



# VERANDA CLUB

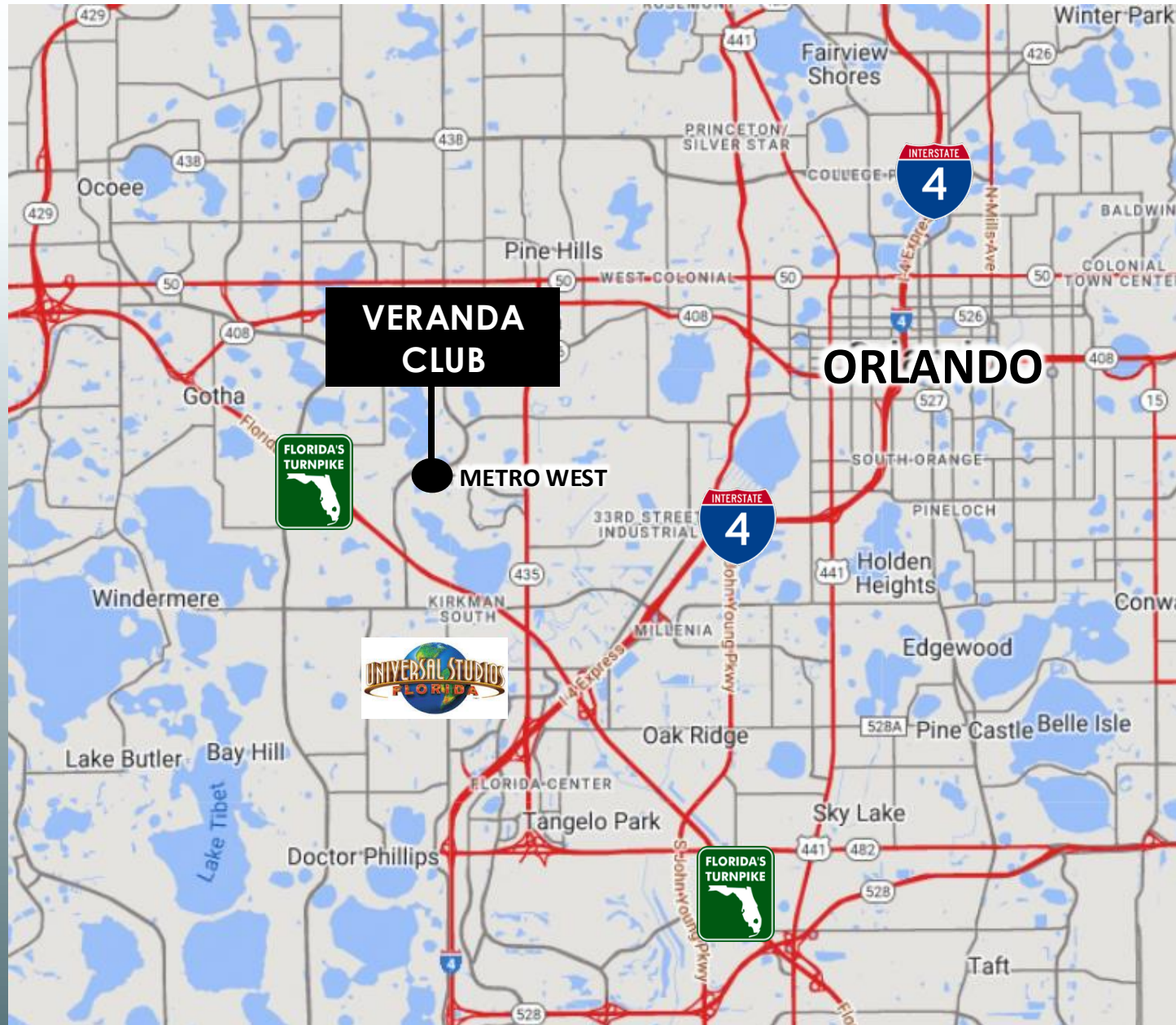
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2121 S HIAWASSEE RD | ORLANDO, FL 32835

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



# LOCATION, LOCATION





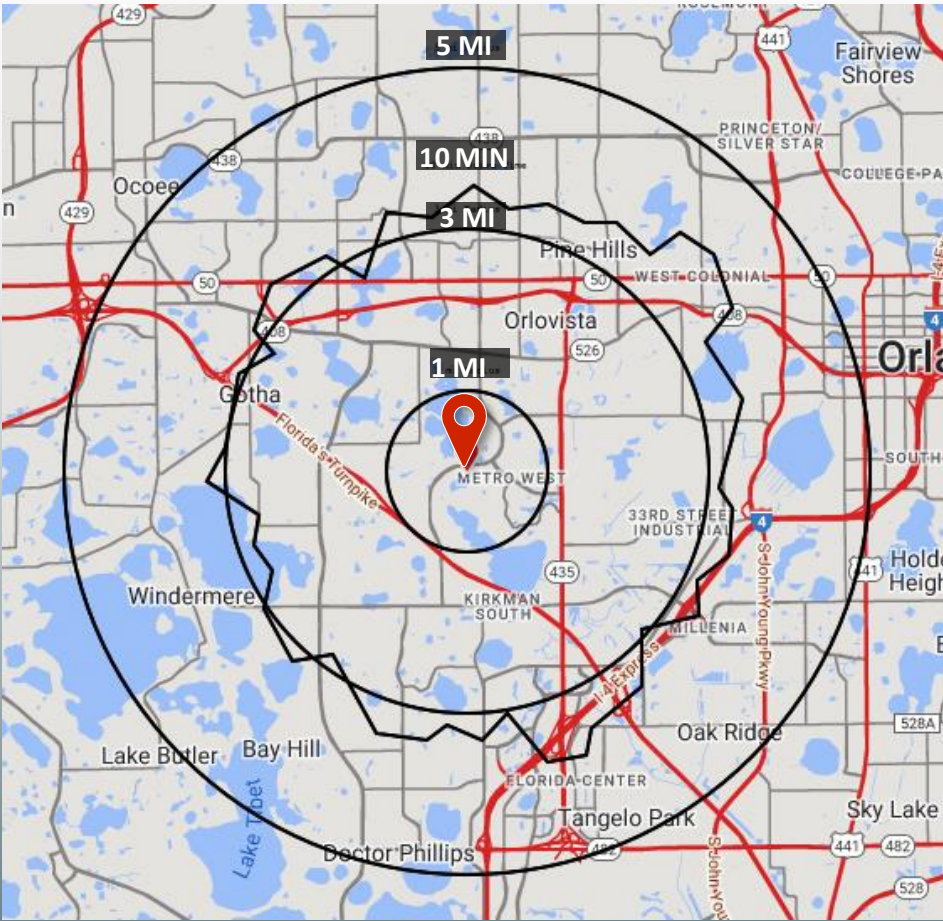
# ALL AROUND METROWEST





# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
2025 POPULATION	16,383	116,999	282,834	99,430
AVG HH INCOME	\$92,474	\$100,850	\$95,493	\$99,530
MEDIAN AGE	33.8	35.4	36.0	35.5
DAYTIME POPULATION	14,157	77,967	208,768	74,969



## 1 MILE HIGHLIGHTS



1,880  
BUSINESSES



73.1%  
HIGHER EDUCATION



10,109  
EMPLOYEES



\$92,474  
AVG HH INCOME



## SITE SPECIFICATIONS

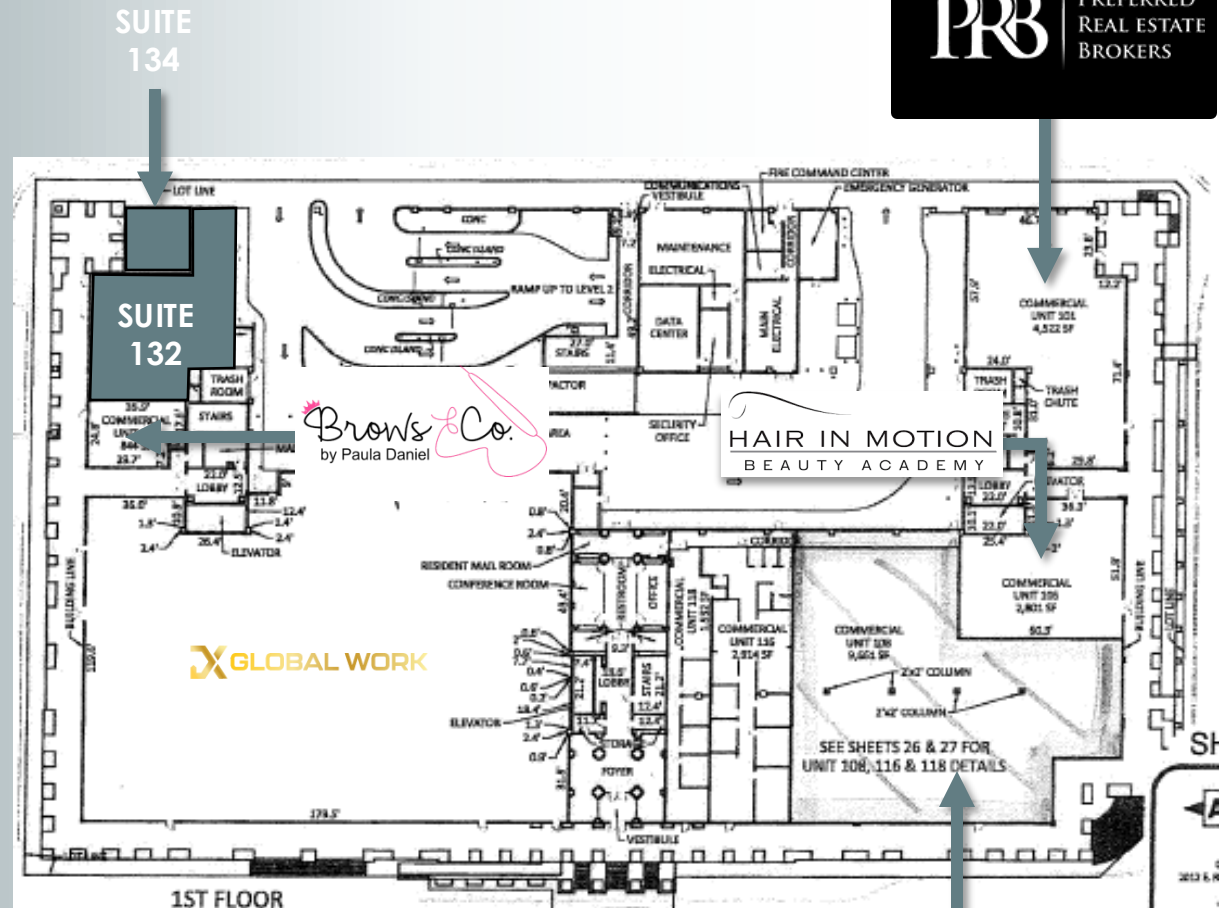
- **625 - 2,232 SF AVAILABLE**
- 150 ON-SITE MULTI-FAMILY UNITS
- STRONG DAYTIME POPULATION
- AFFLUENT AND DENSE RESIDENTIAL POPULATION
- TRADITIONAL OFFICE SPACE AVAILABLE
- EASY ACCESS TO DOWNTOWN AND SURROUNDING ATTRACTIONS
- GARAGE PARKING



# SITE PLAN

**PRB** | PREFERRED  
REAL ESTATE  
BROKERS

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	AVAILABLE	2,232
134	AVAILABLE	625



**SUITE 132 AND 134  
CAN BE COMBINED**

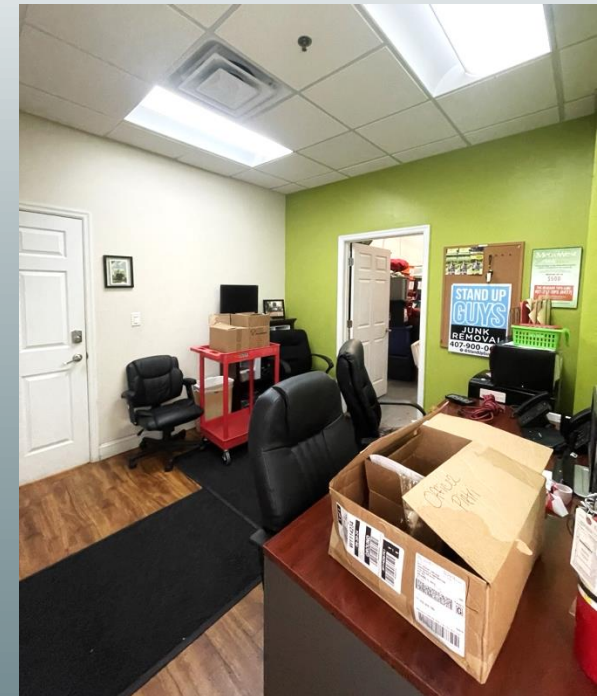


# SUITE 132



## SUITE FEATURES

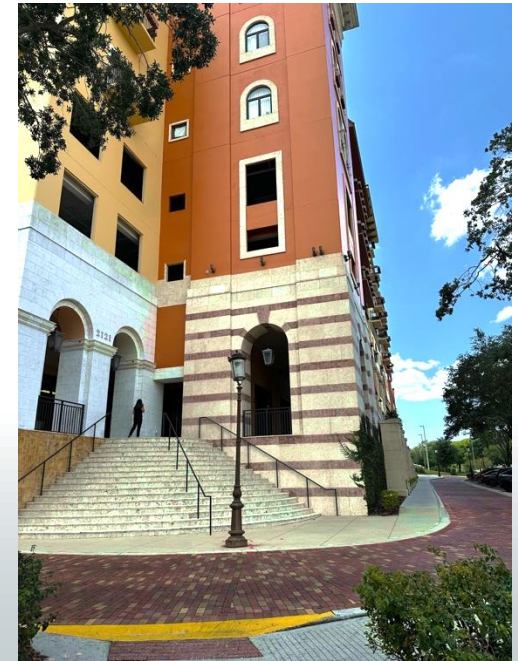
- ✓ PRIVATE OFFICES
- ✓ CONFERENCE ROOM
- ✓ LARGE STORAGE SPACE
- ✓ DEDICATED KITCHEN AREA





# RETAILER VISION

SEEKING TENANTS TO  
ENHANCE THE EXISTING  
SURROUNDING AREA



## IDEAL USERS

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



# CONTACT ACRE



Lic. Real Estate Broker

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## **SERVING RETAIL MARKETS THROUGHOUT FLORIDA**

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