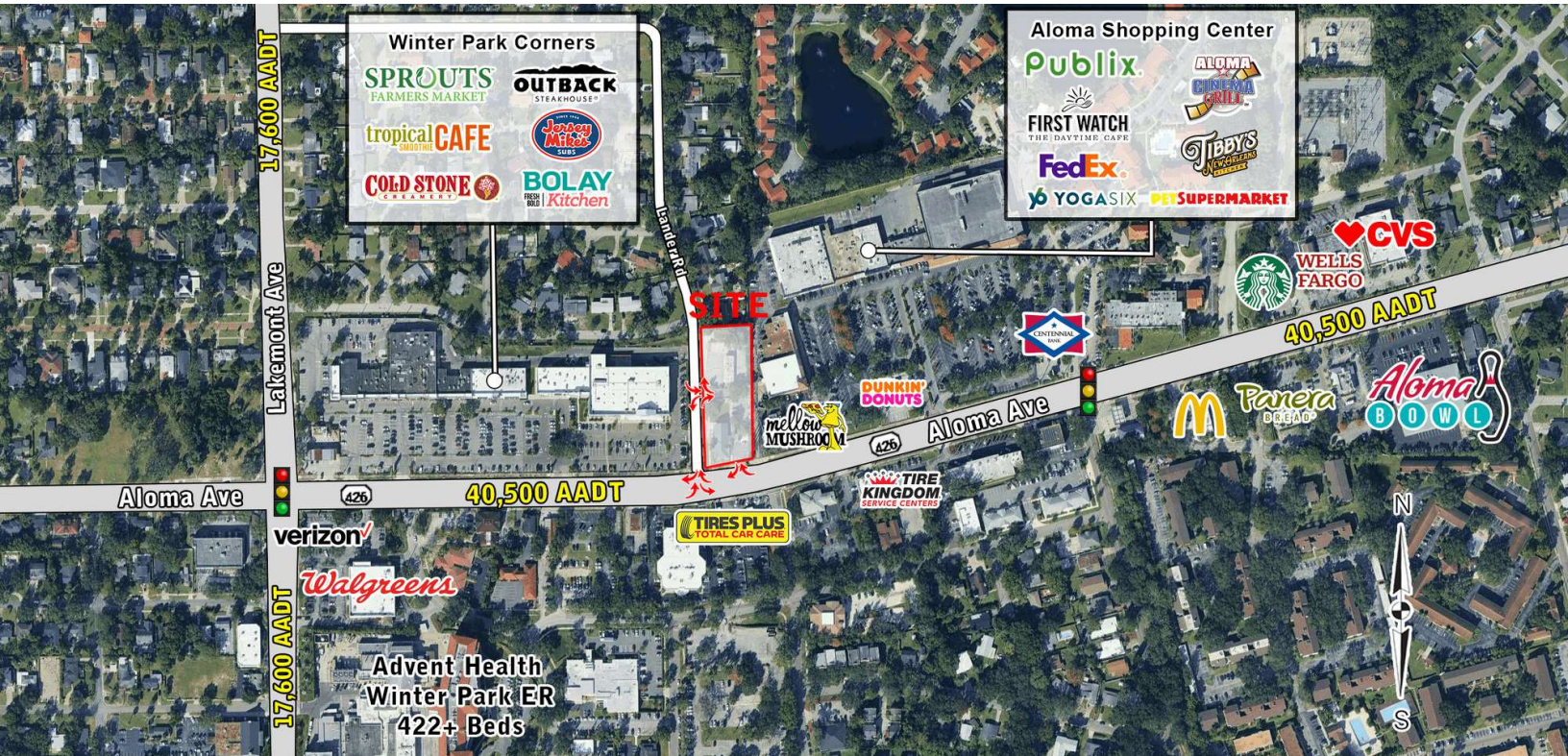


ALOMA AVE OUTPARCEL

2011 Aloma Ave Winter Park, FL 32792



PROPERTY HIGHLIGHTS

- 2,360 sf building with drive through for lease or 0.95 acre land available for ground lease/build to suit
- Located on Aloma Avenue & Lander Rd, between prominent Winter Park Corner shopping center and Aloma Shopping Center, benefitting from a total of 220,000 visits per month.
- Full access on Aloma Avenue and Lander Rd provides direct access to Lakemont Avenue
- Over 11,000 employees within 5 minute drive time and over 62,000 with within 3 miles
- Traffic count of 40,500 AADT on Aloma Avenue / SR 426
- Walking distance from Advent Health Winter Park ER
- Zone C-3 in Winter Park, FL with 41,147 sf of land

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	9,327	46,987	119,134
Total Population	21,775	108,267	279,654
Average HH Income	\$133,039	\$124,565	\$111,604



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