



RIALTO | RETAIL FOR LEASE

7335 AND 7341 W. SAND LAKE RD. ORLANDO, FL

RETAIL FOR LEASE

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PROPERTY FEATURES

- Rialto has tremendous visibility on Sand Lake Road and is the premier mixed use lifestyle center located on "restaurant row" in the heart of Dr. Phillips in Orlando
- The center is situated within an affluent community and is visited by local residents and the tourist community
- 7,977 SF second generation restaurant end cap space available with patio
- 3,763 SF available
- New covered valet service available at a central location providing ease and accessibility to patrons
- Phase one has 58,004 sf of retail located on the ground level with national and regional tenants anchored by Ocean Prime and American Social
- Phase two is a mixed-use development with an additional 17,367 SF of retail located on the ground level of a 200 unit Class A multi-family community.
- Ample street level parking available
- Located within three miles of the Orange County Convention Center, the second largest convention center in the US. which hosts 1.5 million guests each year
- Fifteen miles from Orlando International Airport
- 295 luxury multi-family units adjacent to Rialto. Opening January 2020.

For more information, please contact:

Jill Gull

Senior Vice President

407.650.1113

jill.gull@foundrycommercial.com

420 S Orange Avenue | Suite 950

Orlando, FL 32801

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MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 ESTIMATED POPULATION	5,700	47,700	165,000
2019 MEDIAN HOME VALUE	\$287,000	\$321,000	\$287,000
AVG. HOUSEHOLD INCOME	\$95,000	\$116,000	\$88,000
AVG. AGE	40.1	40.1	35.4
TOTAL EMPLOYEES	13,782	65,149	163,981

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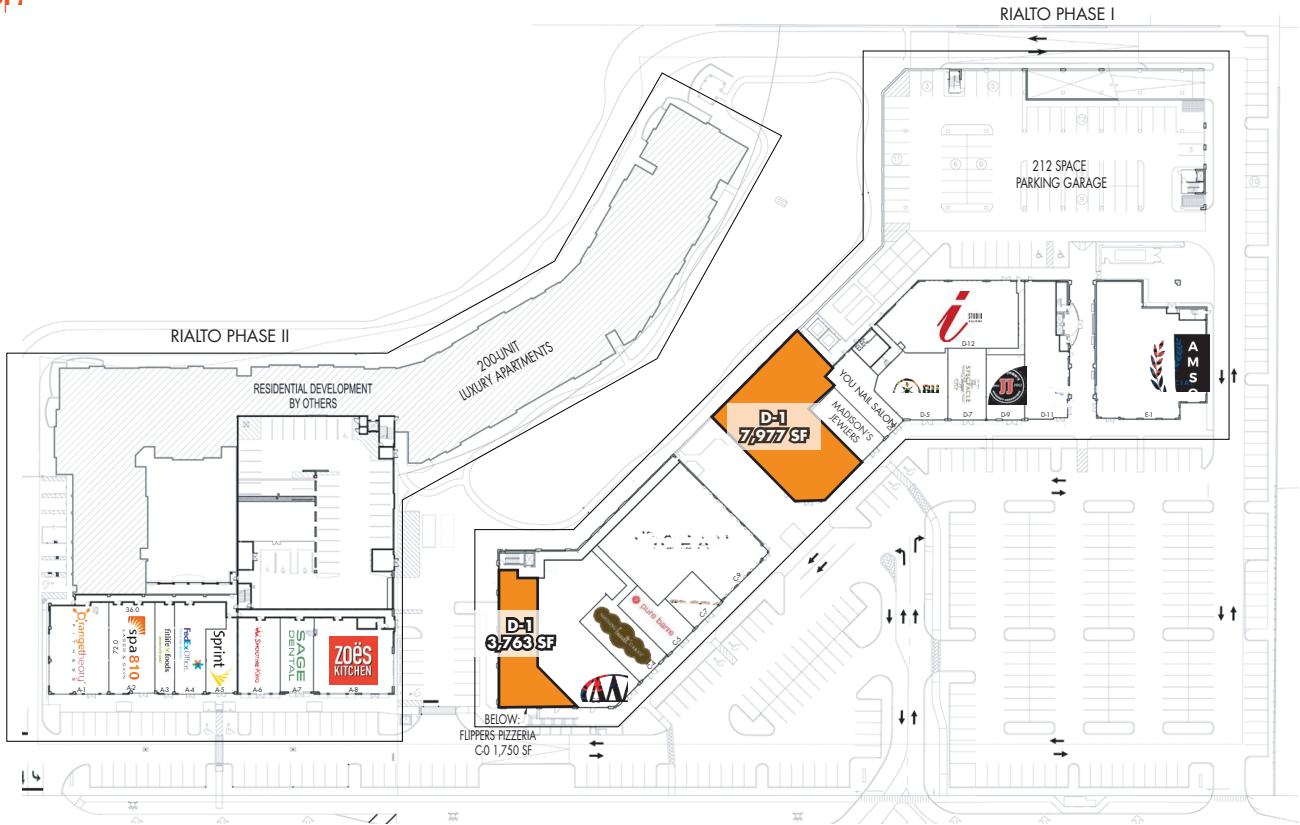
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SITE PLAN



PHASE II

SUITE	TENANT	SIZE (SF)
A-1	Orangetheory Fitness	3,297
A-2	Spa 810	2,554
A-3	Fitlife Foods	1,085
A-4	FedEx Office	1,705
A-5	Sprint	1,689
A-6	Smoothie King	1,273
A-7	Sage Dental	2,907
A-8	Zoes Kitchen	2,860

PHASE I

SUITE	TENANT	SIZE (SF)
C-0	Flippers Pizzeria	1,750
C-1	AVAILABLE	3,763
C-3	AAA	6,143
C-4	Nothing Bundt Cakes	2,049
C-5	Pure Barre	1,498
C-7	Menchies	1,005
C-9	Ocean Prime	8,910
D-1	AVAILABLE	7,977
D-2	Madison's Jewellers - Coming Soon	1,489
D-3	You Nail Salon	1,754
D-5	Burn Fat Orlando	2,541
D-7	The Spectacle Shoppe	1,681
D-9	Jimmy John's	1,520
D-11	Bento	3,241
D-12	I-Studio	5,251
E-1	American Social	8,000

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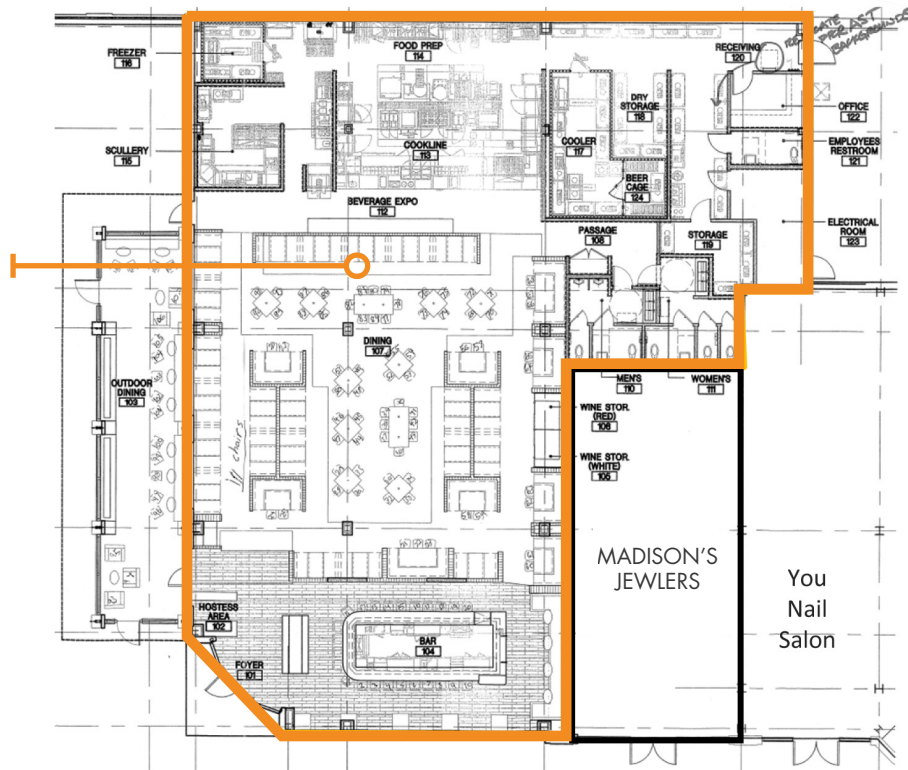
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FLOOR PLAN

7,977 SF Available
Former Restaurant Space



SPACE PLAN



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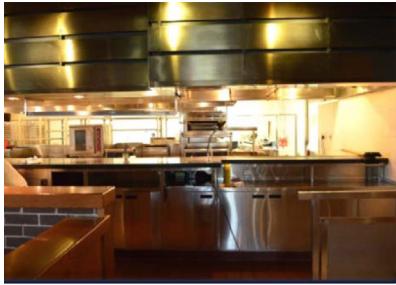
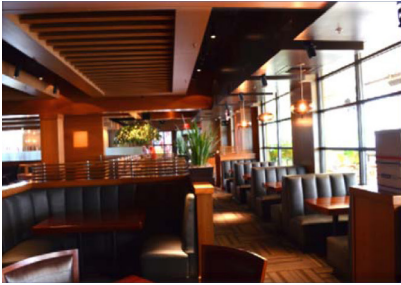
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2ND GENERATION RESTAURANT SPACE AVAILABLE: 7,977 SF AVAILABLE



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VALET RENDERINGS



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