WATERBRIDGE DOWNS

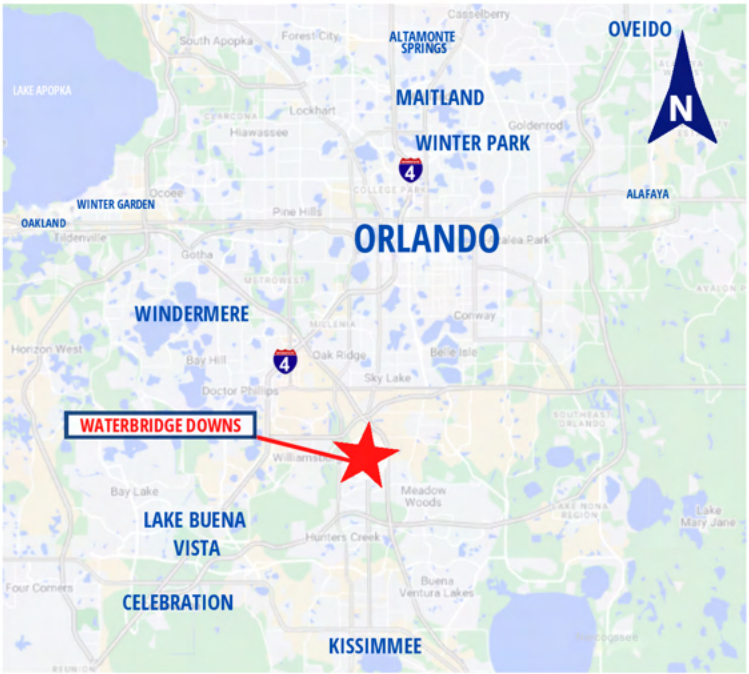
Retail Spaces Available For Lease : 1,050 SF - 6,900 SF

11212-11370 South Orange Blossom Trail Orlando, FL

HIGHLIGHTS

- **1,050-6,900 SF AVAILABLE |FOR LEASE**
- **1,320 SF 2nd Gen Medical Space**
- New roof and fresh exterior paint
- Anchored by Sky Zone
- $110,000+ average annual household income in 3-mile radius
- Located on US 441/S Orange Blossom Trail - a major thoroughfare with an AADT of 53,000
- Centrally located near Orlando International Airport, The Florida Mall, Sea World, Universal Studios, I-Drive and Walt Disney World with easy access to 417,528 and the Turnpike

MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,978	63,563	186,940
Households	4,644	21,657	64,000
Avg. HH Income	$94,513	$110,030	$111,669

*Source: ESRI, 2025

Stephanie D'Amico
Vice President
(407) 627-1312
sdamico@crossmarcservices.com

Dominic Rogers
Associate - Sales & Leasing
407-627-1314
drogers@crossmarcservices.com

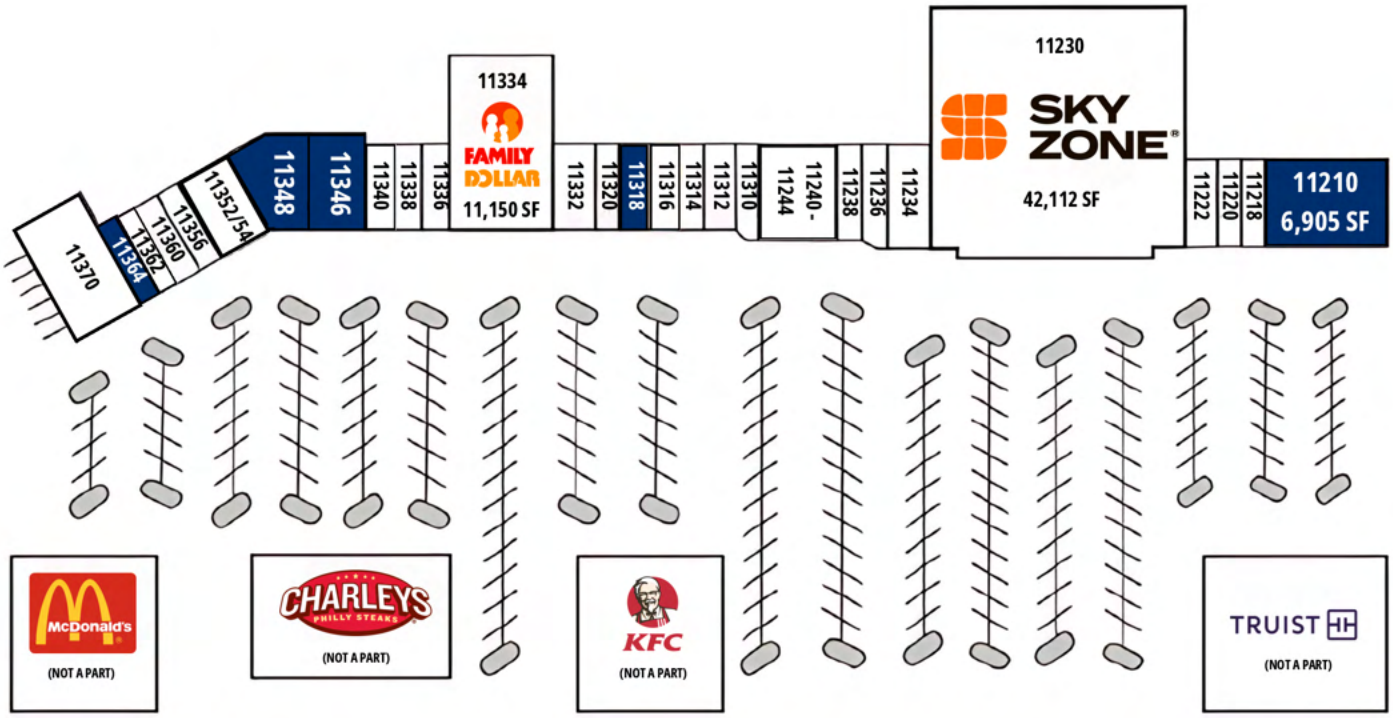
CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

WATERBRIDGE DOWNS

Retail Spaces Available For Lease : 1,050 SF - 6,900 SF

11212-11370 South Orange Blossom Trail Orlando, FL



SUITE	TENANT	SF
11370	Fuego Night Club	6,000
11364	**AVAILABLE - 2ND FORMER MEDICAL**	**1,320**
11362	S & A Insurance Company	990
11360	Andy's Nice House	1,980
11356	La Florida Services	1,020
11352	Tawakkul Foods	2,800
11348	**AVAILABLE**	**6,535**
11346	**AVAILABLE**	**3,920**
11340	Daycare Center	1,400
11338	Las Tres Banderas 6	1,400
11336	Deli WonderFood	1,400
11334	Family Dollar	11,150
11332	Liquors Plus	2,350
11320	Adonis Hair Salon & Barber	1,750

SUITE	TENANT	SF
11318	**AVAILABLE**	**1,050**
11316	Oasis Relax Center	1,400
11314	La Crema	1,050
11312	La Hacienda Super Market	1,750
11310	UPS Store	1,376
11240-44	El Tenampa	3,820
11238	Hotel Staffing	1,400
11236	AJI Gourment	1,424
11234	Bahama Buck's	2,400
11230	Sky Zone	42,112
11222	Lancaster Dental	1,750
11220	Diana's Coffee	1,051
11218	Osceola Smoker's Dreamz	11,150
11210	**AVAILABLE - FORMER MEDICAL SPACE**	**6,905**

Stephanie D'Amico
Vice President
(407) 627-1312
sdamico@crossmarcservices.com

Dominic Rogers
Associate - Sales & Leasing
407-627-1314
drogers@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

WATERBRIDGE DOWNS

Retail Spaces Available For Lease : 1,050 SF - 6,900 SF

11212-11370 South Orange Blossom Trail Orlando, FL

Stephanie D'Amico
Vice President
(407) 627-1312
sdamico@crossmarcservices.com

Dominic Rogers
Associate - Sales & Leasing
407-627-1314
drogers@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

WATERBRIDGE DOWNS

Retail Spaces Available For Lease : 1,050 SF - 6,900 SF

11212-11370 South Orange Blossom Trail Orlando, FL

Stephanie D'Amico
Vice President
(407) 627-1312
sdamico@crossmarcservices.com

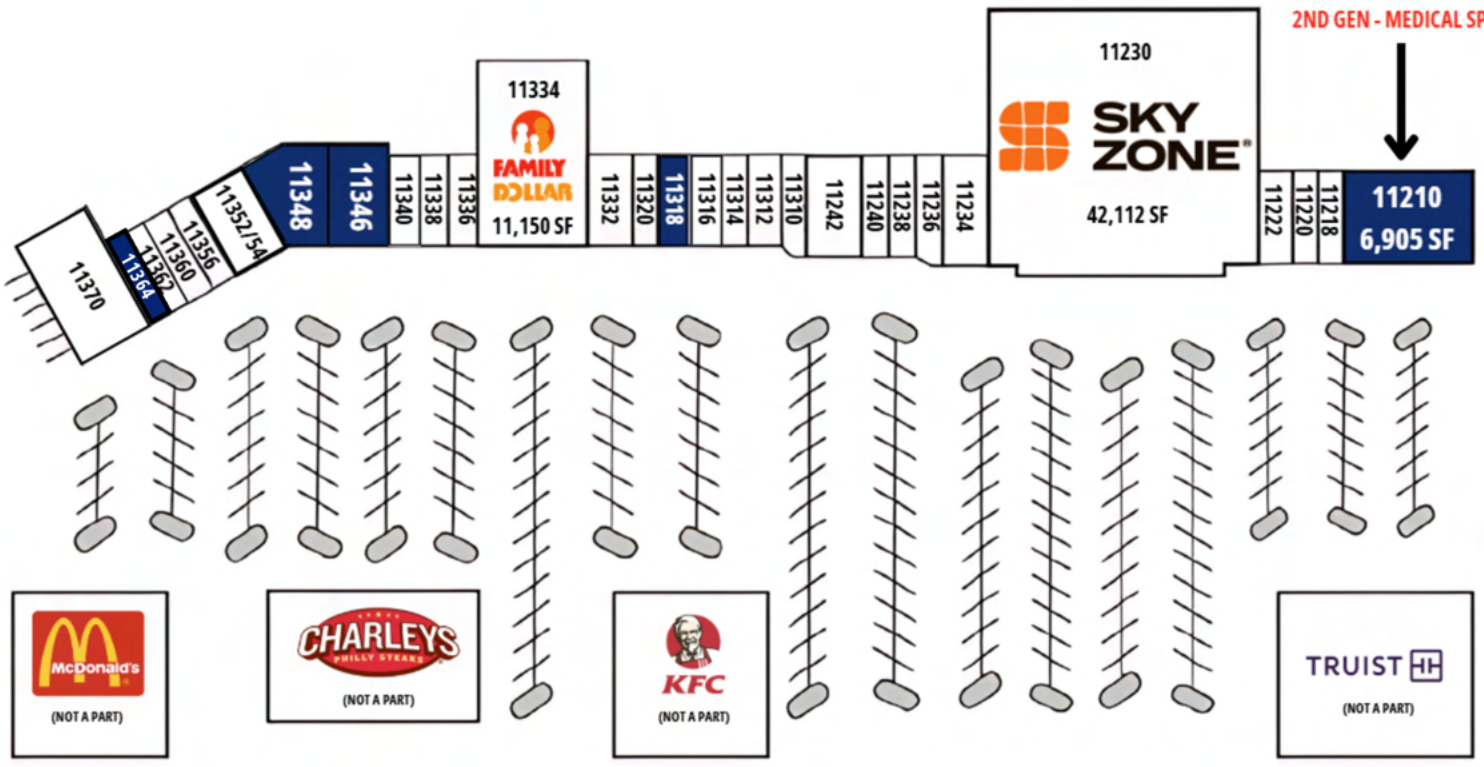
Dominic Rogers
Associate - Sales & Leasing
407-627-1314
drogers@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

WATERBRIDGE DOWNS

2nd Gen - Medical Space : 6,905 SF



Stephanie D'Amico
Vice President
(407) 627-1312
sdamico@crossmarcservices.com

Dominic Rogers
Associate - Sales & Leasing
407-627-1314
drogers@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.