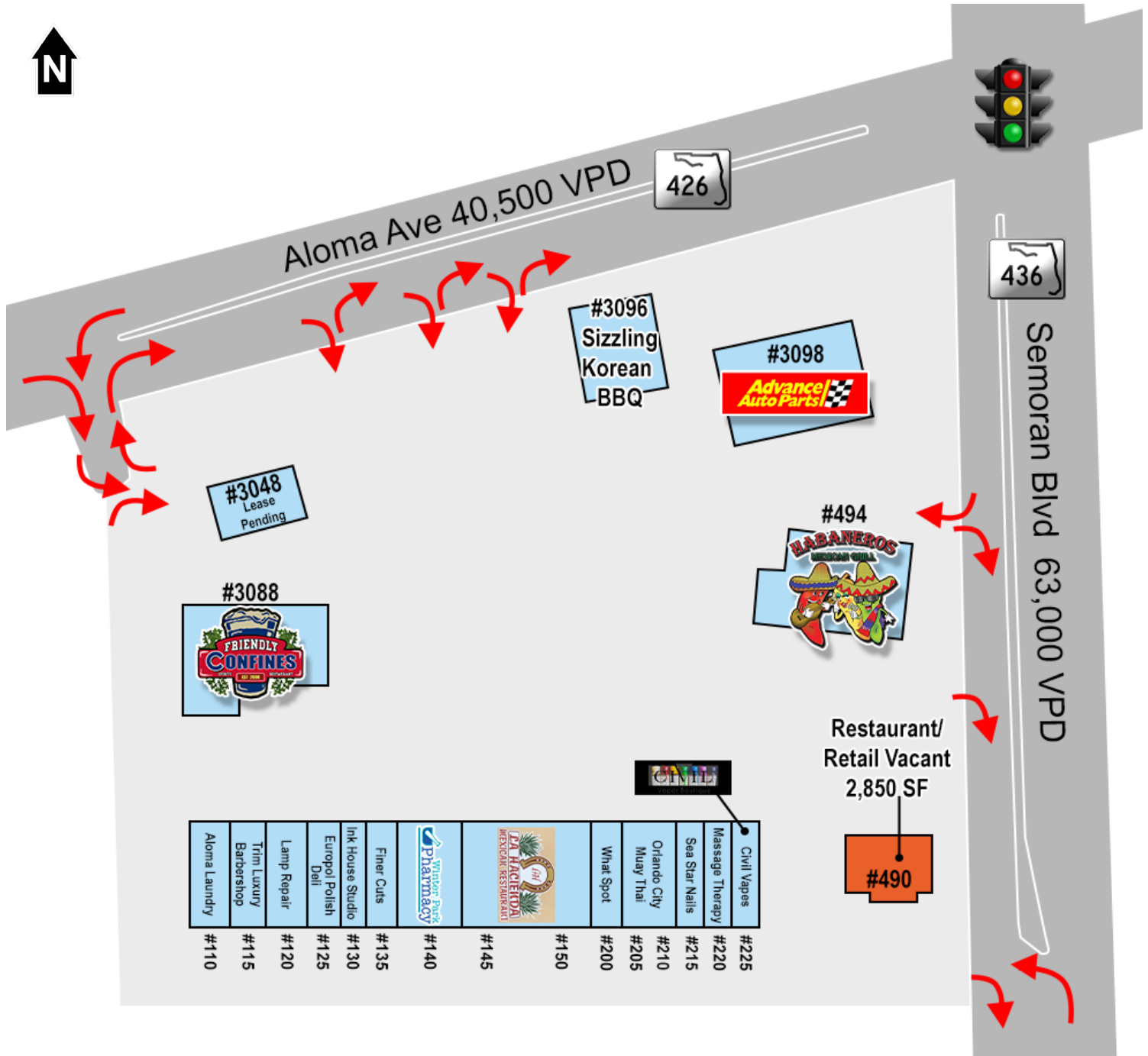
# Trade Area Aerials



# Space 490 Photos (2,850 SF)



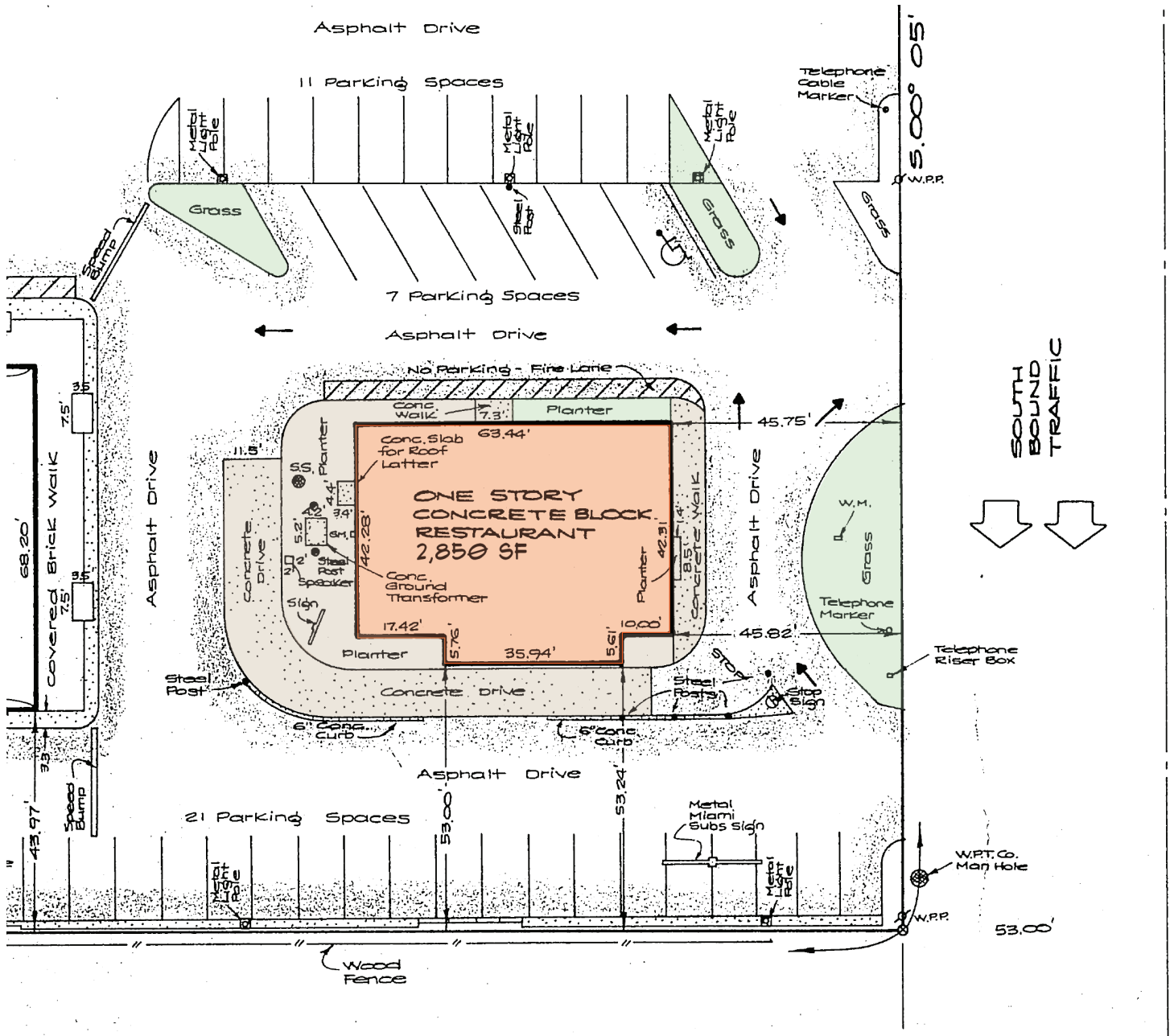
# Site Plan



**LEGEND**

- Existing Tenant
- Vacant

# Space 490 Site Plan (2,850 SF)



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