

# WELCOME TO **RIALTO**

7335 & 7341 W SAND LAKE ROAD, ORLANDO, FL

**FOUNDRY**  
COMMERCIAL



## PROPERTY FEATURES

- Luxury Class A Office Building
- High Quality Exterior Finishes
- 4:1,000 RSF Covered Parking Ratio
- Building and Monument Signage Available
- Frontage along Sand Lake Road with shoreline along scenic Spring Lake
- Situated in the affluent Dr. Phillips area
- Direct access to I-4, Beachline Highway and the Florida Turnpike
- Close Proximity to Orange County Convention Center
- Minutes to Universal Studios and Walt Disney World
- Located in restaurant row

## SUITES AVAILABLE

SUITE 210

4,353 SF



## DESCRIPTION

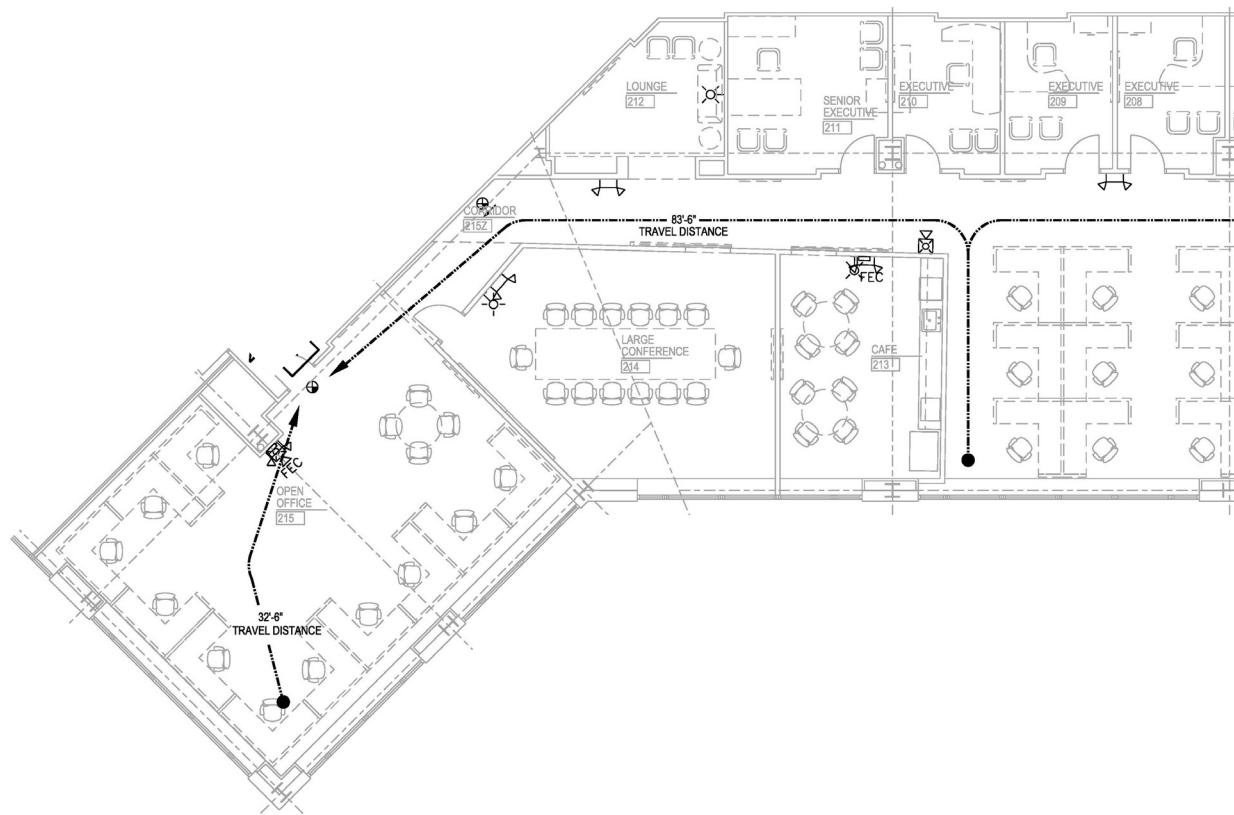
Rialto has tremendous visibility on Sand Lake Road and is the premier mixed use lifestyle center located on "restaurant row" in the heart of Dr. Phillips in Orlando. The center is situated within an affluent community and is visited by local residents and the tourist community.

4,353± SF AVAILABLE

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## FLOOR PLAN

SUITE 210 | 4,353 SF AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>7,681</b> ESTIMATED POPULATION 2023
	<b>42.5</b> AVERAGE AGE
	<b>\$416,945</b> MEDIAN HOME VALUE 2023
	<b>15,596</b> TOTAL EMPLOYEES
	<b>1,959</b> TOTAL BUSINESSES

### 3 MILE RADIUS

	<b>51,746</b> ESTIMATED POPULATION 2023
	<b>40.5</b> AVERAGE AGE
	<b>\$411,871</b> MEDIAN HOME VALUE 2023
	<b>68,860</b> TOTAL EMPLOYEES
	<b>7,763</b> TOTAL BUSINESSES

### 5 MILE RADIUS

	<b>173,103</b> ESTIMATED POPULATION 2023
	<b>36.3</b> AVERAGE AGE
	<b>\$378,997</b> MEDIAN HOME VALUE 2023
	<b>152,018</b> TOTAL EMPLOYEES
	<b>18,447</b> TOTAL BUSINESSES

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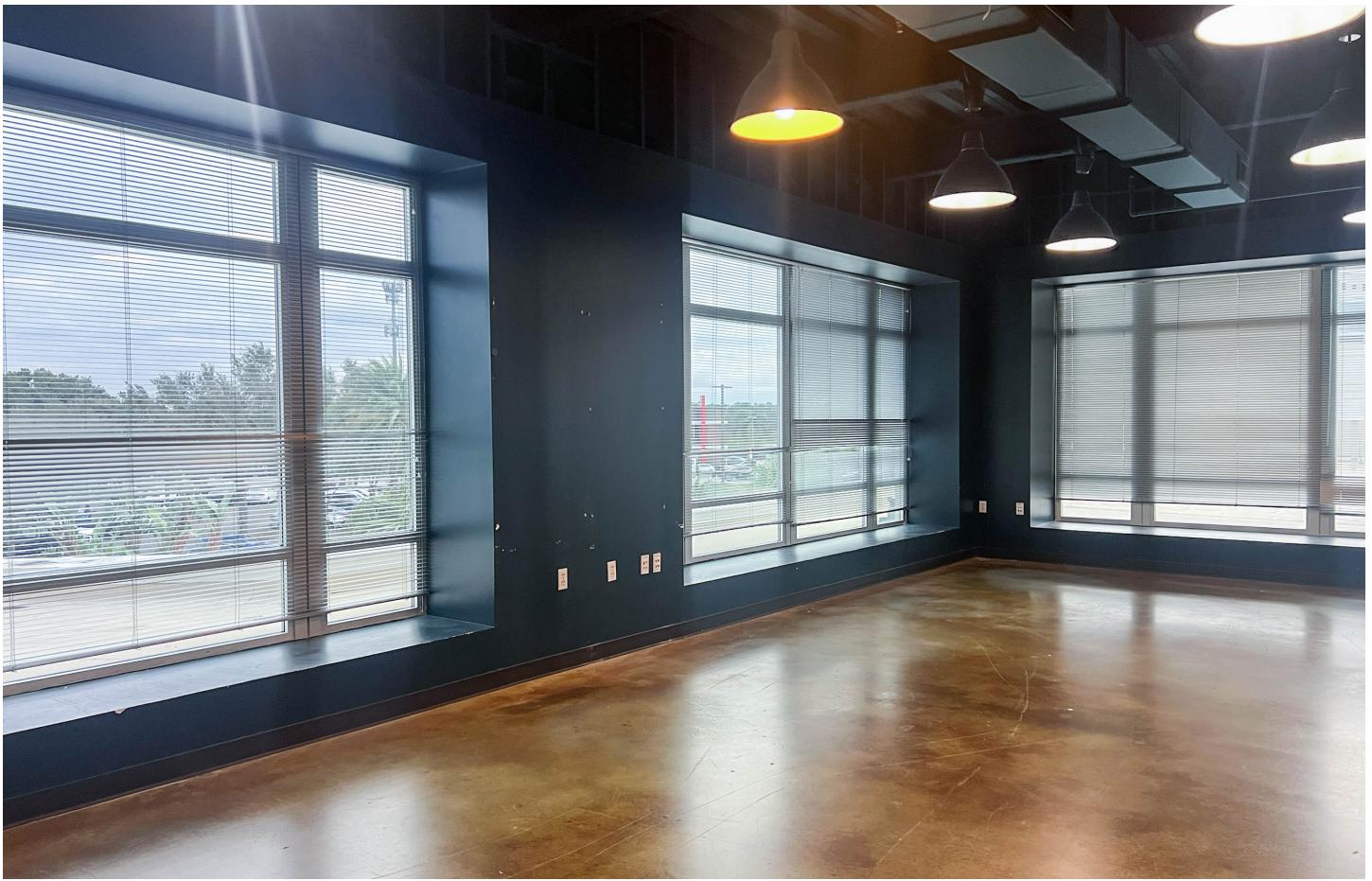
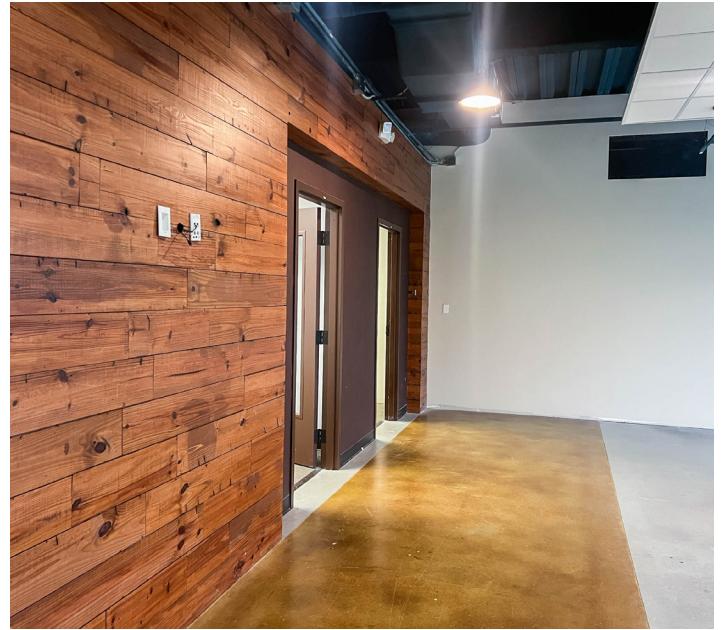
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