

Outparcel For Lease

SW Quadrant of Semoran Blvd & Aloma Ave

DEMETREE
GLOBAL

GROUND LEASE | BUILD TO SUIT



3048 ALOMA AVENUE, WINTER PARK, FL 32792

PROPERTY FEATURES:

- Total lot size 18,784 SF.
- 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.
- Drive-thru potential.

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

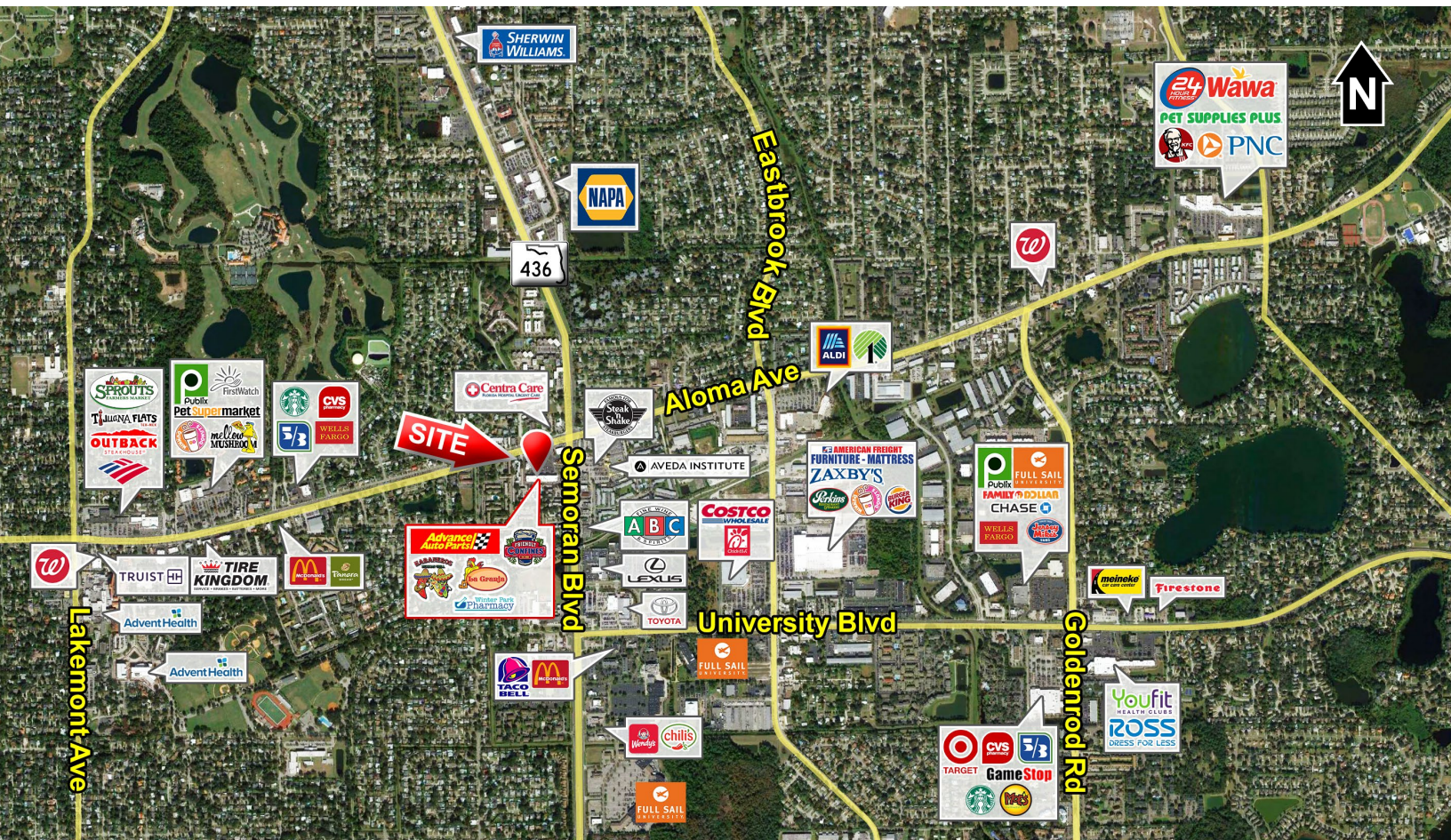
Contact us now for more information

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Trade Area Aerials



Photos & Close Up Aerial



Photos & Close Up Aerial

Dedicated Pylon Sign



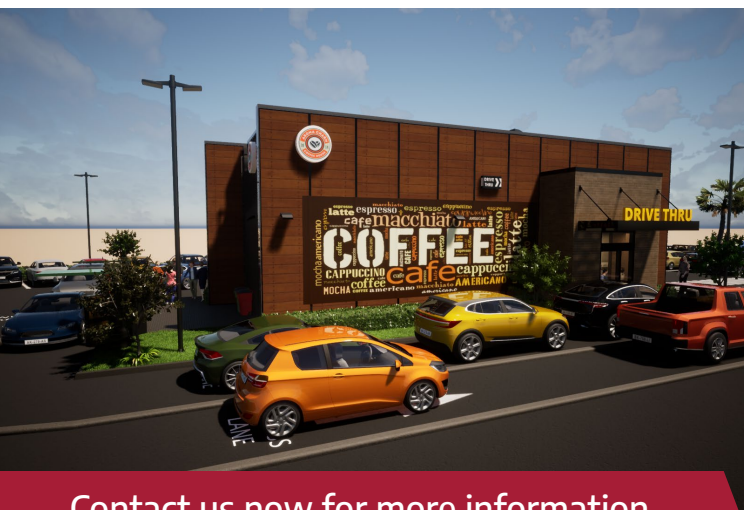
Conceptual Site Plan



* Concept Design Layout for Potential Drive-Thru. Subject to Modification



Potential Concept Renderings



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