

CENTER OF WINTER PARK

501 N. Orlando Avenue, Winter Park, FL 32789

EXECUTIVE SUMMARY



LOCATION OVERVIEW

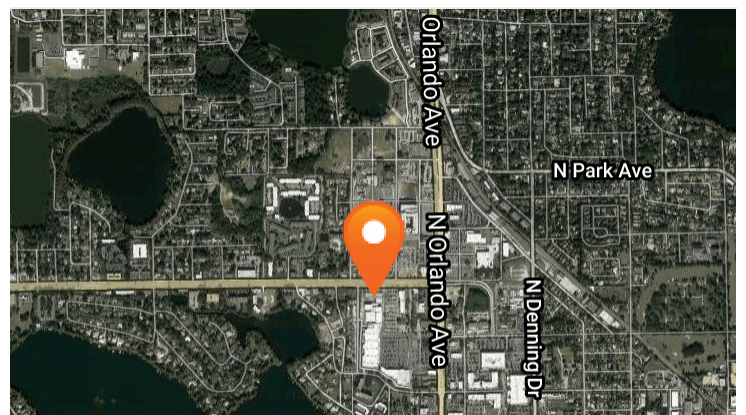
Orlando Ave and Lee Road

PROPERTY HIGHLIGHTS

- Newly Re-developed Power Center
- GLA: 244,984 SF
- Excellent co-tenancy: Marshalls/Home Goods, Ross Dress for Less, Michaels, LA Fitness, DSW, Five Below
- Area retailers include Whole Foods, Nordstrom Rack, Publix, REI, Regal Cinemas
- 6 ingress/egress points including signalized access on N. Orlando Ave
- Traffic Counts (AADT): N. Orlando Ave - 33,000 and Lee Rd - 37,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,728	80,832	267,839
Daytime Population	28,674	143,382	412,240
Households	4,726	35,298	119,423
Average HH Income (\$)	71,412	99,810	76,917



EXCLUSIVE AGENT(S)

GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
131	Michaels	29,000 SF	209B	Metro PCS	1,116 SF	239	Florida Medical Hearing Cen...	1,400 SF
145	Petco	10,843 SF	209C	Available	984 SF	241	Avis Budget Car Rental	1,000 SF
149	Tamarind Indian Cuisine	1,500 SF	211	H&R Block	1,400 SF	243	Available	1,000 SF
151	Any Lab Test Now	1,240 SF	213	Available	2,100 SF	301	GNC	800 SF
153	Great Clips	1,000 SF	215	Venus Nails & Salon Bar	2,394 SF	303-307	Available	3,500 SF
155	City Floors	650 SF	217	El Potro Mexican Restaurant	2,150 SF	309	PheNOMeNOM Nitrogen Ice Cream	1,200 SF
157	Available	697 SF	219	LA Fitness	37,360 SF	311	Available	1,000 SF
201	Office Depot	19,213 SF	221	Bento Asian Kitchen	2,800 SF	313	The UPS Store	1,000 SF
203	DSW	16,550 SF	223-225	Available	1,385 SF	315	Gypsy Nails	1,000 SF
204	Ross Dress for Less	27,000 SF	227	I. Optiks	852 SF	317	-	1,100 SF
205	HomeGoods/Marshalls	40,600 SF	229	Blaze Pizza	3,225 SF	319-325	Thai Place	3,048 SF
209	Five Below	9,012 SF	231-235	Main Street Dental	2,765 SF	323	Zoe's Kitchen	2,800 SF
209A	Tropical Smoothie Cafe	1,400 SF	237	Cell Phone Repair	800 SF	OP-1	Olive Garden	8,100 SF

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