



Park Promenade: 2704 Hiwassee Road >> Orlando, FL 32818

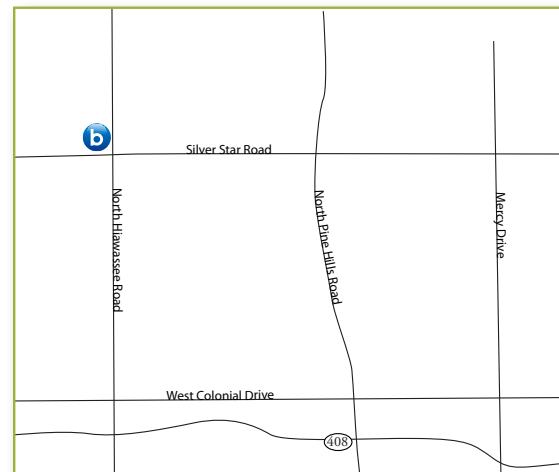
PROPERTY DETAILS

- >> Lease Rate: \$14.00 - \$16.00 / SF NNN
- >> Rentable SF: 603 - 3,100 SF
2,364 SF (Turnkey Restaurant)
- >> Signage: Storefront
- >> Traffic Count: 32,500 AADT (Silver Star Rd)
24,000 AADT (N. Hiwassee Blvd)
- >> Co-Tenants: Roses, Dollar General, Subway, H&R Block, Advance America, Great Rooms, Elegant Beauty Supply and many more

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
POPULATION	17,136	109,451	231,403
AVERAGE INCOME	\$44,425	\$50,369	\$55,291
MEDIAN HH INCOME	\$36,373	\$39,379	\$40,553
TOTAL EMPLOYEES	2,753	27,894	83,458

EXCELLENT RETAIL CENTER - READY TO OCCUPY!

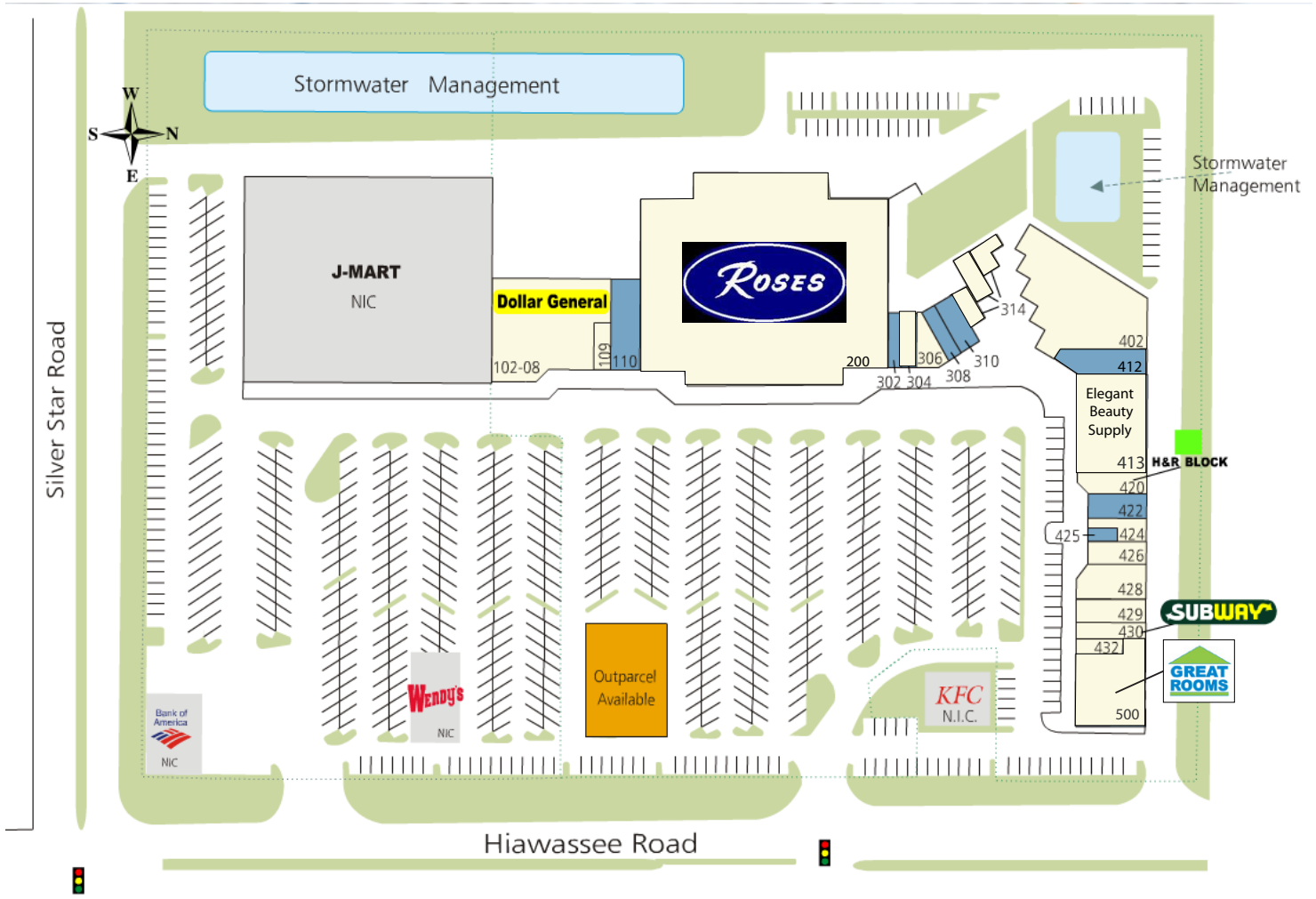
Park Promenade is a regional shopping center located at the corner of Hiwassee Rd & Silver Star Rd in Orlando, Florida. An available outparcel at the site provides an excellent opportunity for a retailer to take advantage of this strong neighborhood center.



DAVEY BROWN: (407) 734.7201
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Site Plan



SUITE 102-08	13,091 SF	Dollar General
SUITE 109	1,100 SF	Evelyn's Hair Creations
SUITE 200	58,030 SF	Roses - Coming Soon
SUITE 304	933 SF	Chic Hair
SUITE 306	1,237 SF	An Nails
SUITE 314	2,761 SF	Innovation Charter School
SUITE 402	12,797 SF	Innovation Charter School
SUITE 413	8,488 SF	Elegant Beauty Supply
SUITE 420	1,993 SF	H&R Block
SUITE 424	1,905 SF	Samuel Scardino, O.D. PA
SUITE 426	1,474 SF	Better Care Chiropractic
SUITE 428	3,143 SF	Florida Family Physicians
SUITE 429	2,080 SF	Advance America
SUITE 430	1,800 SF	Subway
SUITE 432	1,100 SF	MobileSolutions
SUITE 500	5,886 SF	Great Rooms

SUITE 110	3,100 SF	AVAILABLE
SUITE 302	1,138 SF	AVAILABLE
SUITE 308	1,140 SF	AVAILABLE
SUITE 310	1,218 SF	AVAILABLE
SUITE 412	2,364 SF	AVAILABLE (Turnkey Restaurant)
SUITE 422	1,467 SF	AVAILABLE
SUITE 425	603 SF	AVAILABLE

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