

# Outparcel For Lease

SW Quadrant of Semoran Blvd & Aloma Ave

DEMETREE

GLOBAL

GROUND LEASE | BUILD TO SUIT



Potential Concept

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.

Contact us now for more information

RUSTY STOECKEL  
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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

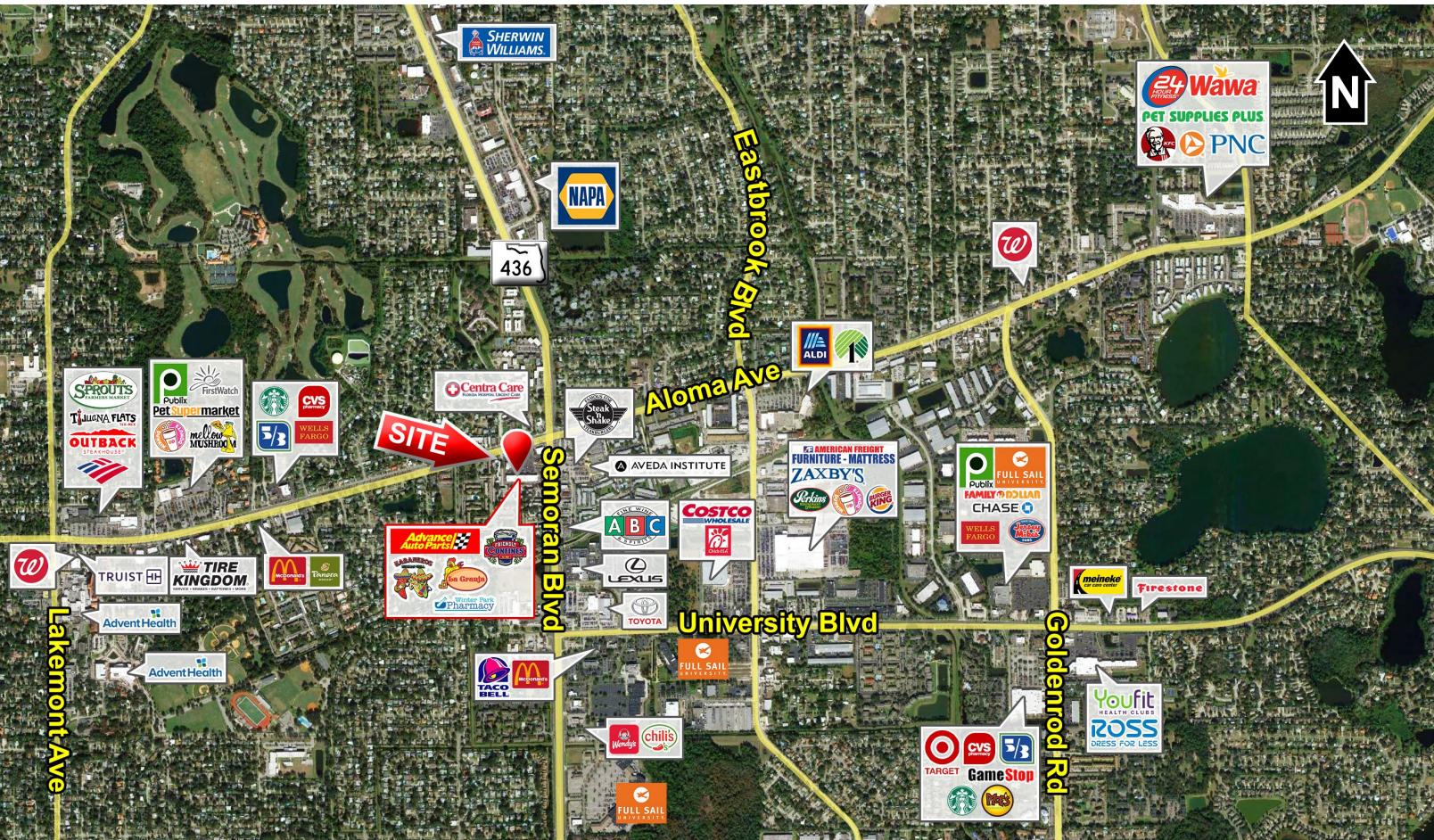
in 3 miles

Demetree Global

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# Trade Area Aerials

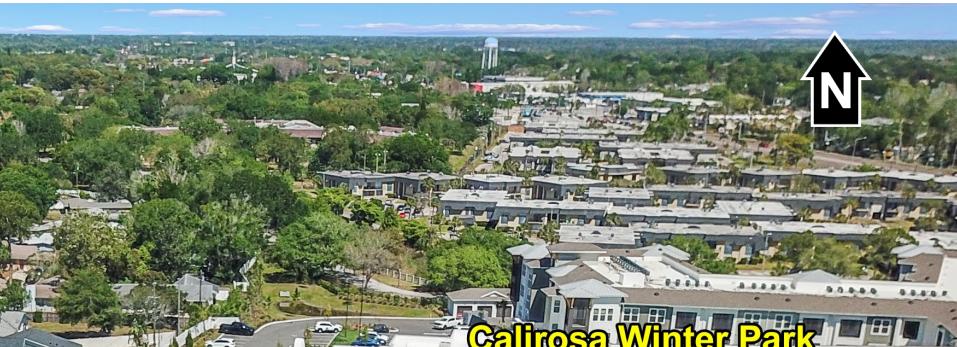


# Photos & Close Up Aerial



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Dedicated Pylon Sign



# Conceptual Site Plan



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



# Potential Concept Renderings



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