



# Shoppes at West Orlando

219 W MYERS BLVD, MASCOTTE, FL 34753

## Property Overview

Introducing a prime retail/office leasing opportunity at 219 W Myers Blvd, Mascotte, FL, 34753. This modern property boasts flexible interior layouts with abundant natural light, making it an ideal canvas for a wide range of businesses. The modern design and versatile floor plan sizes offer flexibility for customization, while the convenient location provides excellent visibility and accessibility for customers and clients. With ample parking and monument sign exposure, this property presents a remarkable opportunity for establishing or expanding your business. Discover the opportunities in this growing West Orlando market, as the market growth increases throughout your lease term.

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

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Google

Map data ©2025 Google

## EXECUTIVE SUMMARY

219 W MYERS BLVD, MASCOTTE, FL 34753

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### OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (NNN)
Building Size:	5,000 SF
Available SF:	1,250 - 5,000 SF
Lot Size:	36,941 SF
Number of Units:	4
Year Built:	2007
Renovated:	2024
Zoning:	PUD-DM
Market:	West Orlando
Submarket:	Mascotte
Traffic Count:	17,000

### LOCATION OVERVIEW

Nestled in the heart of the rapidly growing West Orlando market, the Shops at West Orlando offer a dynamic retail environment with a high volume of traffic and a diverse consumer base. With the multitude of new roof tops bringing a local client base, this site near Lake Apopka provides a picturesque backdrop for leisurely strolls and professional growth. The area is also home to prominent retail names, ensuring a steady flow of potential customers. With its strategic location and accessibility, the Shops at West Orlando presents an unparalleled opportunity for retailers and office tenants to tap into a thriving market and elevate their brand presence.

### PROPERTY HIGHLIGHTS

- Spacious layout with abundant natural light
- Modern design and with floor plans ranging from 1250-5000 leasable SF
- Excellent visibility and accessibility for customers and clients
- Ample parking for staff and visitors
- High traffic exposure for increased business visibility
- Great potential for customization to suit various business needs
- Ideal canvas for a wide range of businesses

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RETAIL PROPERTY

# For Lease

ADDITIONAL PHOTOS

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RETAIL PROPERTY  
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LOCATION MAP

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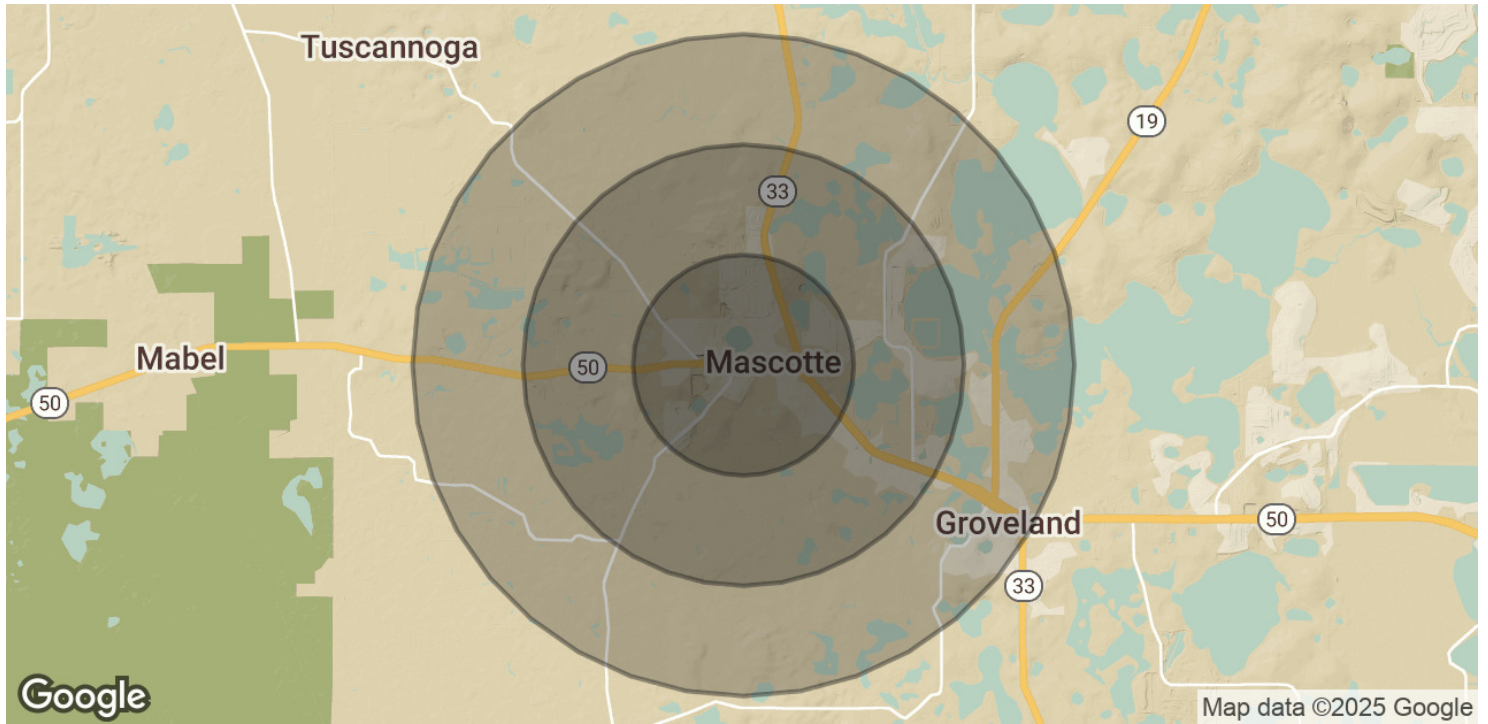
RETAIL PROPERTY

# For Lease

# DEMOGRAPHICS MAP & REPORT

219 W MYERS BLVD, MASCOTTE, FL 34753

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,913	10,427	14,061
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,553	3,316	4,521
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$77,129	\$79,694	\$81,167
Average House Value	\$270,494	\$283,387	\$305,433

Demographics data derived from AlphaMap

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