

# ALOMA SHOPPING CENTER

2295 Aloma Ave Winter Park, FL 32792

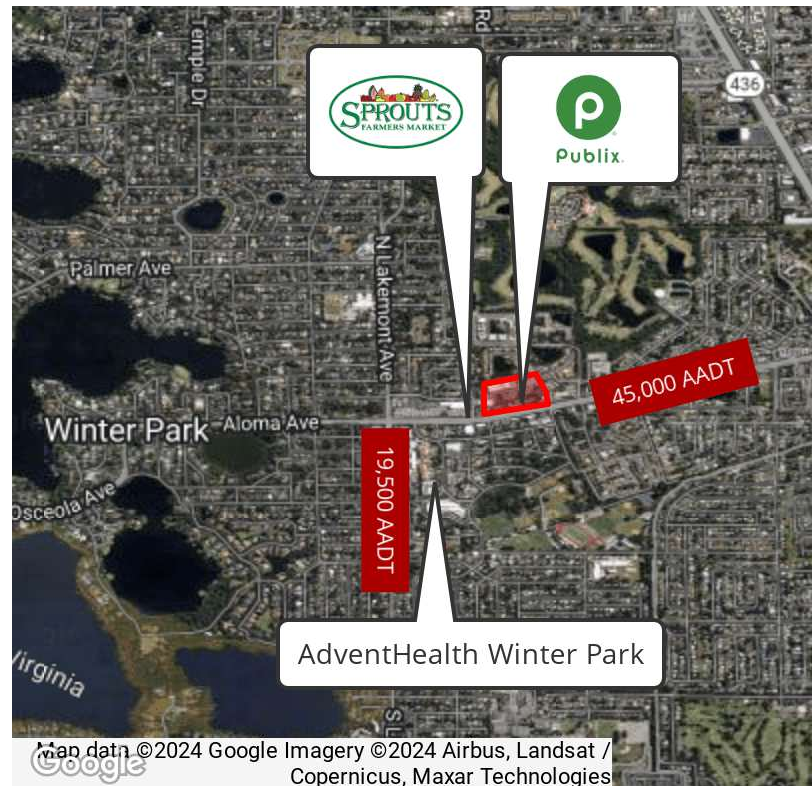


## PROPERTY HIGHLIGHTS

- Located on Aloma Avenue, east of Lakemont Ave and west of Semoran Blvd in Winter Park, FL
- The shopping center is anchored by Publix, Aloma Cinema Grill, and Pet Supermarket with Mellow Mushroom, Dunkin' and Centennial Bank on the outparcels
- With multiple access points and a diverse tenant mix, the shopping center allows a convenient one-stop shop for the existing high-end neighborhoods
- AdventHealth Winter Park Hospital group is less than half a mile southwest and recently expanded to add 27,000 SF
- There is one space for lease of 1,200 sf and an opportunity for a 22K sf box tenant or additional small shop tenants varying in sizes with 70 ft depth

## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	46,538	117,203	228,692
Total Population	107,528	276,625	549,280
Average HH Income	\$124,428	\$110,601	\$101,503
Traffic Count	Aloma Ave.	45,000	



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### SERINA MORISON

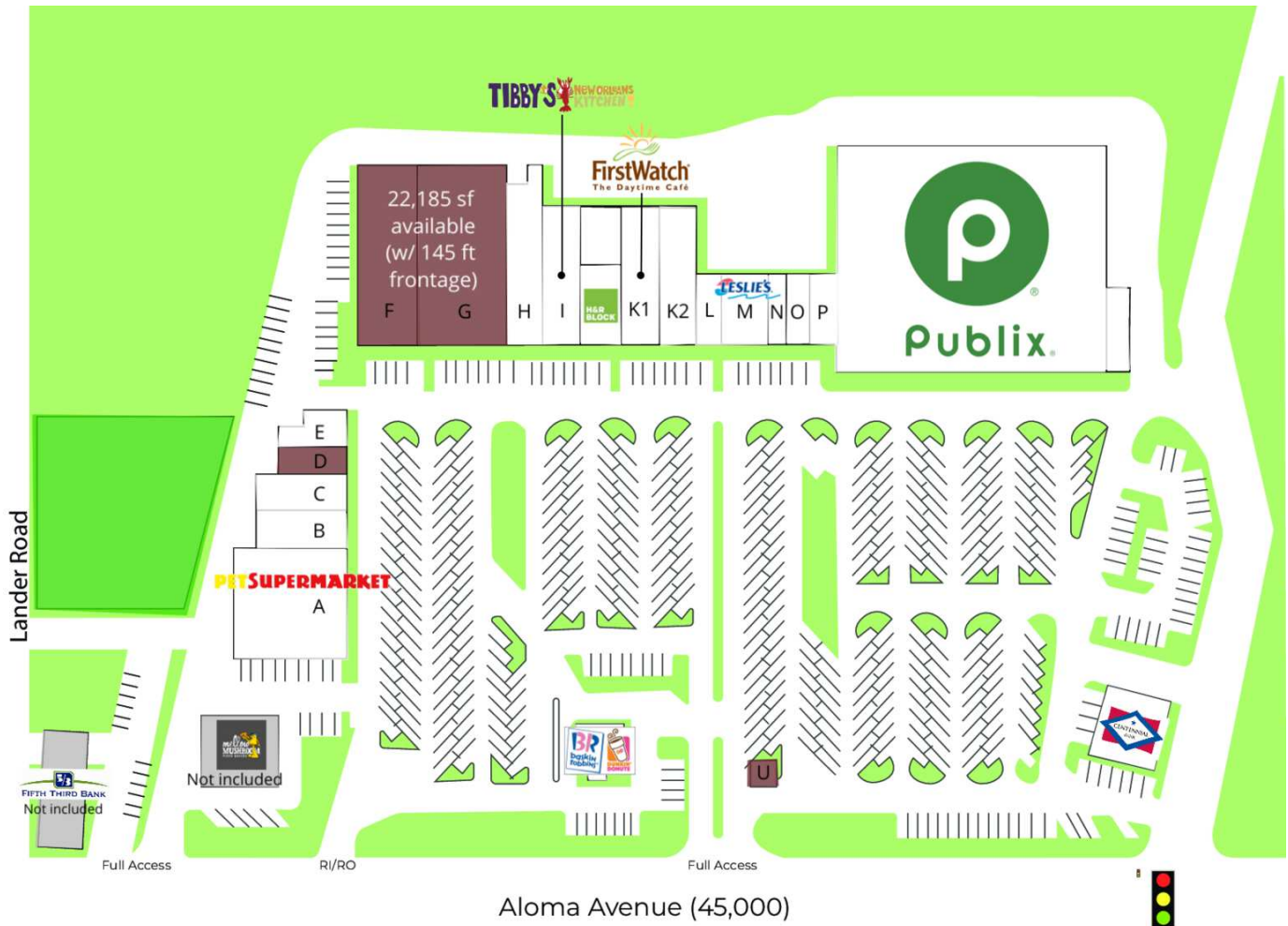
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## SITE PLAN & AVAILABILITY

A Pet Supermarket	9,504 SF	I Tibby's New Orleans Kitchen	5,250 SF	P Winter Park Optical	1,200 SF
B Coast Dental	2,500 SF	J H&R Block	1,800 SF	Q Publix	47,000 SF
C Companion Care Pet Hospital	2,507 SF	K1 First Watch	3,840 SF	R Publix Liquors	0 SF
<b>D AVAILABLE</b>	<b>1,200 SF</b>	K2 Massage Luxe	3,937 SF	T Dunkin' Donuts-Baskin Robbins	1,849 SF
E YogaSix	1,704 SF	L Sharkey's Cuts for Kids	1,200 SF	<b>U AVAILABLE</b>	<b>150 SF</b>
<b>F AVAILABLE</b>	<b>9,050 SF</b>	M Leslie's Swimming Pool Supp...	2,700 SF	V Centennial Bank	4,000 SF
<b>G AVAILABLE</b>	<b>13,135 SF</b>	N NuGenesis Medical	1,135 SF	2015 Mellow Mushroom	4,568 SF
H Meta Humans	4,206 SF	O Nail Salon	1,196 SF		

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