



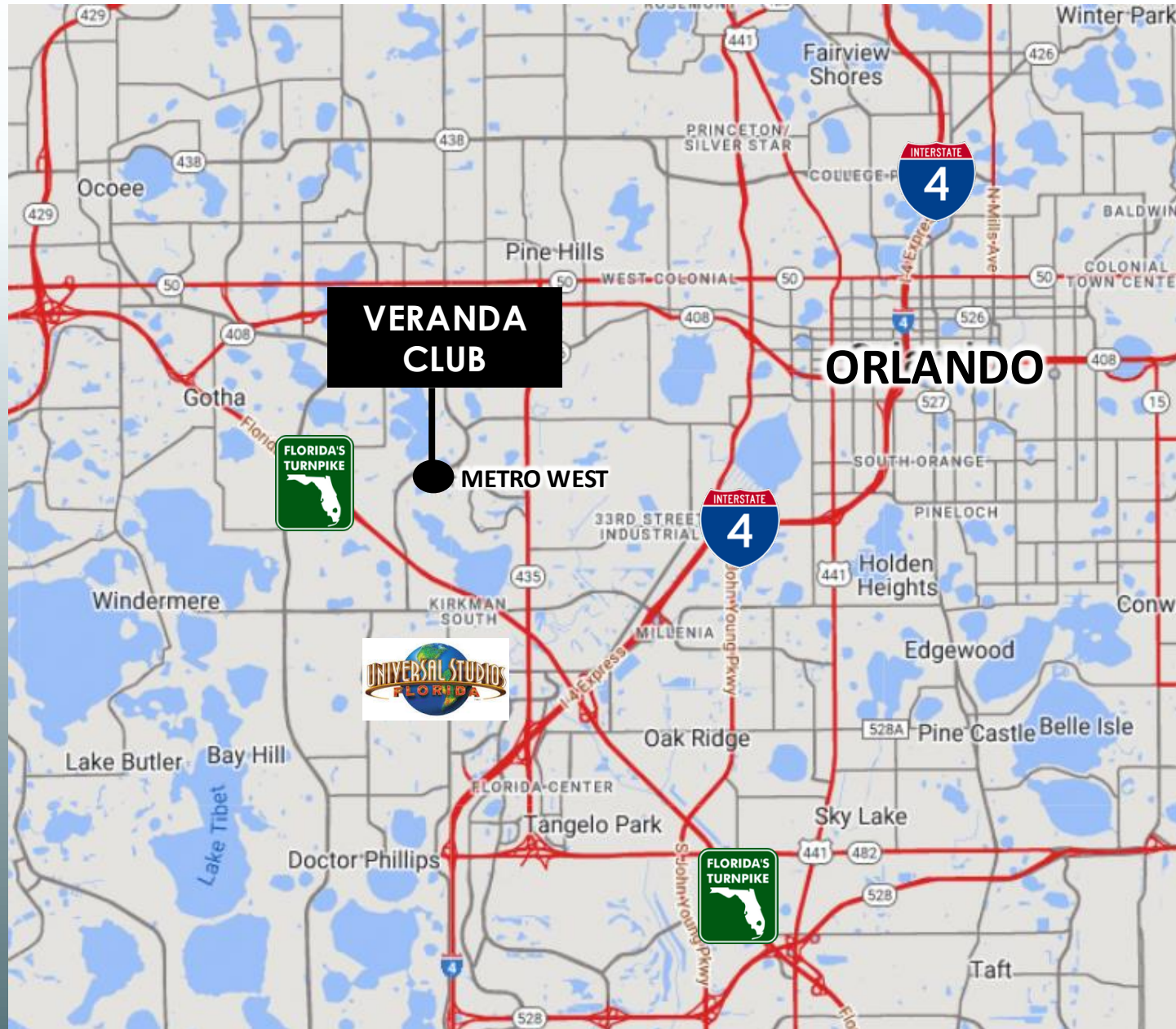
VERANDA CLUB

2121 S HIAWASSEE RD | ORLANDO, FL 32835

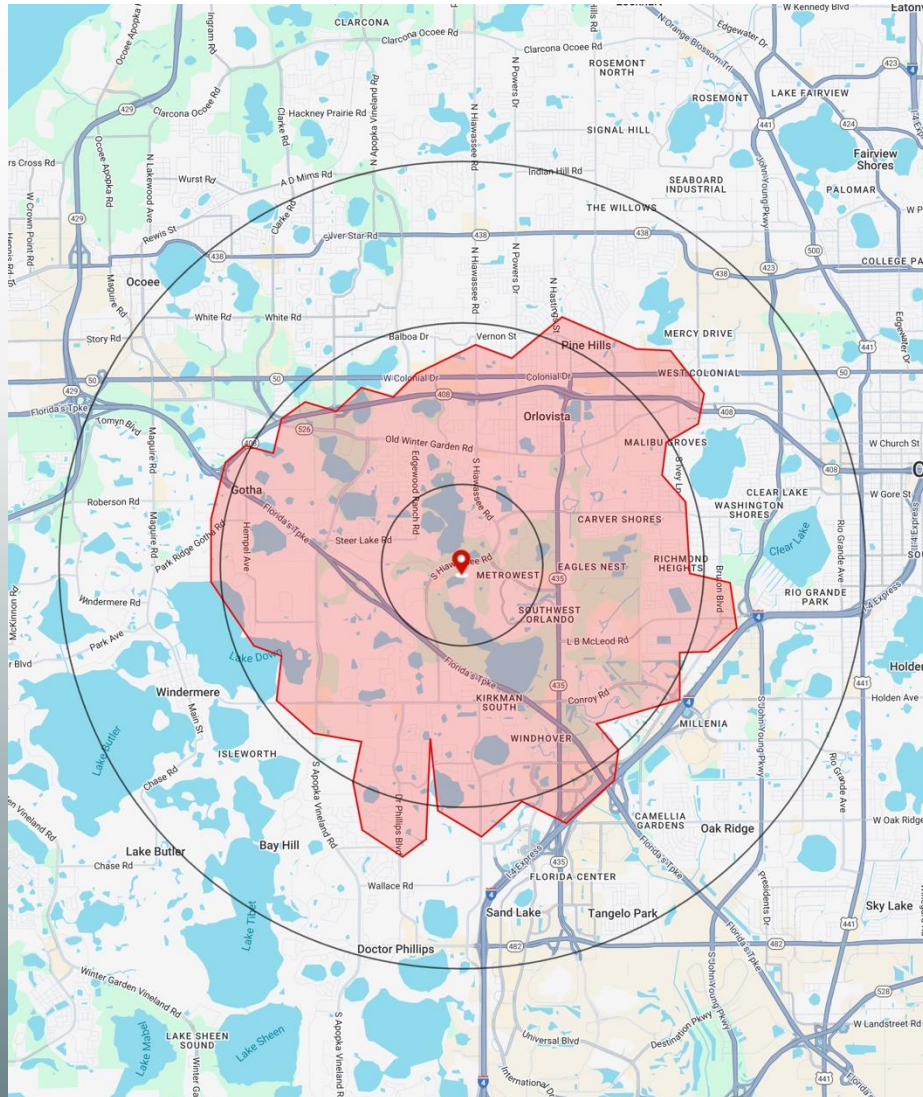
PREMIER RETAIL/OFFICE SPACE AVAILABLE
IN THE HEART OF METROWEST!



LOCATION, LOCATION





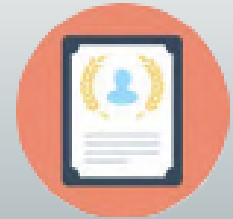


	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
2025 POPULATION	17,277	119,365	291,027	107,014
AVG HH INCOME	\$96,596	\$103,303	\$97,471	\$102,066
MEDIAN AGE	33.8	35.5	36.1	35.7
DAYTIME POPULATION	14,647	78,374	215,486	77,919

1 MILE HIGHLIGHTS



1,925
BUSINESSES



73.6%
HIGHER EDUCATION



10,282
EMPLOYEES



\$96,596
AVG HH INCOME



SITE SPECIFICATIONS

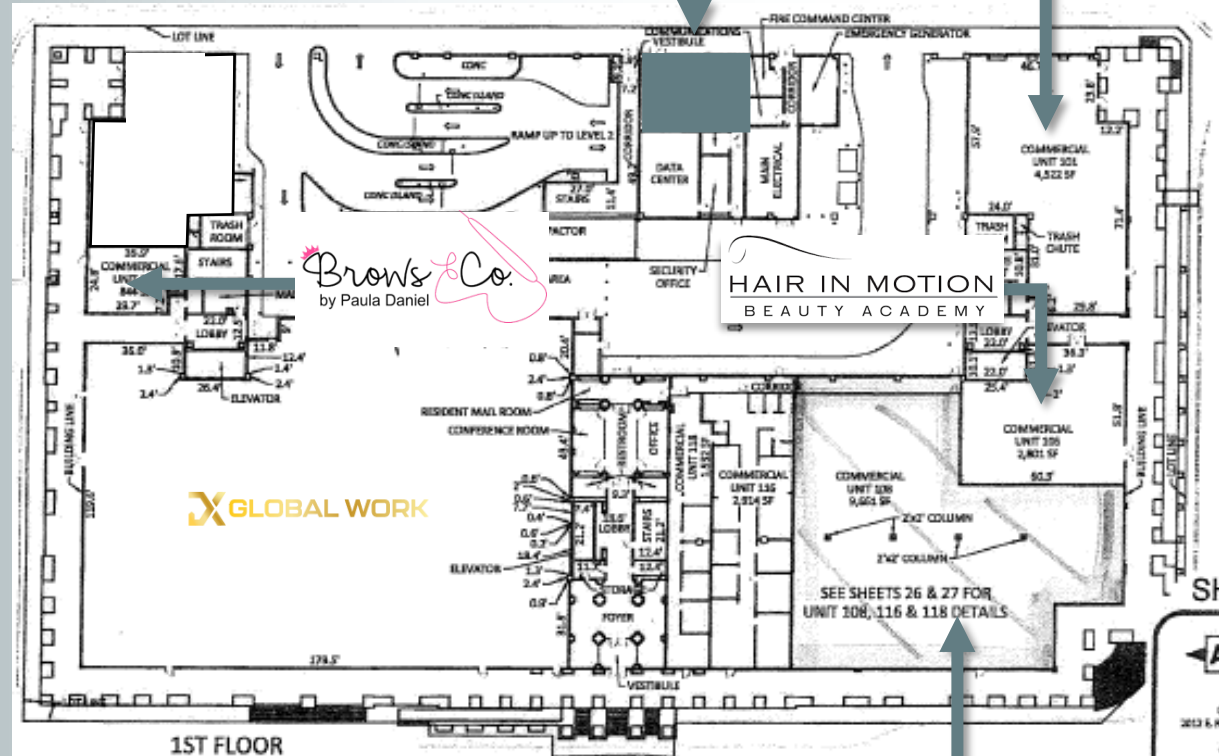
- **1,500 SF AVAILABLE**
- 150 ON-SITE MULTI-FAMILY UNITS
- STRONG DAYTIME POPULATION
- AFFLUENT AND DENSE RESIDENTIAL POPULATION
- TRADITIONAL OFFICE SPACE AVAILABLE
- EASY ACCESS TO DOWNTOWN AND SURROUNDING ATTRACTIONS
- GARAGE PARKING

SITE PLAN

PRB | PREFERRED
REAL ESTATE
BROKERS

AVAILABLE
SUITE 136

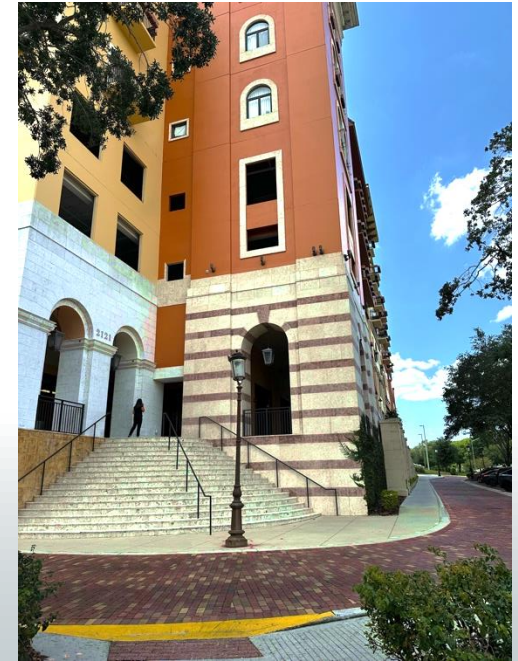
SUITE	TENANT	SF
101	PREFERRED REAL ESTATE BROKERS	4,672
106	HAIR IN MOTION	2,888
108	EASY WORK SPACE	9,661
116	EASY WORK SPACE	3,148
118	EASY WORK SPACE	1,664
120	DX GLOBAL WORK	22,208
130	BROWS AND CO	1,287
132-134	PHARMACEUTICAL	2,857
136	AVAILABLE	1,500



EASY
WORK SPACE

RETAILER VISION

SEEKING TENANTS TO
ENHANCE THE EXISTING
SURROUNDING AREA



IDEAL USERS

- ✓ GROCERY
- ✓ COFFEE
- ✓ OFFICE USERS
- ✓ QUICK SERVICE
- ✓ BOUTIQUE
- ✓ FITNESS

CONTACT ACRE



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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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