

NEO AT SODO

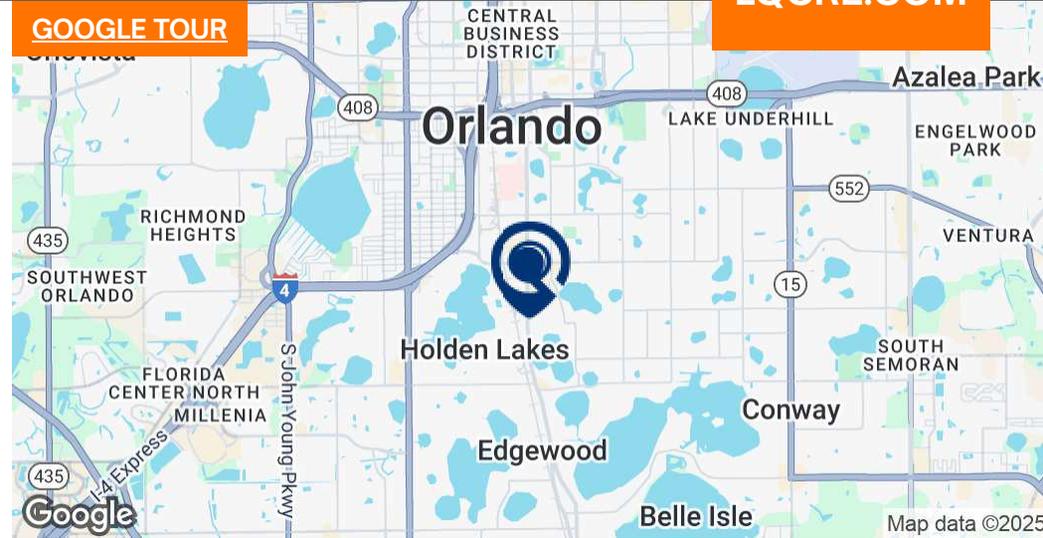
3509 S Orange Ave | Orlando, FL 32806

New Development - Multi-Family with Ground Floor Retail For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



CALL FOR
RATES



1,136 - 7,468
SF



Q4 2025/Q1 2026
ESTIMATED DELIVERY

- New mixed use retail development coming in early 2026 to Orlando's SoDo District, just south of Downtown Orlando.
- 73 luxury apartments with ground floor retail.
- 1,136 - 7,468 SF of retail space for lease with frontage on S Orange Avenue.
- Strong demographics daytime population of 121,558 in a 3-mile radius and an average household income of \$109,049 in a 3 mile radius.



5-MILE TOTAL POPULATION

312,197



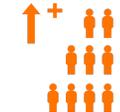
5-YR POP. INCREASE

1.7%



5-MILE AVE HH INCOME

\$101,239



5-MILE # EMPLOYEES

198,830

[PROPERTIES.LQCRE.COM/NEO-AT-SODO](https://properties.lqcre.com/neo-at-sodo)



500 Winderley Pl #104
Maitland, FL 32751
LQCRE.COM

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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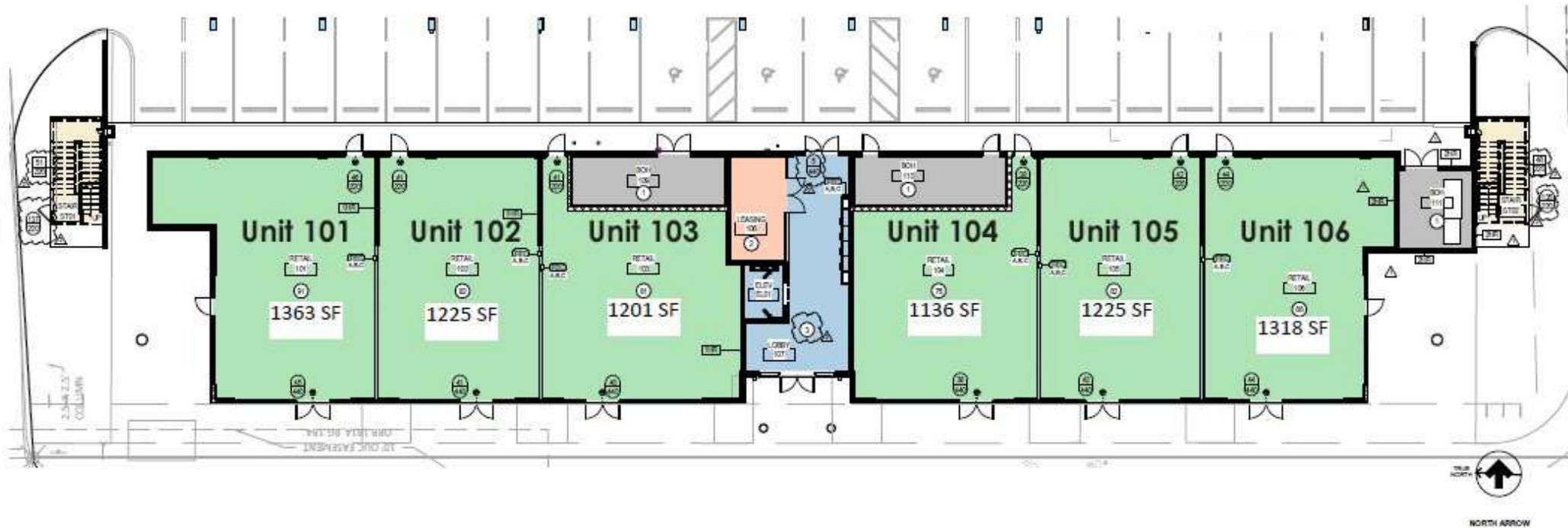
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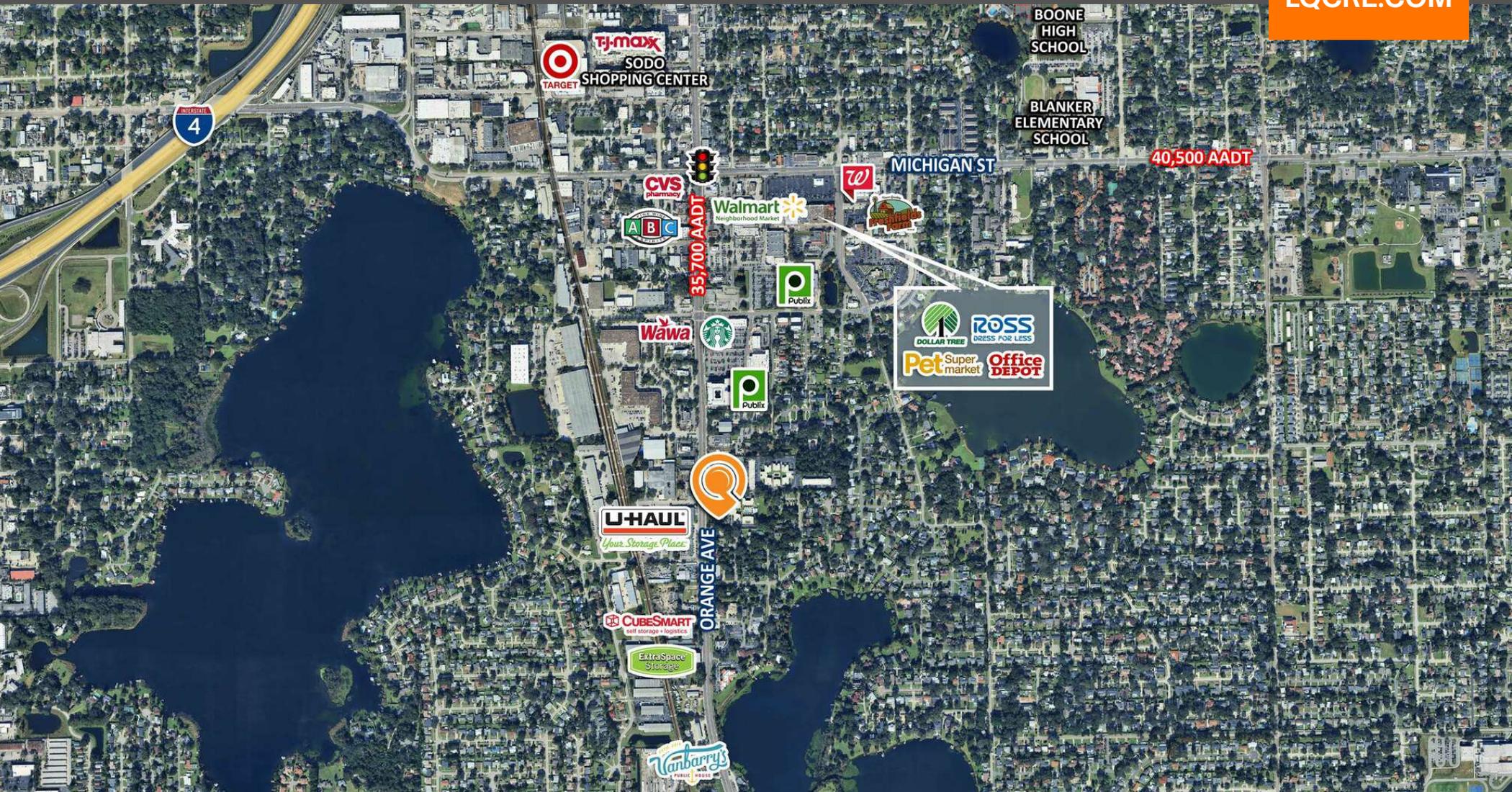
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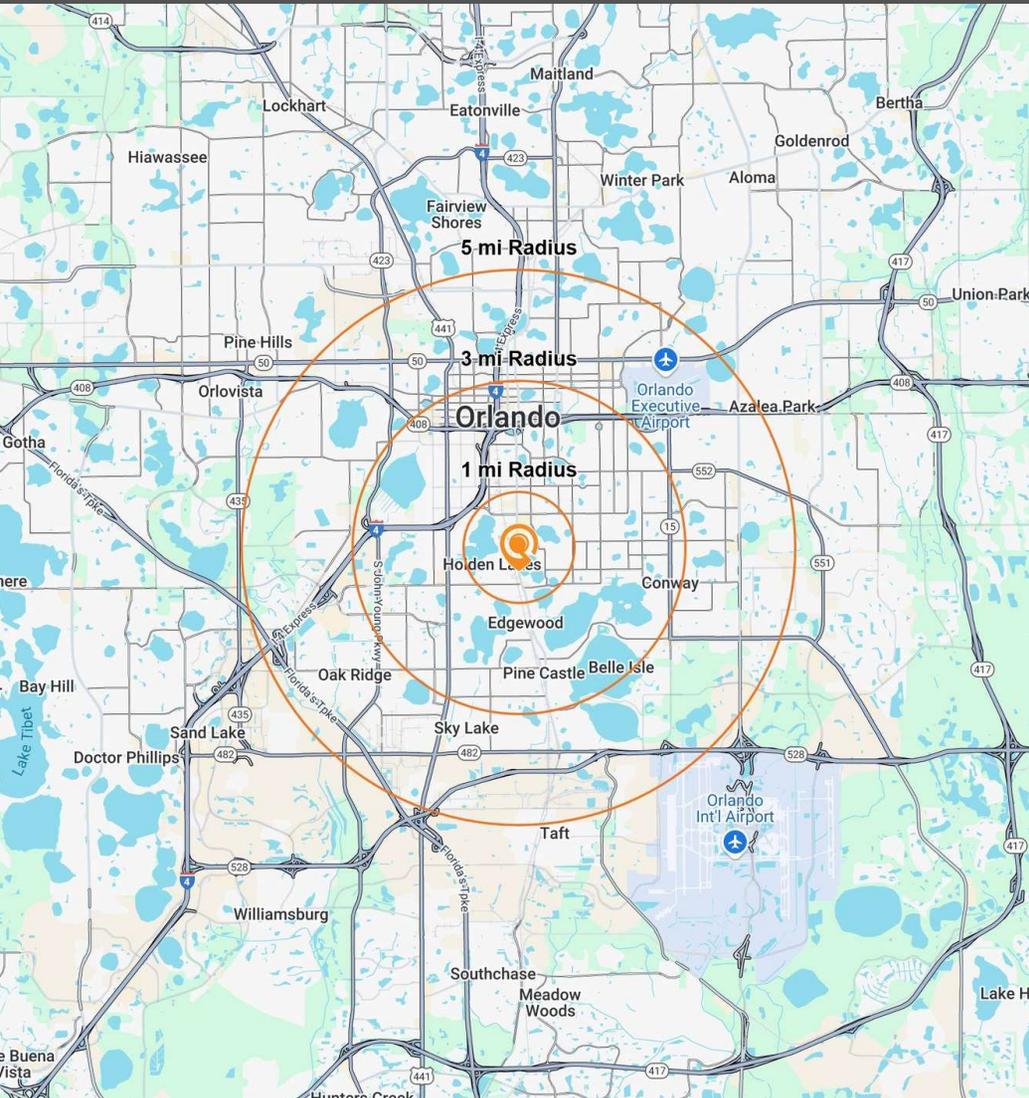
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DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	8,760	125,860	312,197
2029 Projected Population	9,075	135,314	338,779
Projected Annual Growth to 2029	0.7%	1.5%	1.7%
Historical Annual Growth 2010 to 2024	0.7%	1.0%	1.3%
Median Age	43.0	37.3	36.5
Households	4,053	54,437	132,106
Projected Annual Growth to 2029	0.6%	1.6%	1.8%
Historical Annual Growth 2010 to 2024	0.9%	1.5%	1.6%
White	67.4%	45.7%	42.2%
Black or African American	15.5%	29.9%	27.9%
Asian or Pacific Islander	3.5%	3.4%	3.6%
American Indian or Native Alaskan	0.3%	0.4%	0.4%
Other Races	13.3%	20.6%	25.8%
Hispanic	20.5%	27.5%	33.5%
Average Household Income	\$135,390	\$109,049	\$101,239
Median Household Income	\$105,222	\$75,698	\$72,173
Per Capita Income	\$62,894	\$47,355	\$42,960
Elementary (Grades 0 - 8)	2.5%	5.3%	5.6%
Some High School (Grades 9 - 11)	4.8%	6.5%	6.1%
High School Graduate	17.9%	27.0%	26.6%
Some College	15.8%	14.3%	15.0%
Associates Degree Only	8.9%	9.1%	9.9%
Bachelors Degree Only	30.9%	23.5%	23.6%
Graduate Degree	19.2%	14.4%	13.1%
Total Businesses	1,158	11,603	27,566
Total Employees	7,723	85,224	198,830

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