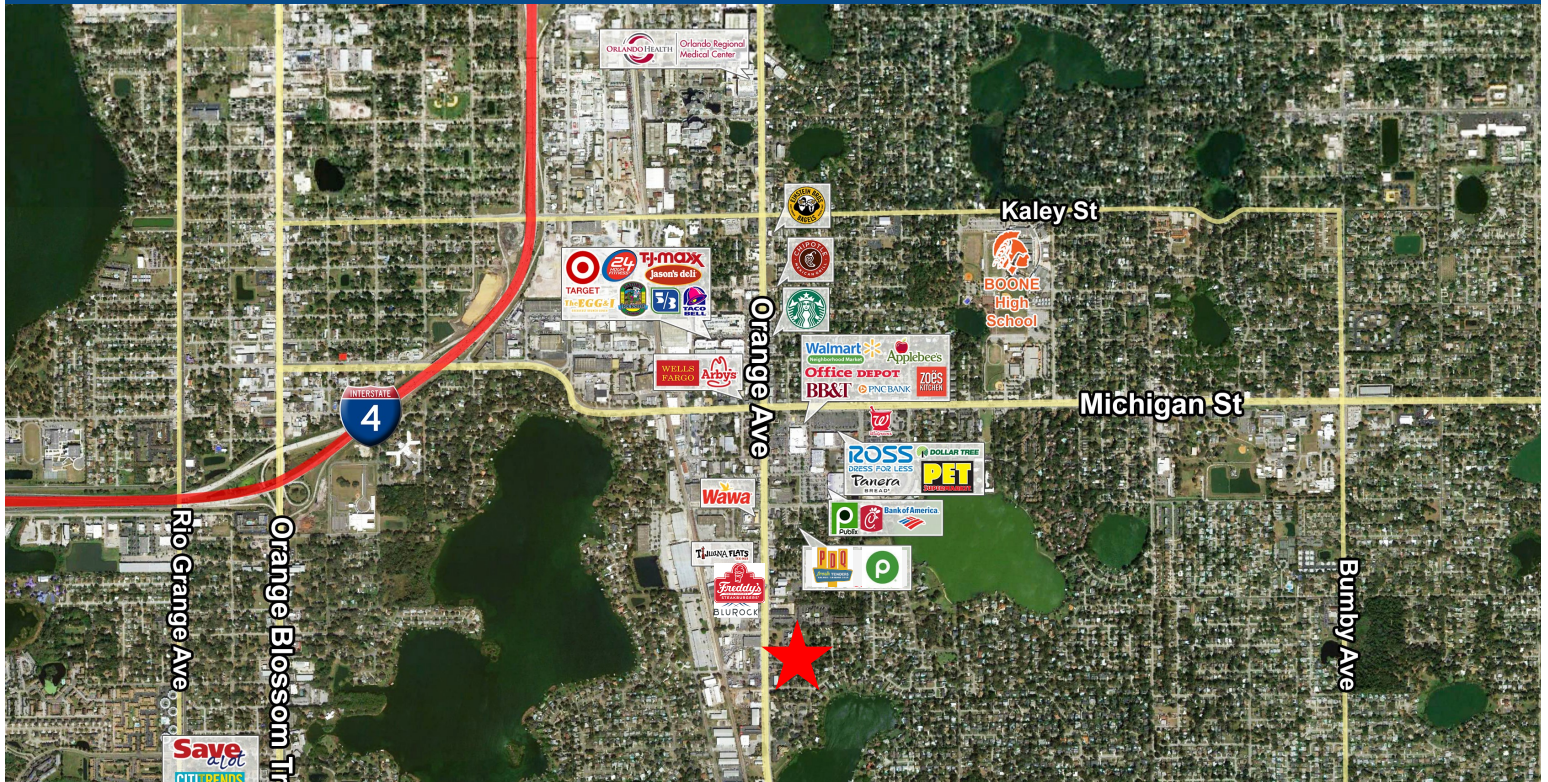


ORLANDO, FL

3559 S ORANGE AVE ORLANDO, FL 32806

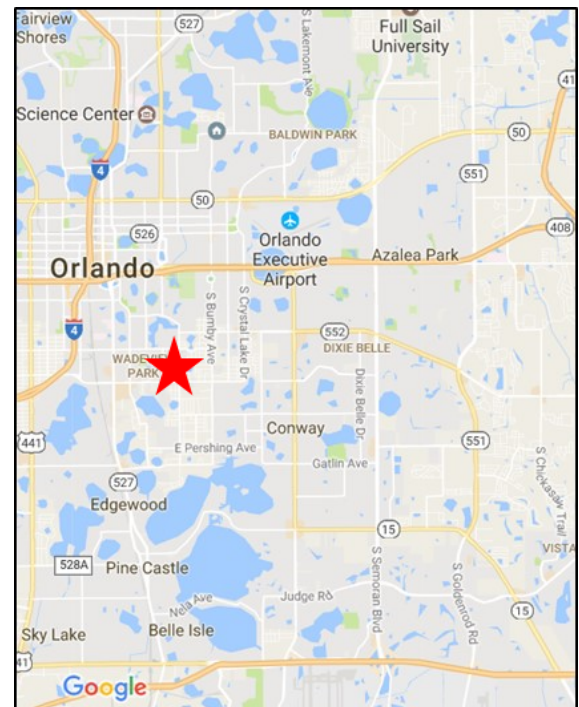


PROPERTY HIGHLIGHTS

OFFICE DEVELOPMENT IN SODO AREA 37,448 SF Retail/Office Building

- RETAIL, OFFICE, MIXED USE OPTIONS
- POSSIBLE CORPORATE HEADQUARTERS UP TO 80,000 SF
- FULL ACCESS ON ORANGE AVE
- LIGHTED INTERSECTION AT MAIN ENTRANCE LOCATED ON DRENNEN RD
- 36,439 AADT ORANGE AVE

Demographics	1-Mile	3-Mile	5-Mile
Population	8,808	120,103	297,605
Avg. HH Income	\$75,058	\$61,547	\$59,540



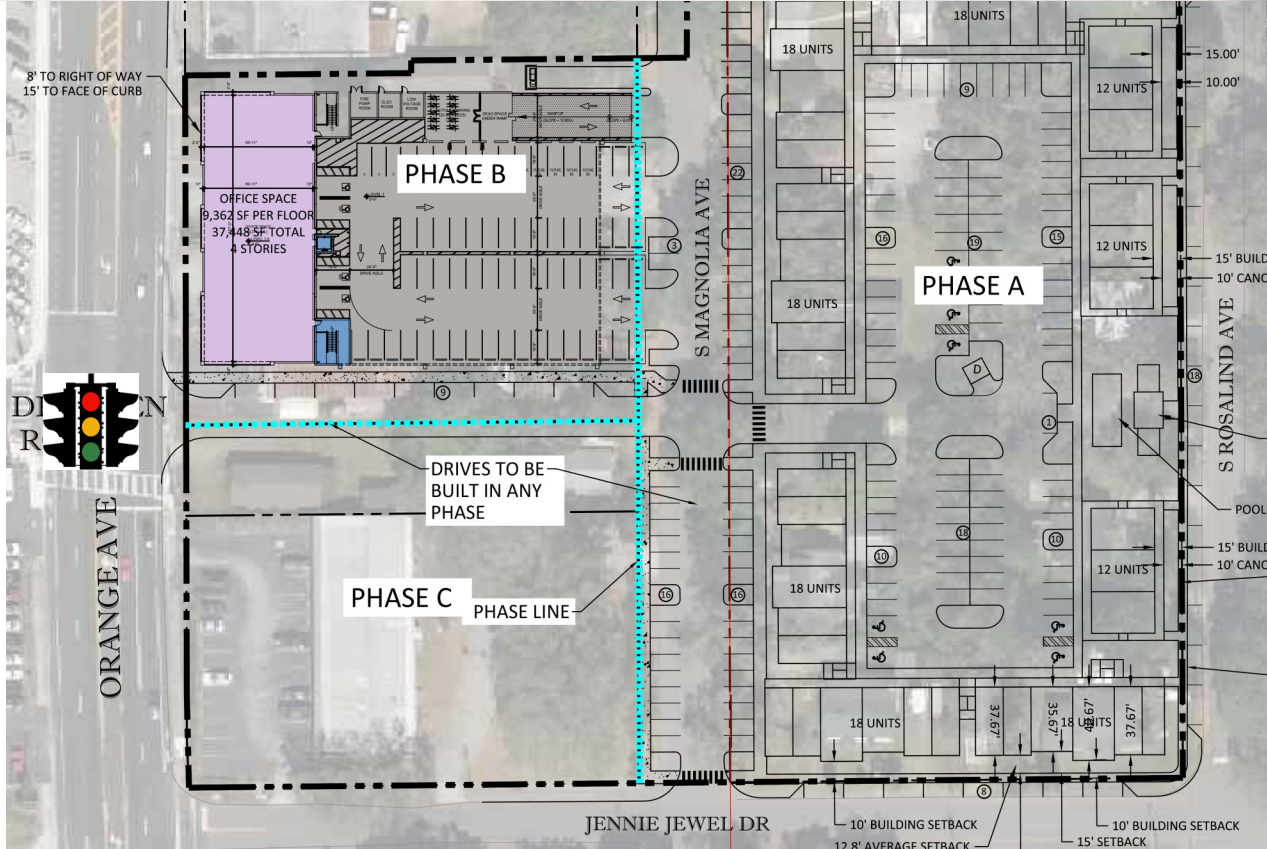
Heather Coons
305-283-1521
heather@blurockcommercial.com

3408 South Orange Ave.
Suite B
Orlando, FL 32806
www.blurockcommercial.com

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SOUTHERN OAKS - RETAIL/OFFICE MIXED USE

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SOUTHERN OAKS - RETAIL/OFFICE MIXED USE

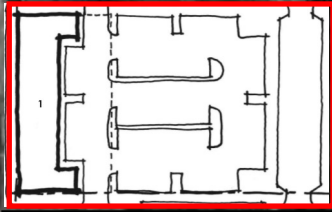
DRENNEN RD & ORANGE AVE ORLANDO, FL 32806



Orange Ave 36,439 AADT



Drennen Rd



Main Entrance

Future Phase



Heather Coons
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