

Semoran Shopping Center

DEMETREE
GLOBAL

FOR LEASE | RETAIL



3090 ALOMA AVENUE, WINTER PARK, FL 32792

Semoran Shopping Center proudly presents Suite 115, a prime 1,066 square foot barbershop space, ready for immediate occupancy. Equipped and in excellent condition, this location offers excellent visibility and access from both Aloma Ave and Semoran Blvd. The location offers excellent visibility and access from both Aloma Ave and Semoran Blvd. The area is growing with new developments, including the recently opened 55+ senior living luxury apartment complex. Located in the vibrant community of Winter Park and just minutes from historic downtown Park Avenue, this is an ideal location for any retail business.

PROPERTY HIGHLIGHTS:

- Highly traveled prominent intersection of SR 436/ Semoran Blvd. and Aloma Ave.
- Combined traffic count reaching 96,500 AADT.
- Minutes from Downtown Winter Park directly between Rollins College and Full Sail University.
- Co-tenants include: Advance Auto Parts, Friendly Confines, La Granja and Habaneros Mexican Grill.
- Prime 1,066 square foot barbershop space, fully equipped and in excellent condition, available for immediate occupancy.
- New 178 unit Calirosa Winter Park 55+ senior living luxury community, located across the street.
- Less than 1 mile from Full Sail University.
- Store front and pylon signage available.
- Abundant parking.

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,572	99,283	271,260
Total Daytime Population	19,877	131,028	350,691
Median Age	37.3	36.7	37.5
Average HH Income	\$68,854	\$94,274	\$89,680



26,737+ Full Sail Univ.
Students

2023 total



70,456 Employees

in 3 miles



\$94,274 HH Income

in 3 miles

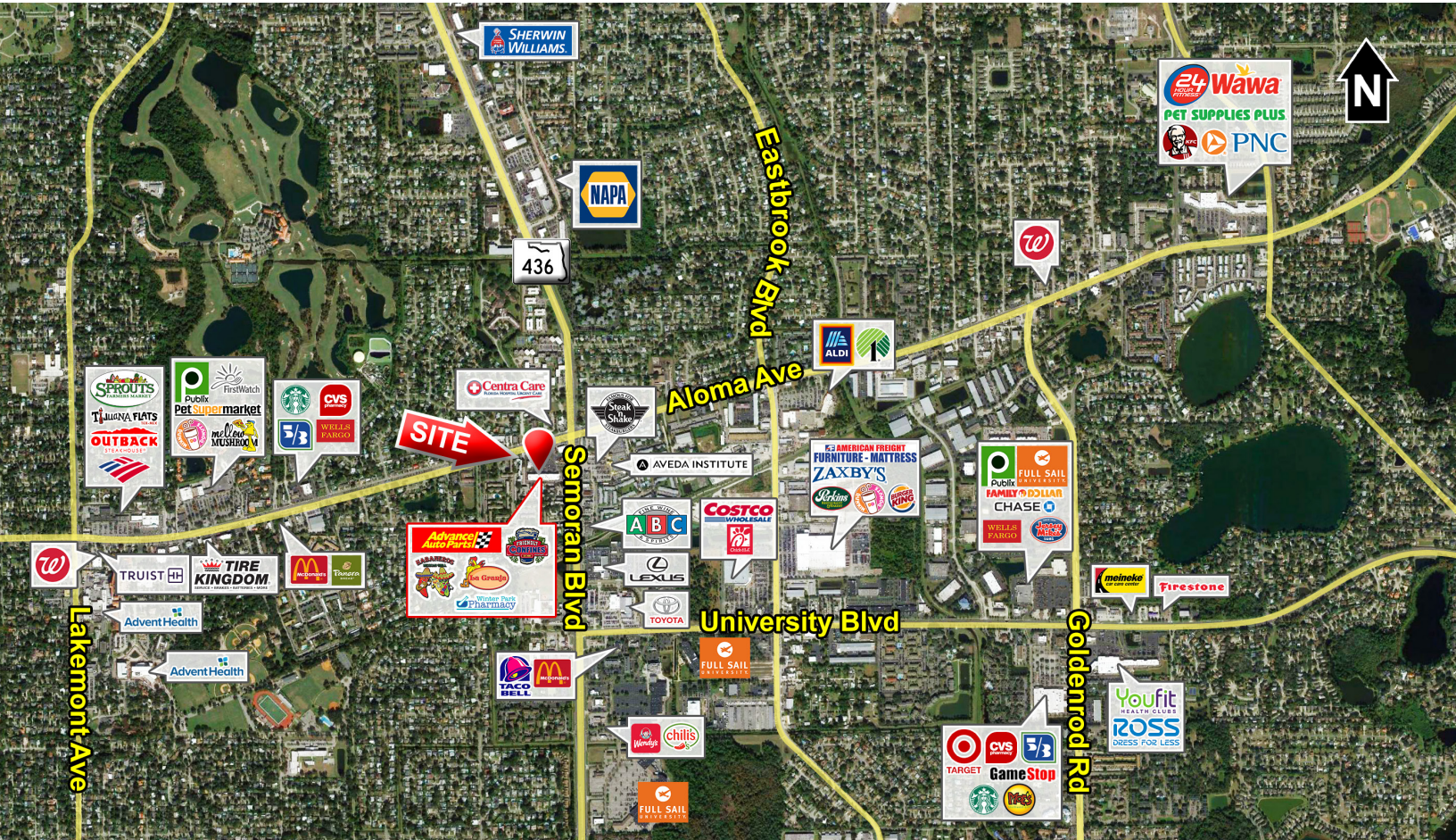
Contact us now for more information

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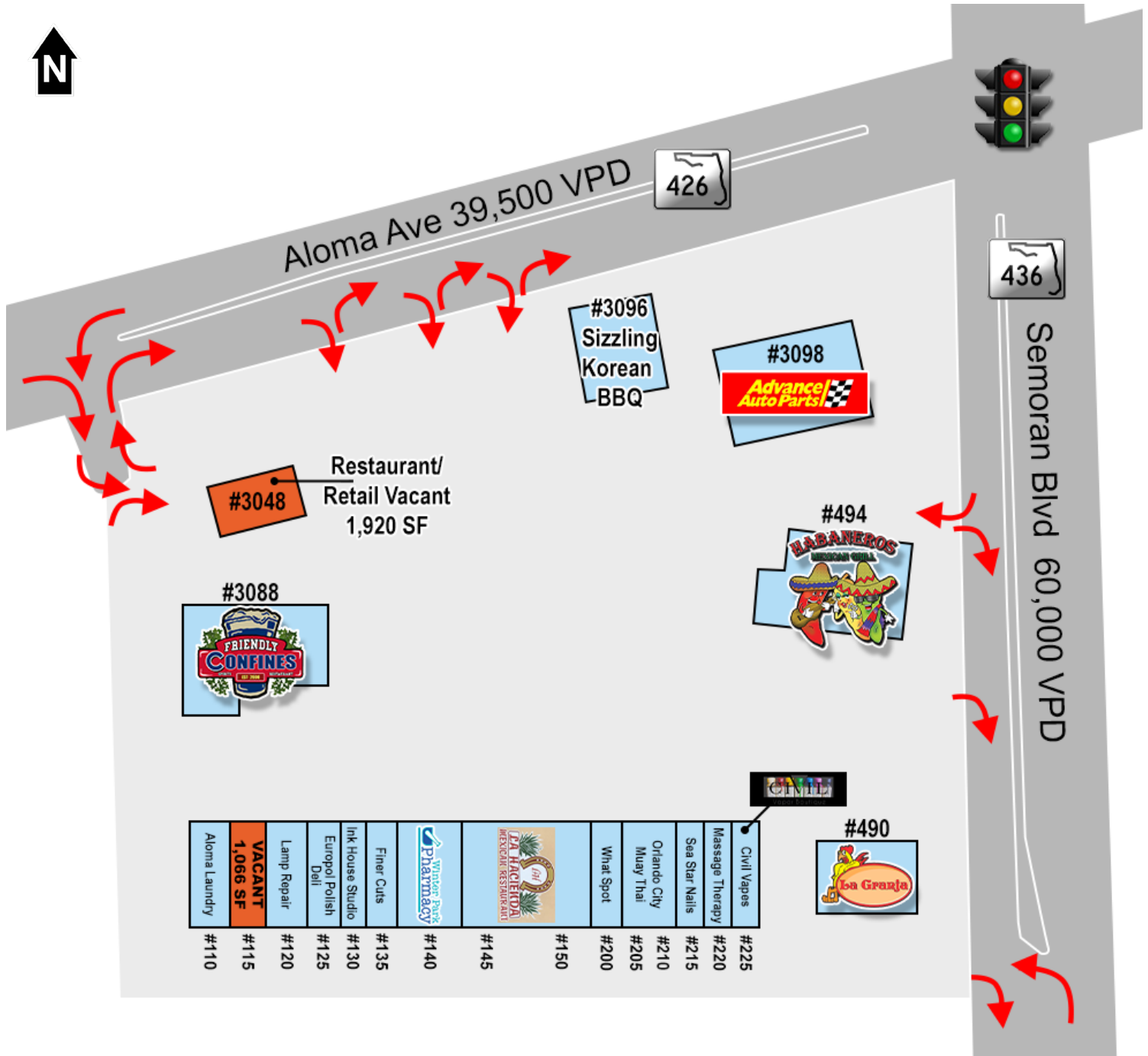
Demetree Global
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789
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Trade Area Aerials



Site Plan



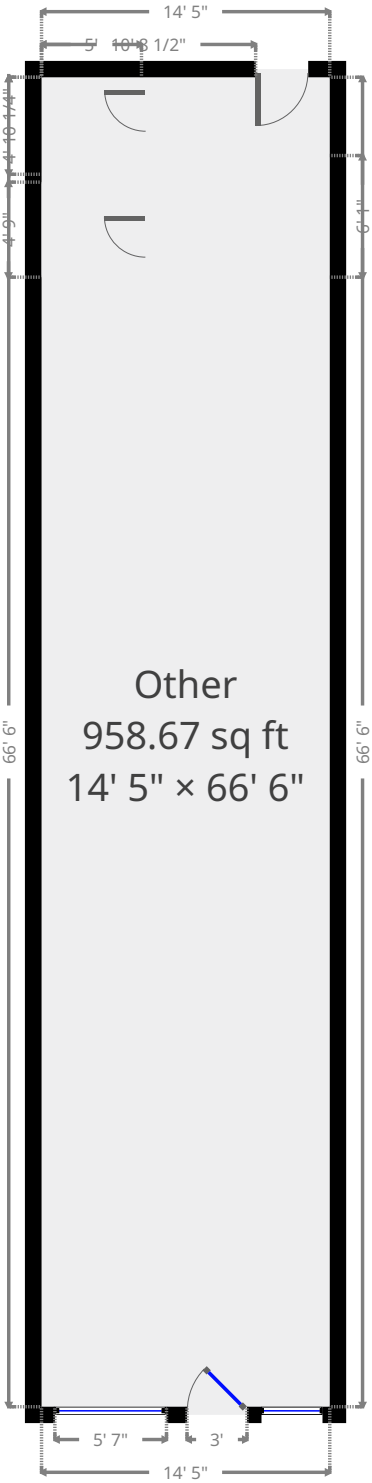
LEGEND

- Existing Tenant
- Vacant

Suite 115 Photos (1,066 SF barbershop)



Suite 115 Floor Plan (1,066 SF)



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