

THE SHOPS AT VERANDA PARK

2295 S HIAWASSEE ROAD | ORLANDO, FLORIDA



GLA	±17,604 SF
LAND AREA	±1.40 Acres
YEAR BUILT	2004
LOCATION	MetroWest Orlando, FL
OCCUPANCY	100%
PRICE	\$6,634,000
CAP RATE	6.00%
TENANTS	Easy Work Space, Achille's Coffee Shop, Filutowski Eye Institute, CB Catering, Alora Health Spa

INVESTMENT HIGHLIGHTS



STRATEGIC METROWEST LOCATION:

- Located within the 1,800+ acre MetroWest masterplanned community, one of Orlando's most established and densely populated submarkets.
- Minutes from major thoroughfares; Florida Turnpike, S Kirkman Rd, CR-408, I-4, W Colonial Dr



HIGH VISIBILITY CORNER:

Fronting South Hiawasse Road, a primary north-south artery serving West Orlando with strong daily traffic counts (28,500 VPD).



CURATED TENANT MIX DRIVING DAILY ACTIVATION:

Coffee, medical, service, and experiential tenants create all-day traffic patterns



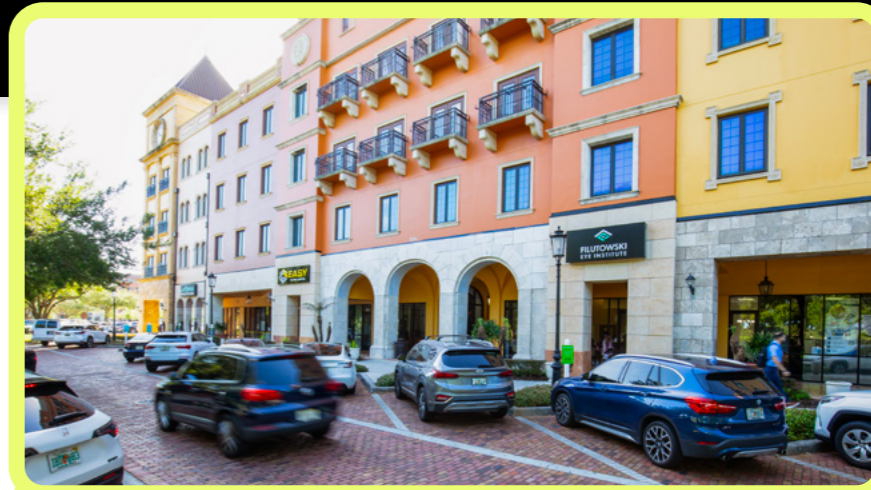
INTERNET-RESISTANT TENANT MIX:

Service-oriented and medical tenancy supports long-term stability and reduced e-commerce exposure.



UPSIDE THROUGH RENT GROWTH:

Several tenants below market relative to newer leases



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