



**For Lease**

## **Avenue Shoppes at Florida Mall**

8204 Crystal Clear Lane • Orlando, FL



# Property Features

Avenue Shoppes at Florida Mall • 8204 Crystal Clear Ln, Orlando, FL








## The Property

- 42,196 s.f. retail strip center anchored by Adega Guacha Brazilian Steakhouse.
- Last available space: 1,822 s.f. available.
- 200+ surface level and underground parking spaces.
- Facade renovations are planned for the center.
- Strip center has approximately 500 ft of frontage on Orange Blossom Trail. (±56,000 AADT)

## The Location

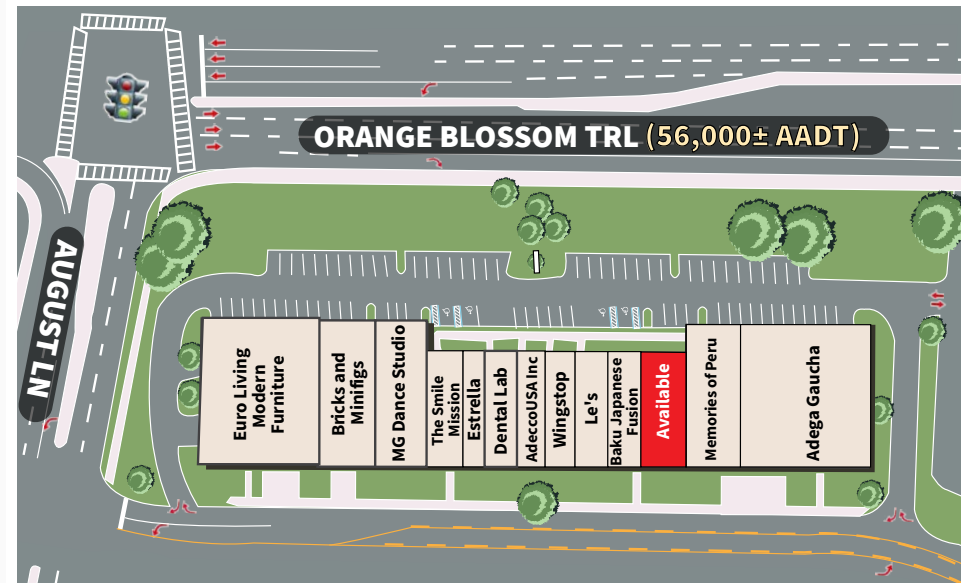
- The shopping center benefits from being shadow anchored by The Florida Mall, which attracts over 20 million annual visitors and generates strong retail sales from both local and tourist shoppers. It's positioned on the hard corner of Orange Blossom Trail and August Lane, with a traffic light ensuring easy access, and is situated within a robust retail node featuring numerous successful national retailers.
- Located at the heavily trafficked intersection of Orange Blossom Trail and Sand Lake Road with over ±98,500 AADT combined.
- Centrally located to be in close proximity to the Florida Turnpike and 528 Martin Anderson Beachline Expy.
- Only 2.5 Miles away from Universal Studio's brand new theme park Epic Universe.

## Demographics

	1 Mile	3 Miles	5 Miles
 <b>Population</b>	4,618	73,740	207,145
 <b>Households</b>	1,500	25,350	75,853
 <b>Avg. HH Income</b>	\$80,655	\$77,255	\$93,545
 <b>Businesses</b>	1,155	6,524	15,404
 <b>Employees</b>	17,286	83,898	221,452

Source: ESRI 2025

Suite	Tenant	SF
100 & 200	Euro Living Modern Furniture	9,238
300	Bricks and Minifigs	2,958
400	MG Dance Studio	3,000
500 & 700	The Smile Mission	3,738
800	Estrella Insurance	960
900	Dental Lab	1,325
1000	AdeccoUSA, Inc.	1,264
1100	Wingstop	1,275
1200	Le's Alterations	960
1300 & 1400	Baku Japanese Fusion	2,498
1500	Available	1,822
1600	Memories of Peru Pollos A La Brasa	2,875
1700 & 2000	Adega Guacha	10,325





# Property Photos

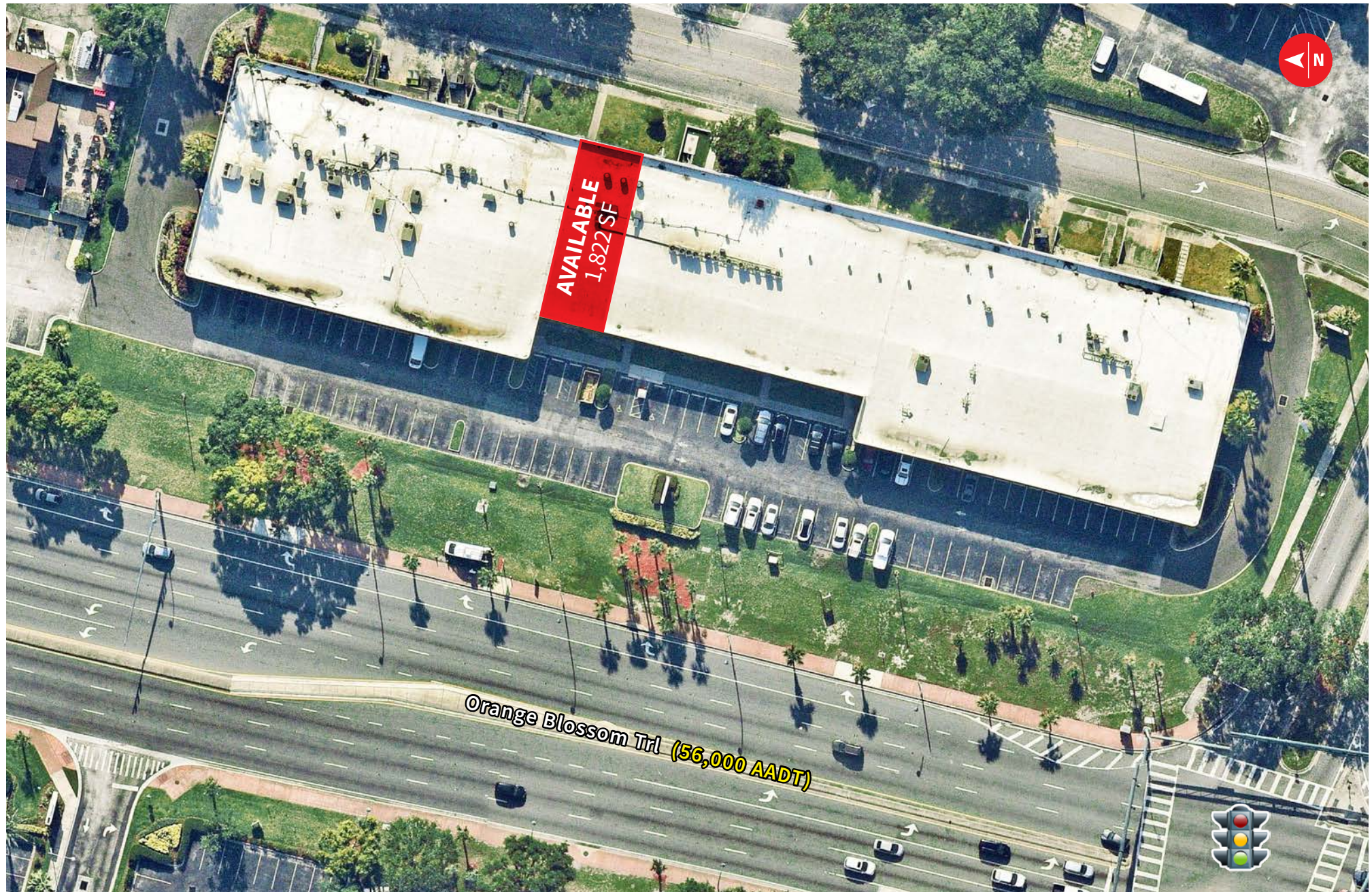
Avenue Shoppes at Florida Mall • 8204 Crystal Clear Ln, Orlando, FL





# Suite 1500 Plan

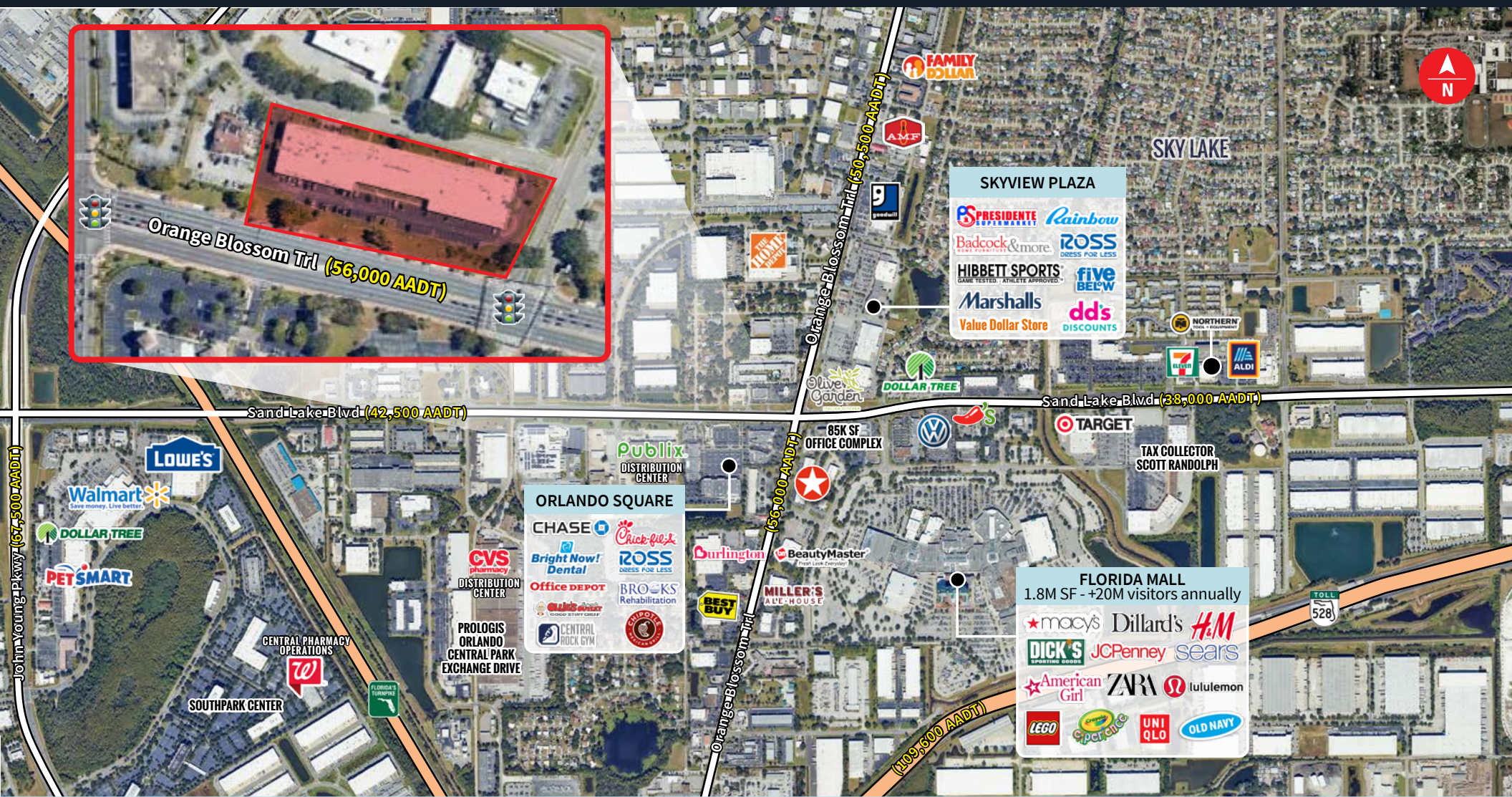
Avenue Shoppes at Florida Mall • 8204 Crystal Clear Ln, Orlando, FL





# Area Overview

Avenue Shoppes at Florida Mall • 8204 Crystal Clear Ln, Orlando, FL



**Caleb Powell**

Associate  
+1386 847 6672  
caleb.powell@jll.com

