



THE FRESH MARKET

For Lease
Grand Oaks Village

5000 Dr Phillips Blvd, Orlando, FL 32819



Property Highlights

Grand Oaks Village

Introducing the prime neighborhood center Grand Oaks Village on Dr Phillips Blvd:

- Premier 86,321 s.f. daily-use neighborhood center that benefits from its historically fully-occupied premises and affluent location
- Healthy mix of national, local and regional tenants including The Fresh Market, AdventHealth and Dunkin'
- Average household income of \$211,000+ in a 1-mile radius
- 5.4/1,000 s.f. parking ratio
- Located at the intersection (58,800± AADT) of Conroy Windermere Rd (40,500± AADT) and Dr Phillips Blvd (18,300± AADT)
- Multiple points of access along both thoroughfares
- Located in the highly-desirable Dr Phillips neighborhood, recognized as one of the best places to live by Time's Money Magazine and impeccably next to Orlando's top attractions

Key Tenants

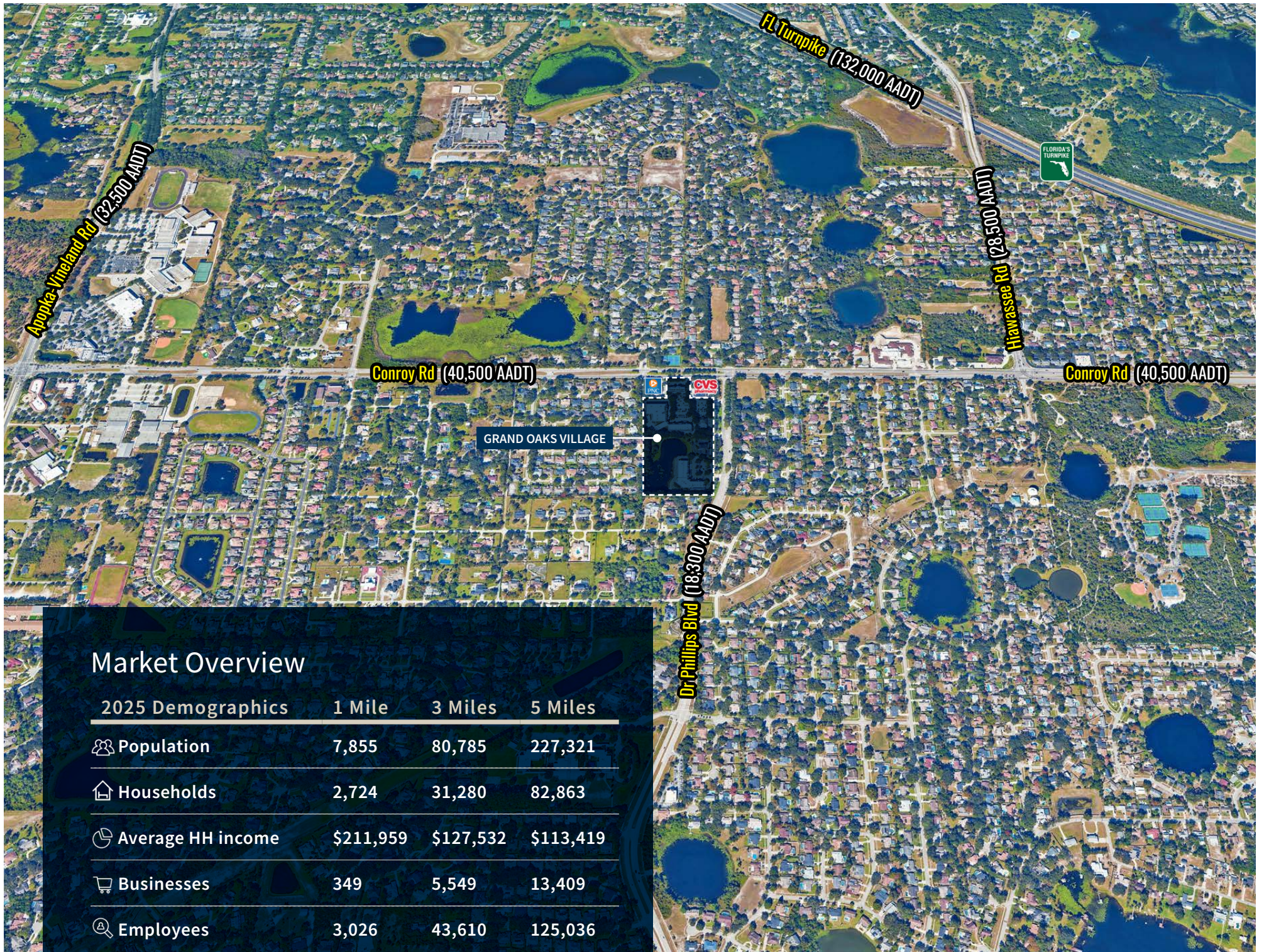


Site Plan

- AVAILABLE
- LEASED



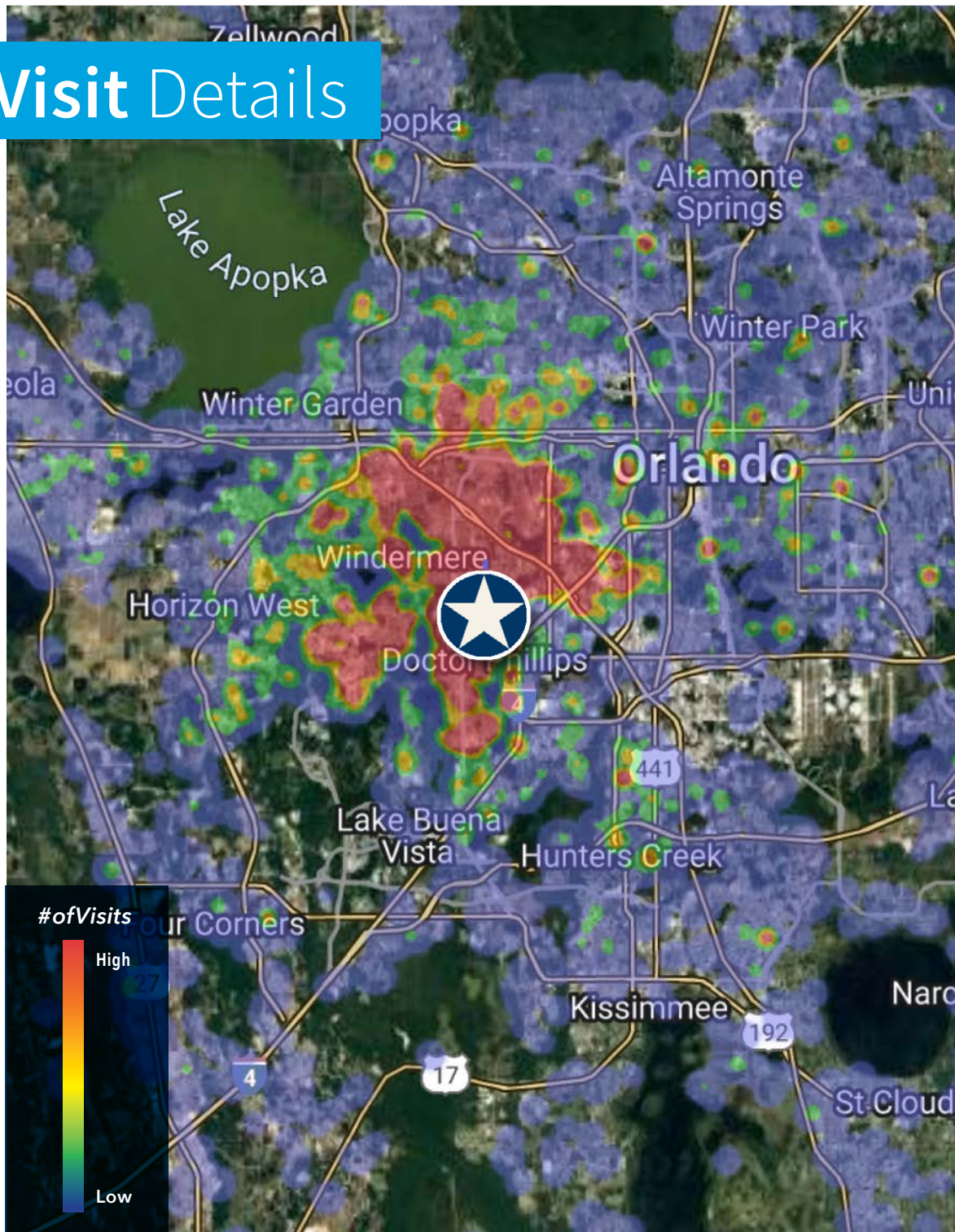
#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	@ The Diner	3,300	13	Tammy's Nail & Day Spa	2,000	25	Ace Hardware	7,824
2	AVAILABLE	2,690	14	The Fresh Market	18,400	26	Chocolate Pearl	1,050
3	Woof Gang Bakery	1,110	15	Uni K Wax	800	27	Edward Jones	1,050
4	J. McLaughlin	1,110	16	Bonsai Sushi	800	28	Sage Dental	3,150
5	Facial Mania	1,110	17	Le Cafe Paris	1,600	29	Vet Hospital	1,400
6	Grand Oaks Mail Center	1,110	18	EcoArt	1,360	30	Pilates Addiction	1,400
7	International Chiropractic Center	1,480	19	Massage Oasis	1,360	31	Papa D Pizzeria	1,400
8	Cherry Blow Dry Bar	1,480	20	Little Greek Fresh Grill	1,296	32	Bee Won	2,800
9	AdventHealth Sports Medicine	3,600	21	Burntwood Tavern	3,500	36	The Lash Lounge @ Dr Phillips	1,000
10	Prime IV Hydration & Wellness	2,025	22	Floyd's Barbershop	1,260			
11	Windermere Flowers & Gifts	2,025	23	Dunkin'	2,070			
12	DeForrest Eye Center	1,811	24	AdventHealth Centra Care	4,590			



Market Overview

2025 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	7,855	80,785	227,321
🏠 Households	2,724	31,280	82,863
📊 Average HH income	\$211,959	\$127,532	\$113,419
🛒 Businesses	349	5,549	13,409
🔍 Employees	3,026	43,610	125,036

Visit Details



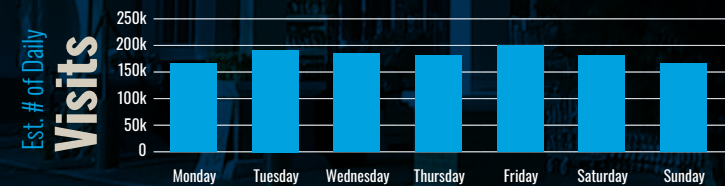
Customer Data

 **1.3M** Est. # of Annual **Visits**

263.1K Est. # of Annual **Customers** 

 /  **4.88** Avg. Visits/ **Customer Annually**

34 Minutes/ **Avg. Stay**  Minutes/ **Med. Stay** **18**



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