



For Lease

SoDo Shopping Center

2300-2470 S Orange Ave, Orlando, FL 32806

Property Highlights

SoDo Shopping Center

- Comprised of a 255,633 GLA lifestyle shopping center.
- Situated 1.5 miles south of Downtown Orlando, the center occupies a prime location on S Orange Ave, experiencing a daily traffic volume of over 35,700± AADT.
- The center houses an impressive tenant mix encompassing various specialties, including fitness, health and beauty, restaurants and national destinations.
- 300 luxury, Class-A apartments reside on-site, complemented by 75,000 s.f. of fully-leased office space.
- Retail customers benefit from the convenience of eight access points and 1,747 reserved parking spaces.
- Three monument signs have been expanded for maximum visibility along S Orange Ave.
- SoDo Shopping Center serves as the primary venue for a range of annual community events, including Light Up SoDo, Haunting on Main and The CardBoard Art Festival. These events attract thousands of additional visitors and contribute to the center's visitor count and community impact.

Key Tenants



Site Plan

- AVAILABLE
- LEASED



#	Tenant	SF	#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	SouthState Bank	4,100	13	Massage Envy	2,886	23	Fleet Feet Sports Orlando	2,905	33	Orlando Ortho. Outpatient Surg	1,412
2	T-Mobile	3,000	↻ 14	AVAILABLE - Medtail Space	4,943	24	The Smoothie Room	1,419	34	TJ Maxx	26,843
↻ 3	AVAILABLE	3,735	15	Edward Jones	1,198	25	Kolumbia Cafe	1,380	35	Phenix Salon Suites	6,237
4	Taco Bell	2,916	16	Orlando Orthopaedic Outpatient	14,528	26	F45 Training SODO FL	3,493	36	Orlando Orthopaedic Center	1,441
7	AVAILABLE - 2nd Gen. Restaurant	4,967	17	Orlando Health	13,633	27	Jason's Deli	4,791	37	Phenix Salon Suites	6,473
8	Big Dave's Cheesesteaks	1,593	18	Orlando Health	11,375	28	LA Fitness	49,875	37A	Phenix Salon Suites	1,440
9	Waxing the City	1,593	19	Sodo Sushi Bar Grill	2,519	29	Orlando Orthopaedic Center	29,420	39	Revolution Lash Studio	1,444
10	Custom T-Shirts and More	1,593	20	Sugar Divas Cakery	1,370	30	Flippers Pizzeria	2,500	40	Orlando Health	24,787
↻ 11	AVAILABLE	832	21	AVAILABLE	1,800	31	Advanced Dermatology & Cosmetics Surgery	3,547	41	AVAILABLE	1,400
12	NAILSPA.COM	1,760	22	Foxhole Barbershop	1,135	32	Orlando Orthopaedic Center	3,668	42	AVAILABLE	1,400

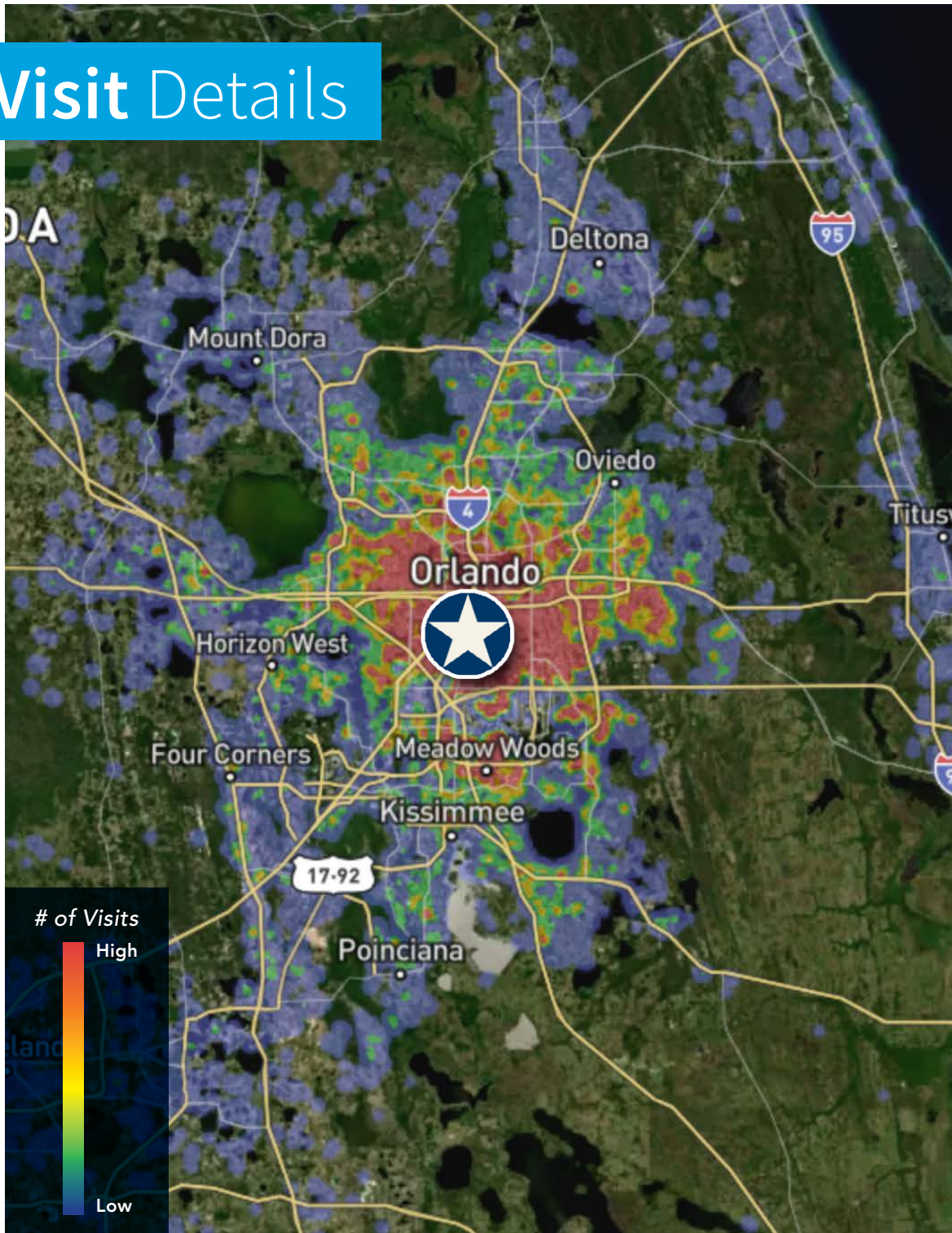


Lofts At SoDo
 Luxury Apartments
 308 Units

Market Overview

2025 Demographics	1 MI	3 MI	5 MI
👤 Population	9,286	124,985	328,450
🏠 Households	4,086	54,711	134,813
📊 Average HH income	\$136,578	\$103,431	\$103,197
🛒 Businesses	1,479	11,004	22,044
👤 Employees	42,269	142,948	328,450

Visit Details



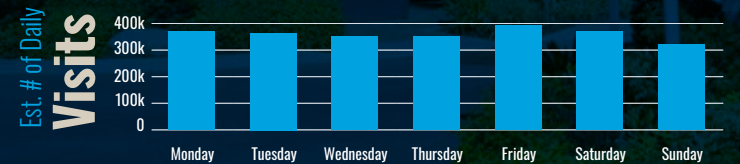
Customer Data

 **2.6M** Est. # of Annual **Visits**

629.7K Est. # of Annual **Customers** 

 /  **4.08** Avg. Visits/ Customer Annually

50 Minutes/ Avg. Stay  Minutes/ Med. Stay **35**



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