

SODO REDEVELOPMENT

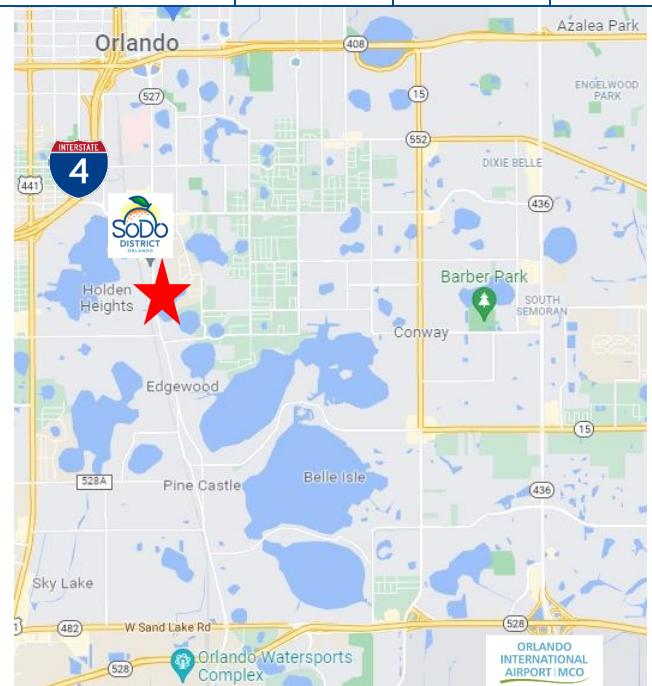
3595-3597 S. ORANGE AVE, ORLANDO FL 32806



PROPERTY HIGHLIGHTS

- Strip Center Redevelopment in the SODO Market
- National Restaurant co-tenant coming soon (See page 2)
- Pylon & Facade Signage Available
- Sits at the Signalized intersection
- Full Access from S. Orange & Jennie Jewel Dr
- 1/2 a mile south of the Orange & Michigan intersection
- Traffic Counts: 35,700 ± AADT on S. Orange Ave

Demographics	1-Mile	3-Mile	5-Mile
Population	9,323	124,061	306,341
Average HH Income	\$110,303	\$82,114	\$77,631



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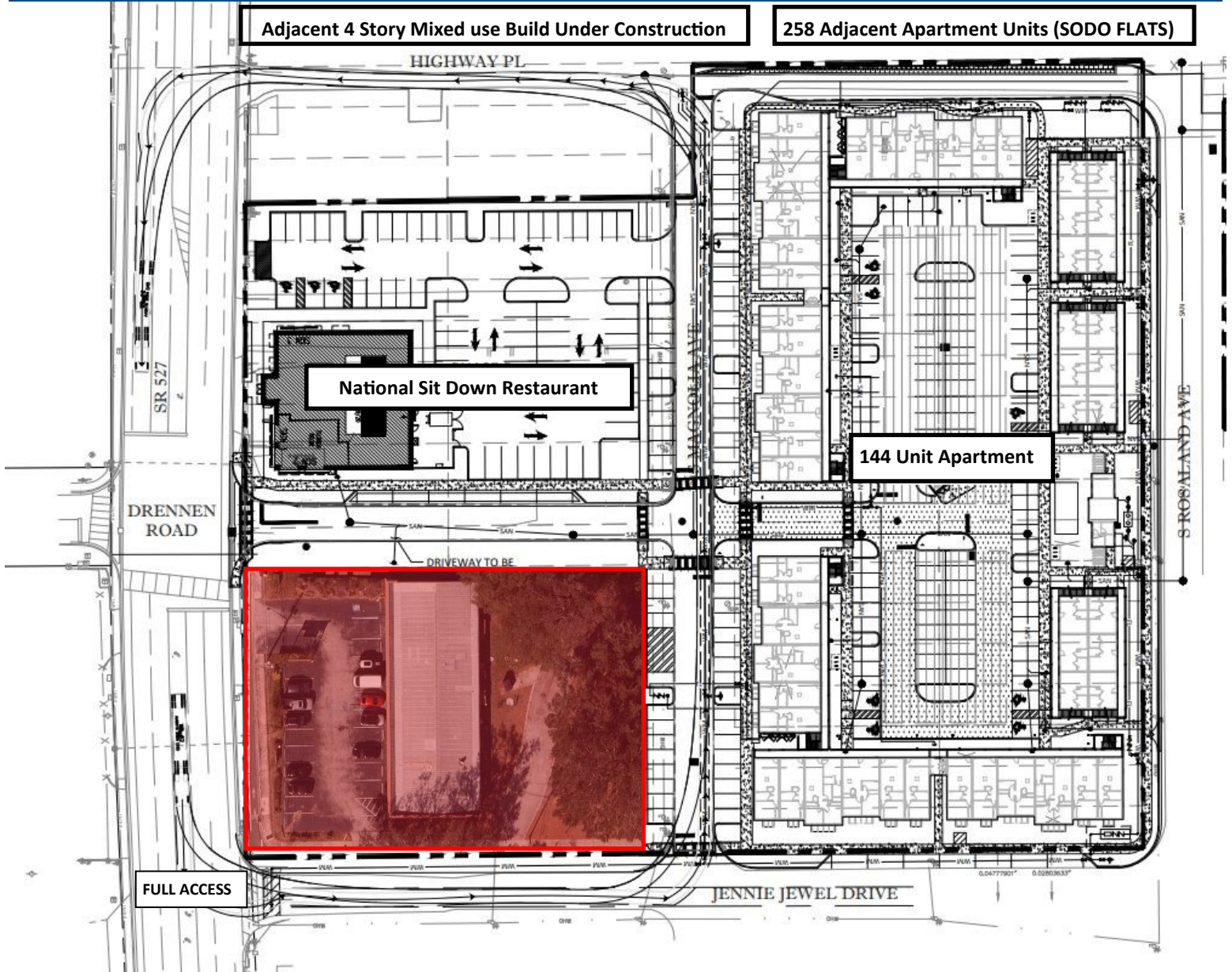
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Adjacent 4 Story Mixed use Build Under Construction

258 Adjacent Apartment Units (SODO FLATS)



* PRE-REDEVELOPMENT

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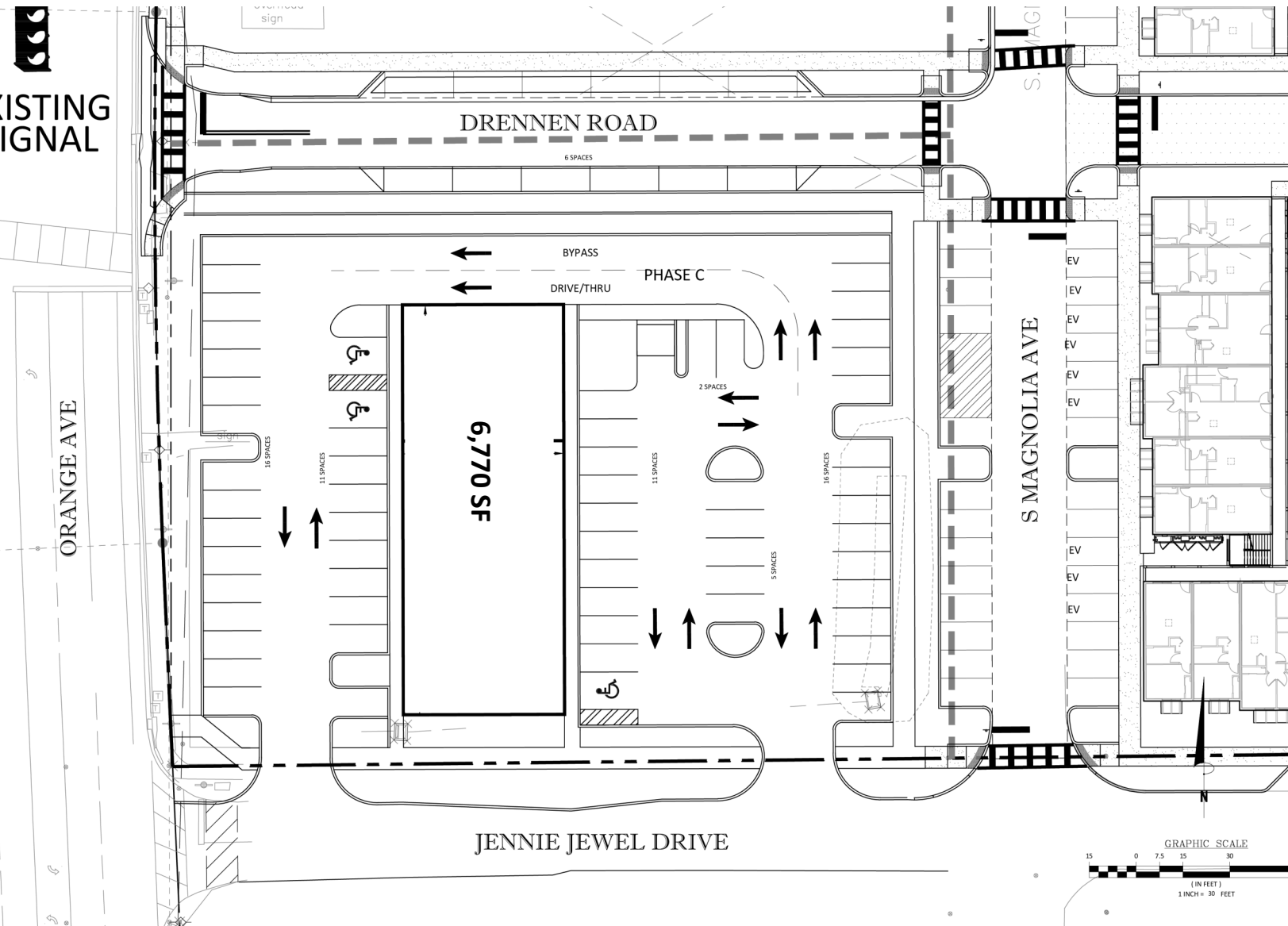
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- Building Size: 6,770 SF
- Dimensions 131 by 52
- Flexible on demising options
- Dedicated 67 parking spaces with additional street parking

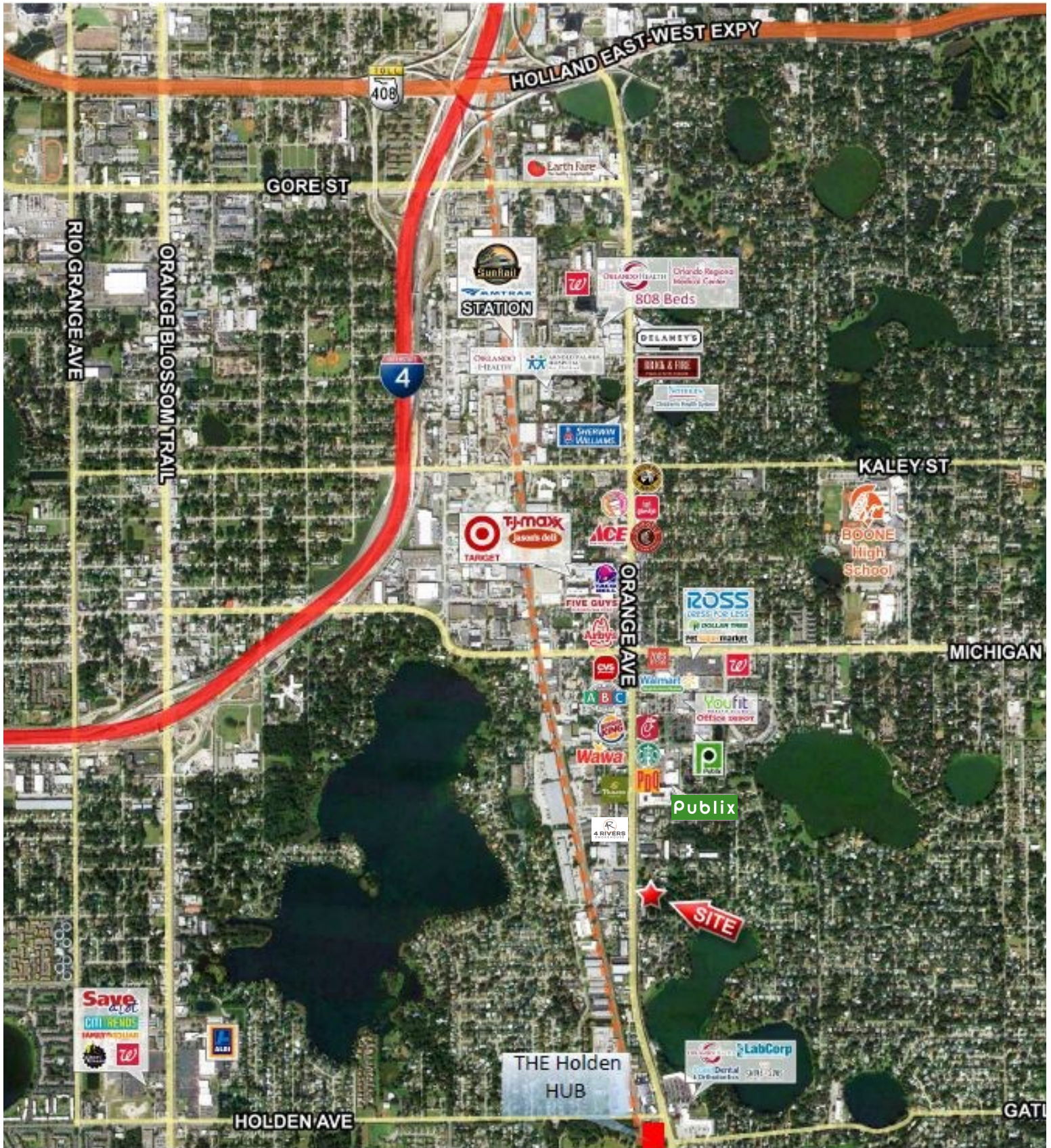


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AERIAL

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