



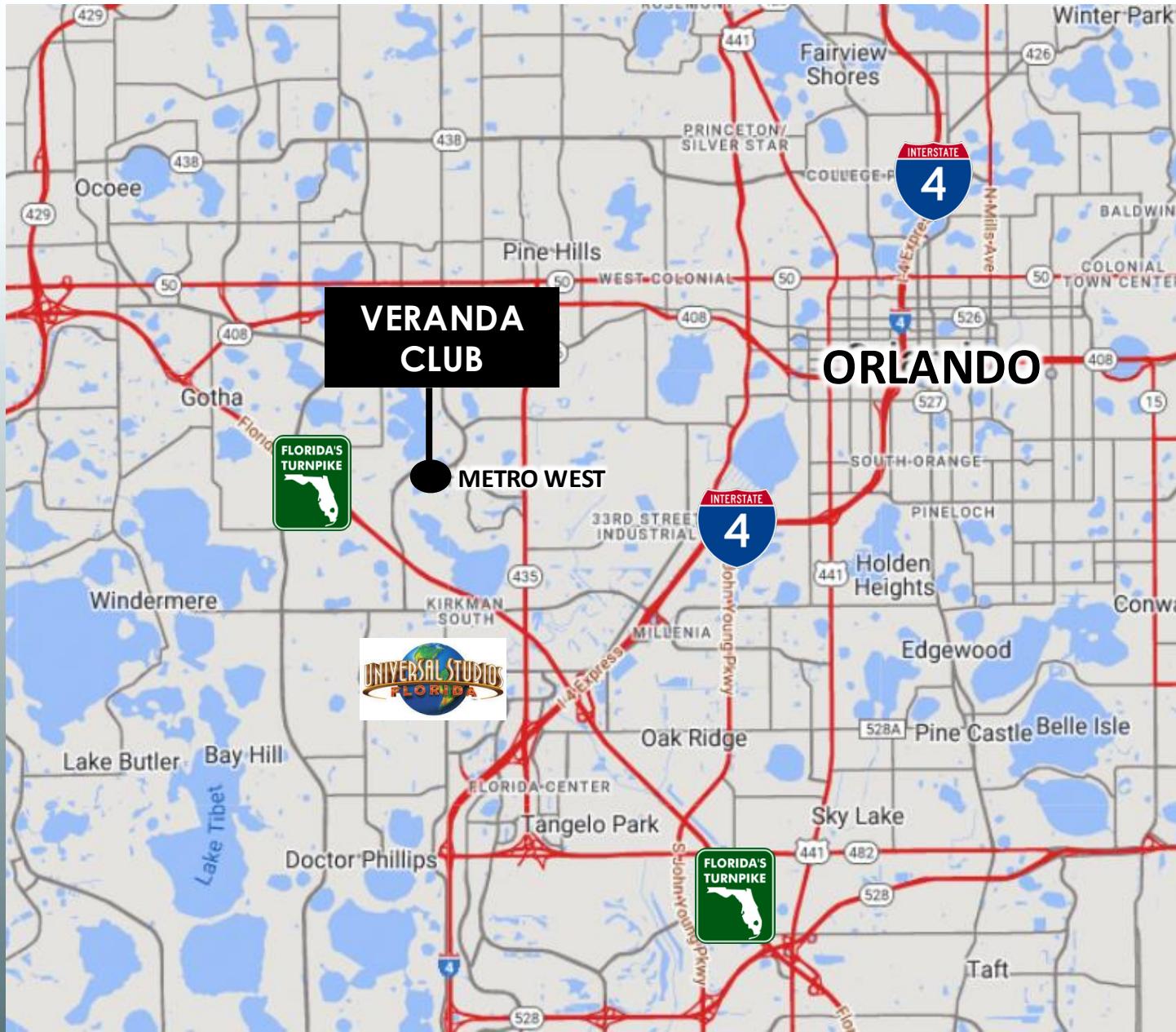
VERANDA CLUB

2121 S HIAWASSEE RD | ORLANDO, FL 32835

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



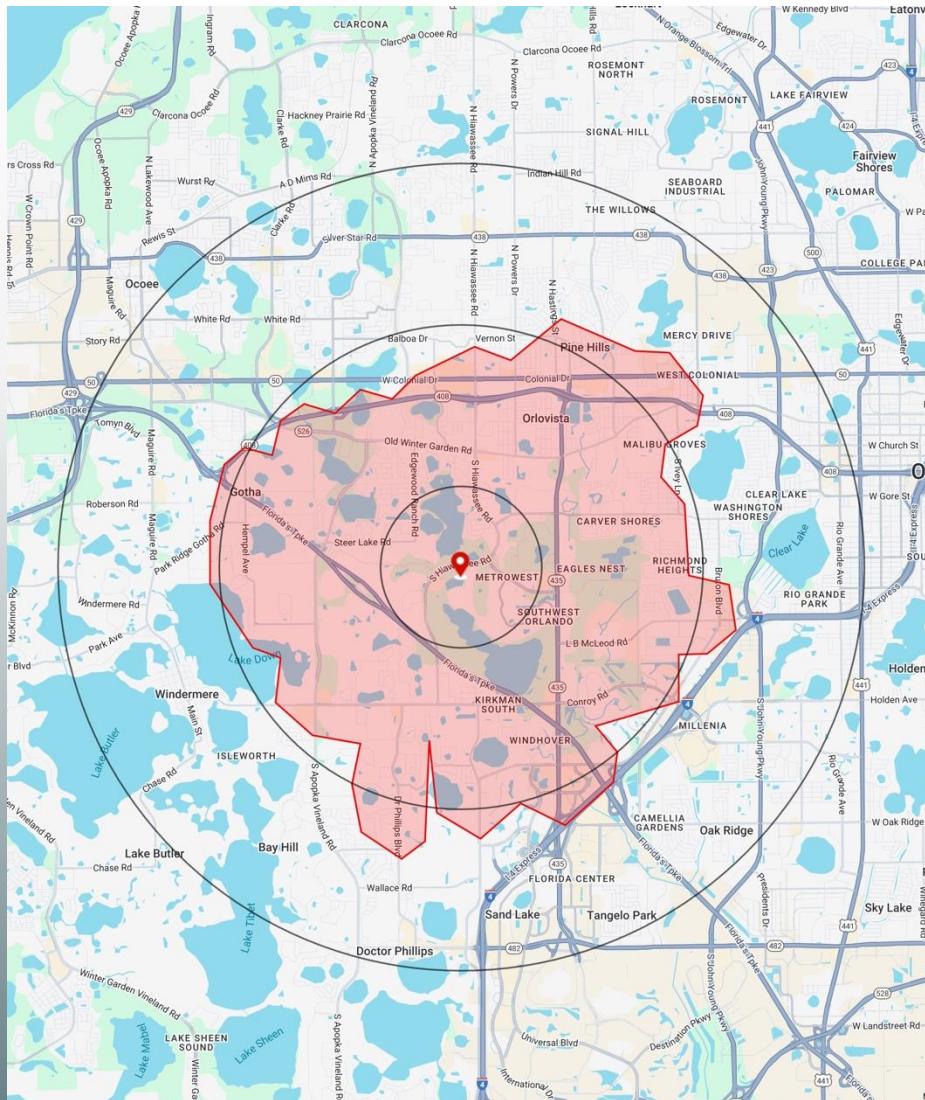
LOCATION, LOCATION



ALL AROUND METROWEST



DEMOGRAPHICS



| | 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

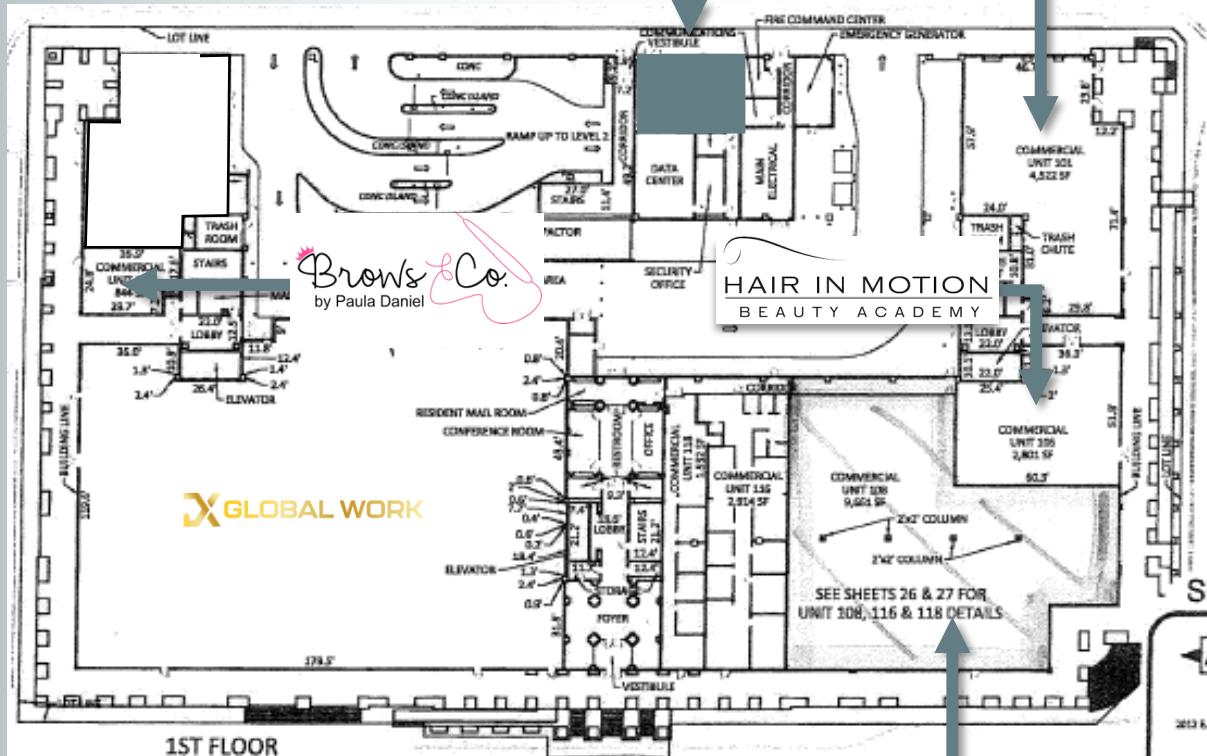


SITE SPECIFICATIONS

- **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

| 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 |



AVAILABLE
SUITE 136

PRB

PREFERRED
REAL ESTATE
BROKERS



RETAILER VISION

SEEKING TENANTS TO
ENHANCE THE EXISTING
SURROUNDING AREA



IDEAL USERS

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

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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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