

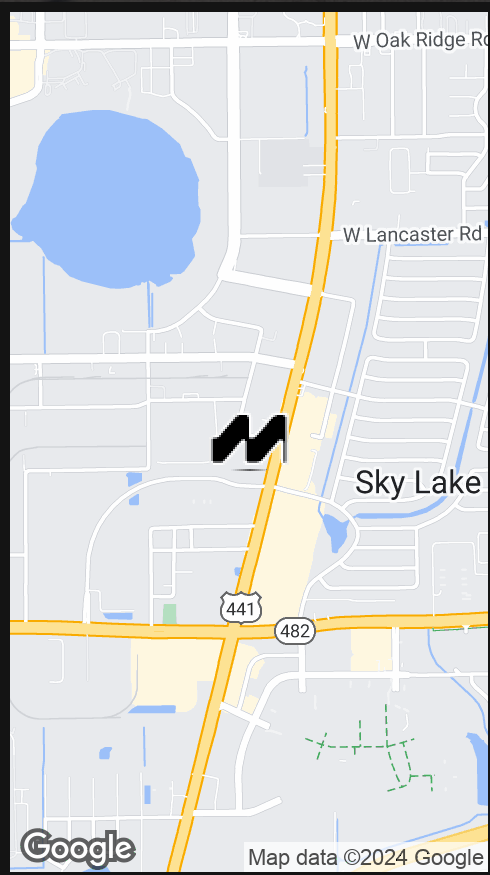


# Shoppes of Southland

7400 SOUTHLAND BOULEVARD, ORLANDO, FL 32809

## Location Overview

The Shoppes of Southland is situated on the corner of US-441 and Southland Boulevard directly across from the entrance to Home Depot and in close proximity to the Florida Mall. Sitting on 1.70/AC, this property provides incredible frontage on Orange Blossom Trail and is complimented with a signalized entrance at Southland Boulevard. Tenants enjoy ample parking at the Shoppes for their employees and customers. Shoppes of Southland is located in one of Orange County's most active trade areas. The property offers fantastic exposure and provides easy access to all major freeways including the Expressway, B-line, Turnpike, and I-4.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

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**BRIAN GRANDSTAFF**

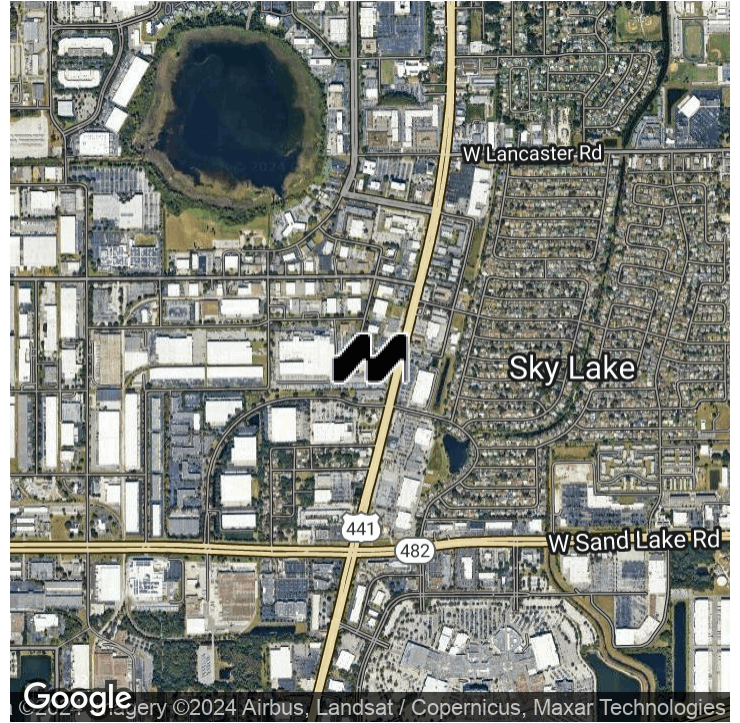
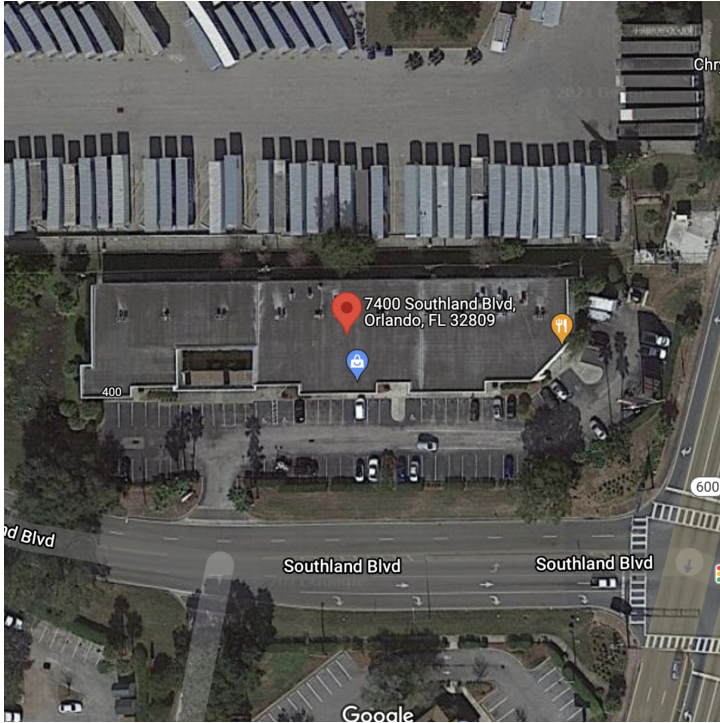
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## EXECUTIVE SUMMARY

7400 SOUTHLAND BOULEVARD, ORLANDO, FL 32809

# Shoppes of Southland



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	21,405 SF
Available SF:	1,687 - 2,604 SF
Lot Size:	1.7 Acres
Year Built:	1985
Zoning:	C-1
Submarket:	Orlando

### PROPERTY HIGHLIGHTS

- Shoppes of Southland is a 23,694 square foot Shopping Center located on the major North-South Highway in Southern Orlando.
- The property has fantastic visibility on US Highway 441
- In close proximity to the Florida Mall.
- Shoppes of Southland has 85 parking spaces.

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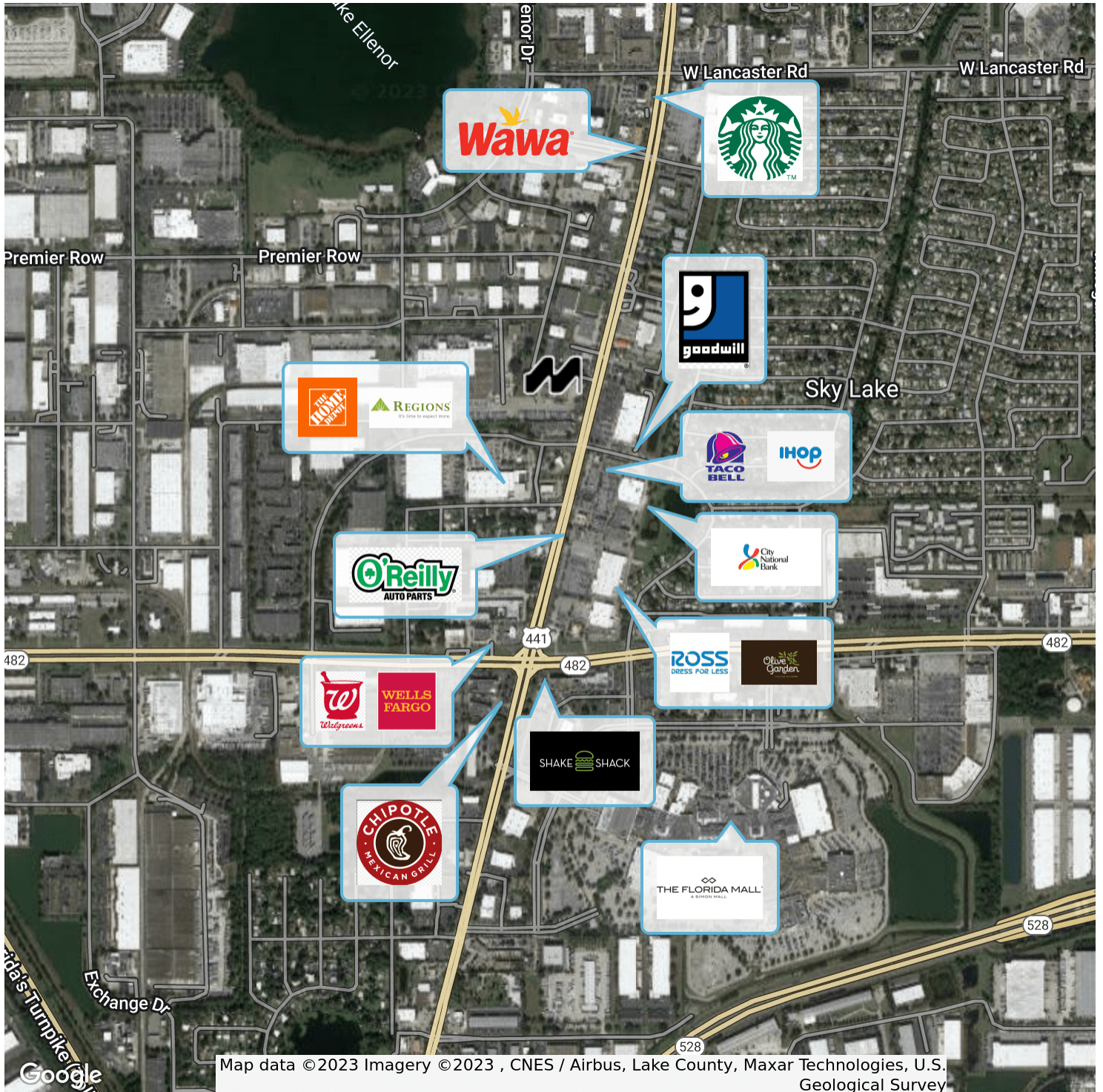
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# For Lease

# LOCATION MAP

7400 SOUTHLAND BOULEVARD, ORLANDO, FL 32809

# Shoppes of Southland



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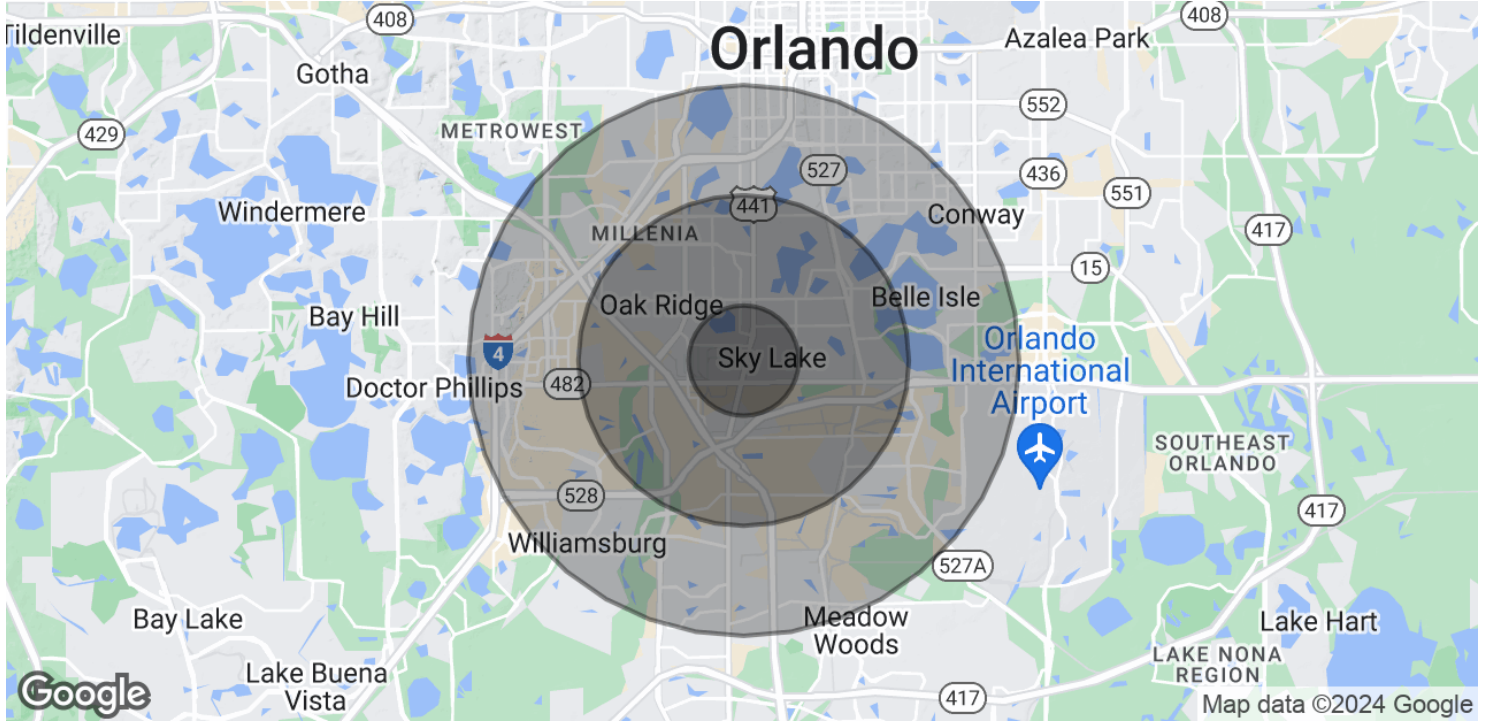
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# DEMOGRAPHICS MAP & REPORT

7400 SOUTHLAND BOULEVARD, ORLANDO, FL 32809

# Shoppes of Southland



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,918	69,048	170,040
Average Age	32.7	32.8	34.1
Average Age (Male)	32.4	31.9	33.0
Average Age (Female)	32.4	34.0	35.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,244	23,936	61,126
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$45,142	\$48,377	\$55,016
Average House Value	\$121,045	\$232,988	\$246,171

\* Demographic data derived from 2020 ACS - US Census

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