

# PROMENADE AT FLORIDA MALL

PREMIER RETAIL LEASING OPPORTUNITY ACROSS FROM FLORIDA MALL  
WITH UNMATCHED VISIBILITY ALONG HIGH-TRAFFIC SAND LAKE ROAD

1301 – 1389 FLORIDA MALL AVE | ORLANDO, FL 32809



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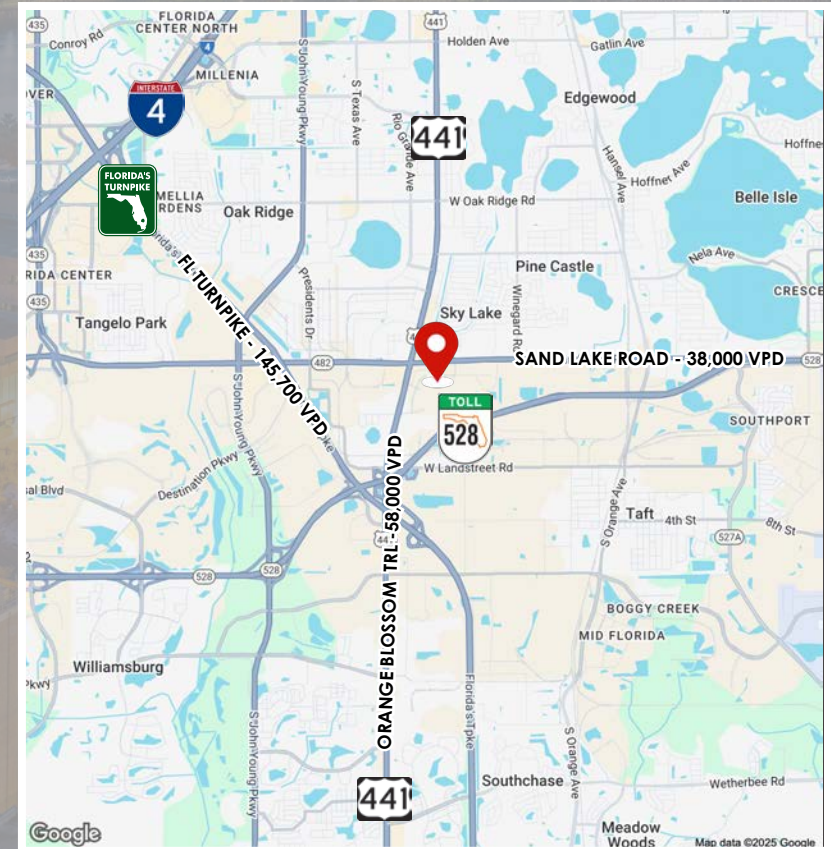
# PROPERTY FEATURES

1301 – 1389 FLORIDA MALL AVE | ORLANDO, FL

- ◇ Available: 1,500 SF (COMING AVAILABLE) | 5,887 SF Freestanding Building
- ◇ Excellent Frontage/Visibility on High Traffic Sand Lake Road, with 38,000 VPD & off the Corner of Orange Blossom Trail with 58,000 VPD
- ◇ Abundant Parking Available, 233 Convenient Parking Spaces throughout the Property
- ◇ Prominent Shadow Center to the 1.7 Million SF Florida Mall, Attracting 20 Million Visitors Annually
- ◇ Located Minutes from Orlando International Airport, and just 15 Minutes from Universal's new Epic Universe

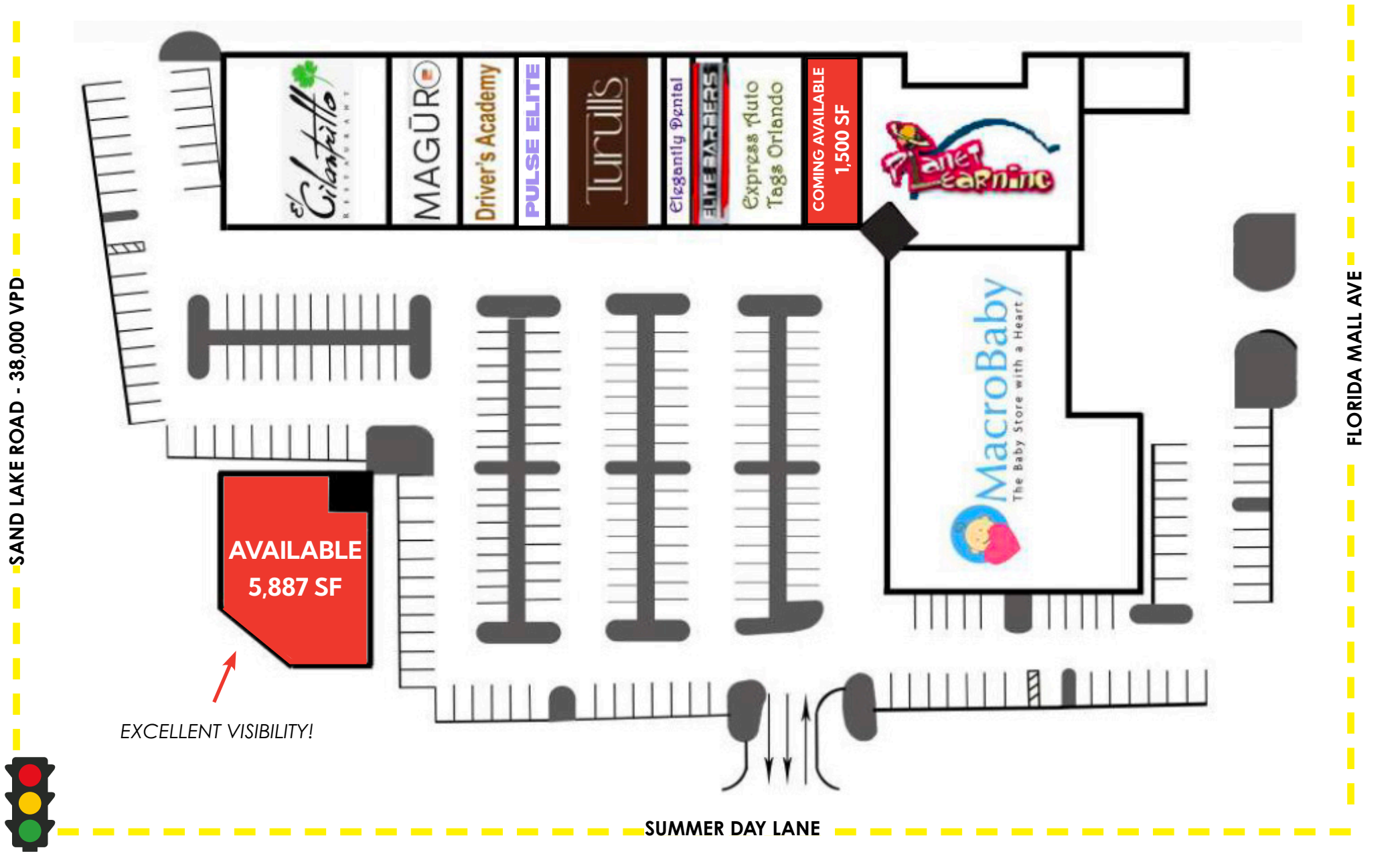
## CONNECTIVITY IS KEY!

Promenade at Florida Mall is a prominent shadow center to the 1.7 Million SF Florida Mall, one of the largest and most visited malls in Central FL, drawing in over 20 million annual visitors. Ideally positioned in a high-traffic retail corridor and just minutes from Orlando International Airport, and less than 20 minutes from Disney World, Universal Studios, and the Orange County Convention Center - Promenade at Florida Mall benefits from strong regional connectivity and visibility.



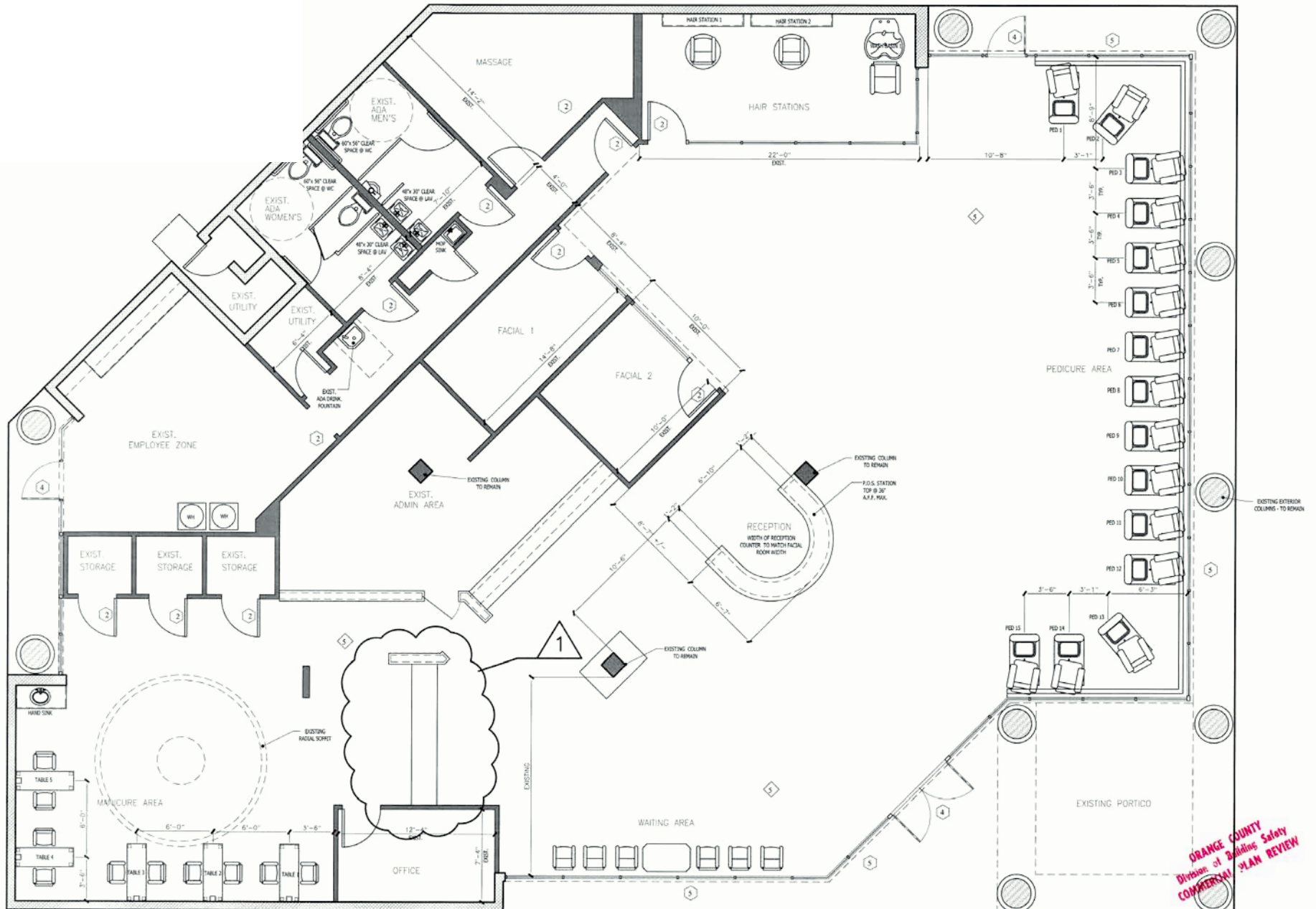
# SITE PLAN

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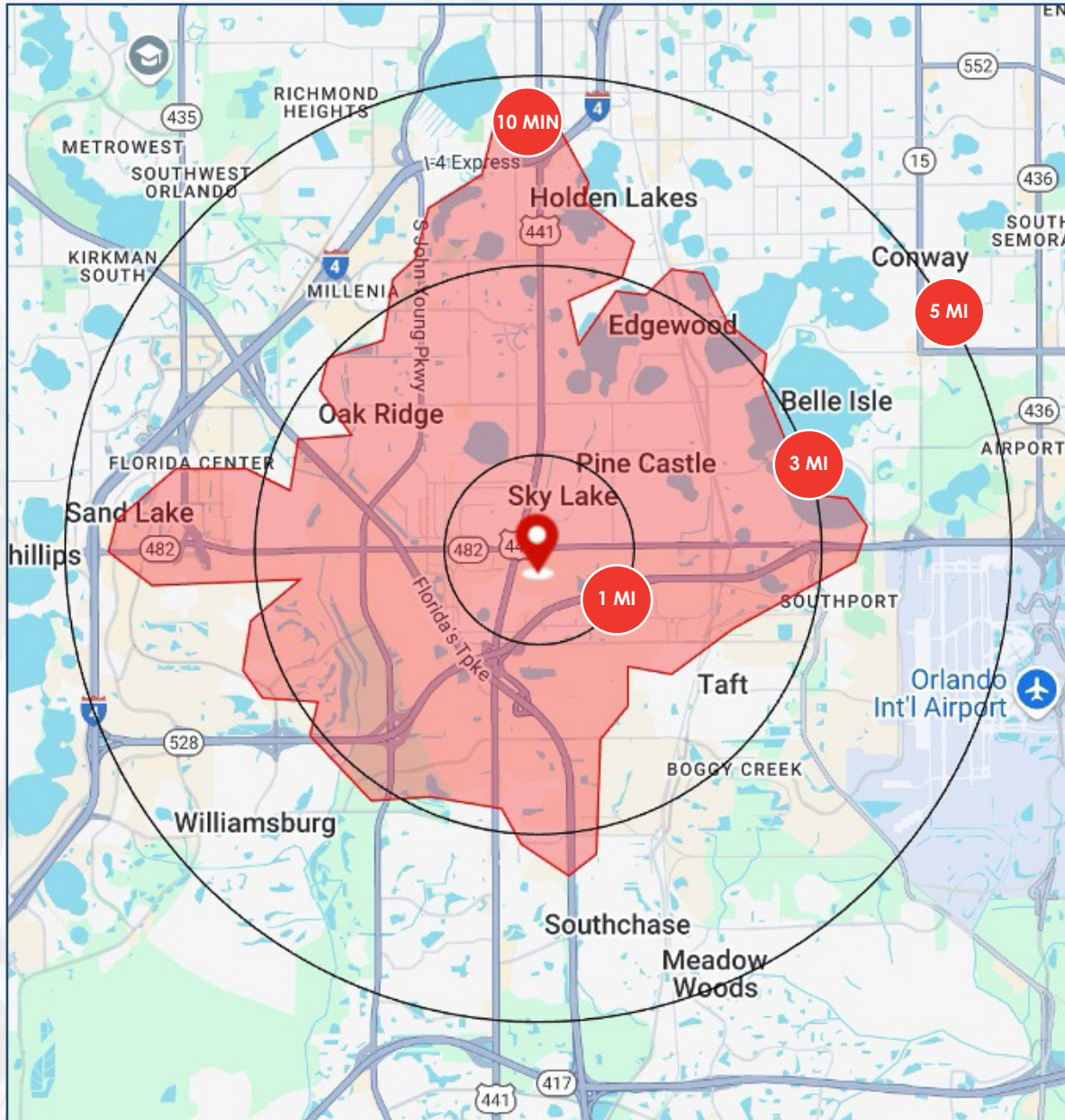
# PHOTOS

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# AREA DEMOGRAPHICS



## POPULATION



1 MI	6,716
3 MI	72,773
5 MI	208,977
10 MIN	84,612

## AVG HH INCOME



1 MI	\$85,134
3 MI	\$75,584
5 MI	\$92,689
10 MIN	\$75,916

## MEDIAN AGE



1 MI	36
3 MI	34.5
5 MI	36.4
10 MIN	34.5

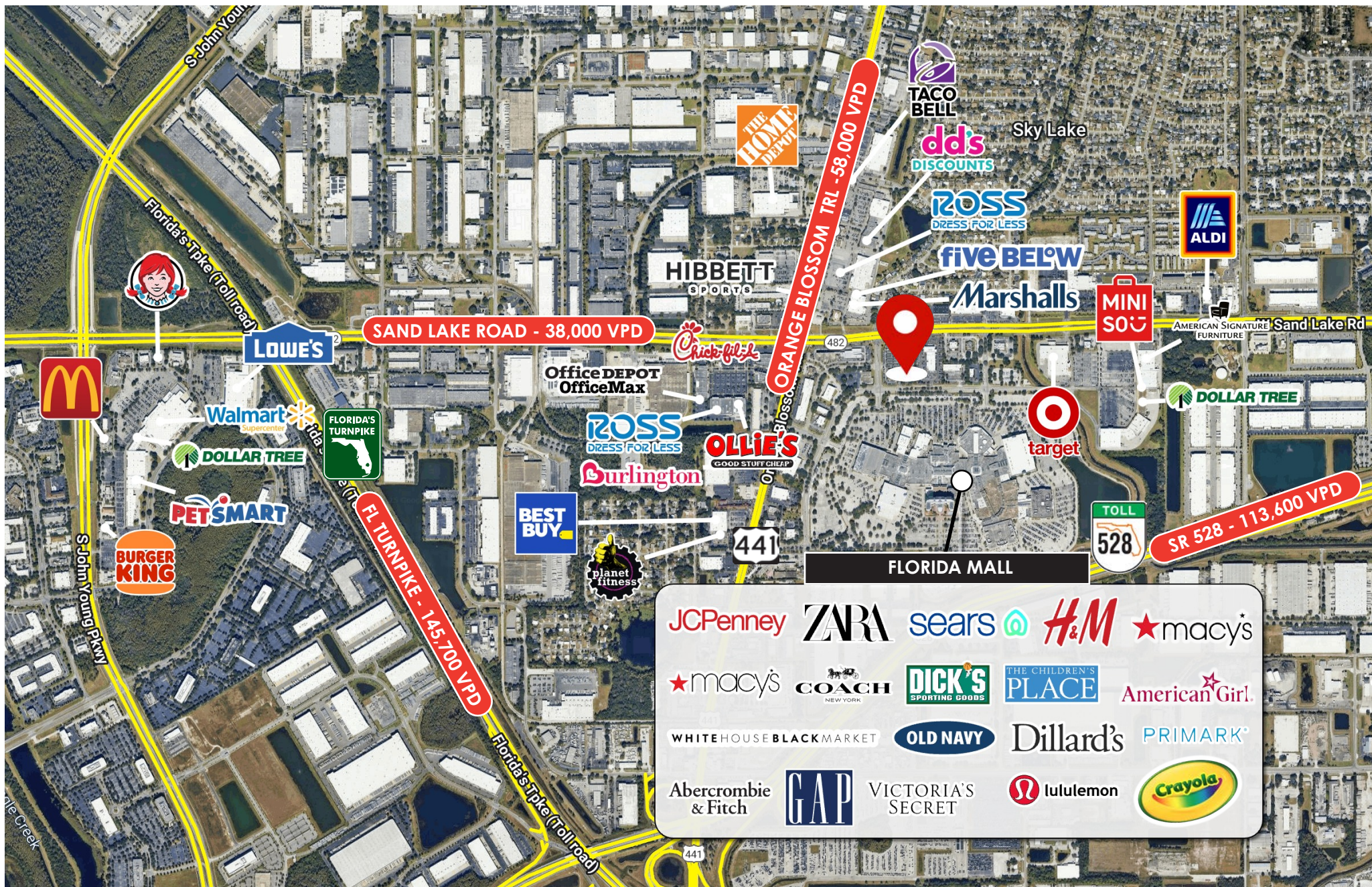
## DAYTIME POPULATION



1 MI	13,722
3 MI	91,769
5 MI	222,836
10 MIN	106,417



# SURROUNDING AREA





# PROMENADE AT FLORIDA MALL



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