

AVAILABLE FOR LEASE

# LAKE HOWELL PLAZA

5411 Lake Howell Road, Winter Park, FL 32792

## 2,050 SF OFFICE SPACE AVAILABLE

- 83,346 SF Neighborhood Center anchored by Dollar General Market and Monkey Joe's
- Located in active retail corridor with a high residential population
- New indoor swim school now open!
- 2.5 miles from downtown Winter Park, and one block west of highly traveled State Road 436 (Semoran Blvd.)
- Traffic Counts:  
Lake Howell Road – 11,500 AADT  
Howell Branch Road – 27,500 AADT

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	12,594	96,602	236,195
Avg. HH Income	\$69,996	\$72,718	\$71,356
No. of Businesses	517	6,474	15,745
Daytime Population	3,976	54,861	170,166



**Keith Severns**  
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Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

SURROUNDING RETAIL

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## Tenant Roster

5401	— Nanuk Cleaners	1,200 SF
5403	— Computer Repair	1,200 SF
5405	— Asia Kitchen	3,600 SF
5411	— Pinch-A-Penny	2,400 SF
5413	— Nail Salon	1,200 SF
5415	— UPS	1,200 SF
5417	— Florist	1,200 SF
5419	— Boardwalk Pizza	1,800 SF
5421	— Laundromat	1,800 SF
5423	— PS Insurance	2,500 SF
<b>5423a</b>	<b>— AVAILABLE</b>	<b>2,050 SF</b>
5429	— Zoom Room	3,900 SF
5433	— Excel Fitness	3,000 SF
5435	— Chiropractor	3,000 SF
5445	— Goldfish Swim School	10,069 SF
5451	— Smoke Shop	1,600 SF
5453	— Champion Karate	2,400 SF
5455	— The Dirty Dog	2,400 SF
5465	— Dollar General Market	19,554 SF
5471	— Monkey Joe's	12,366 SF



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