

Outparcel For Lease

SW Quadrant of Semoran Blvd & Aloma Ave

DEMETREE
GLOBAL

FOR LEASE | RETAIL/RESTAURANT



Potential Concept

3048 ALOMA AVENUE, WINTER PARK, FL 32792

PROPERTY FEATURES:

- Existing 1,920 SF freestanding building on an expansive 18,784 SF lot, offering plenty of room for an inviting outdoor patio addition with ample seating.
- Highly traveled prominent intersection of SR 436/Semoran Blvd. and Aloma Ave.
- Combined traffic count reaching 96,500 AADT.
- Minutes from Downtown Winter Park.
- Less than 1 mile from Full Sail University.
- Co-tenants include: Friendly Confines, La Granja and Habaneros Mexican Grill.
- New 178 unit Calirosa Winter Park 55+ senior living luxury community, located across the street.
- Dedicated pylon signage with excellent visibility.

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,378	99,945	272,441
Total Daytime Population	19,674	132,719	352,840
Median Age	37.6	36.7	37.5
Average HH Income	\$69,323	\$94,219	\$89,551



21,000+ Full Sail Univ.
Students

2022 total



71,938 Employees

in 3 miles



\$94,219 HH Income

in 3 miles

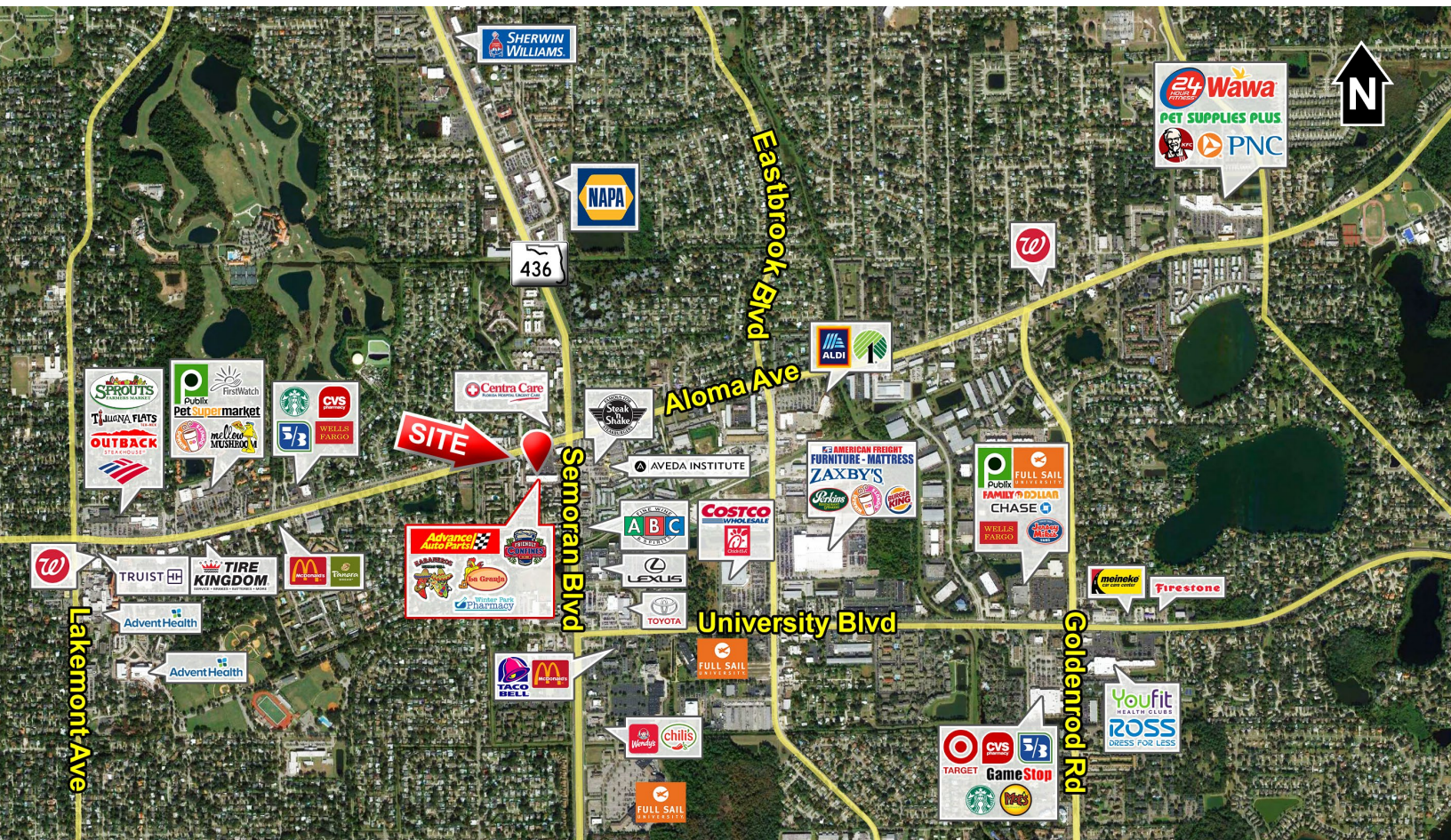
Contact us now for more information

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Trade Area Aerials



Photos & Close Up Aerial



Photos & Close Up Aerial

Dedicated Pylon Sign



Calirosa Winter Park
178 Luxury Units



Aloma Ave 40,500 VPD

PYLON

426

Potential Concept Renderings



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