

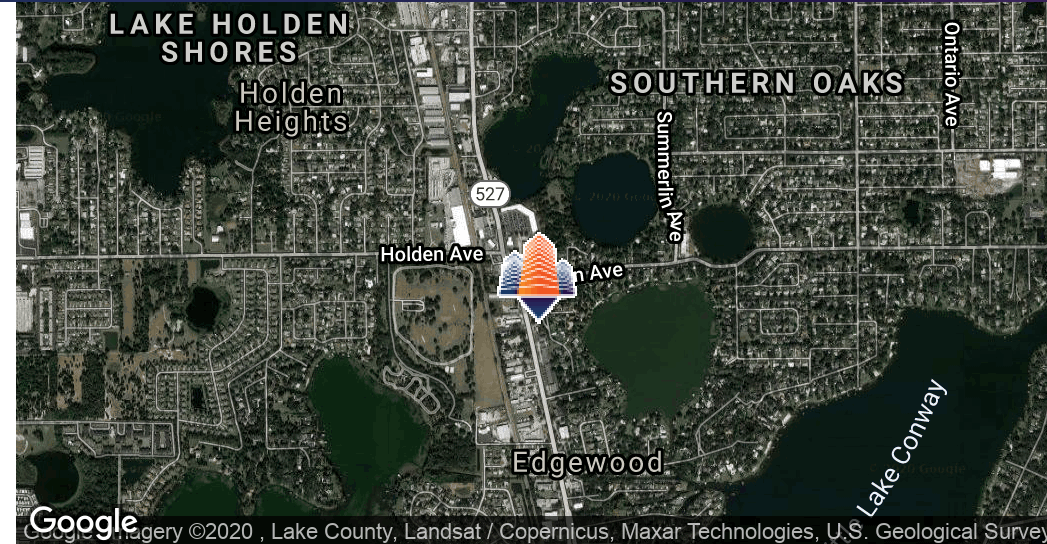
South Orange Ave Retail Site

4893 S Orange Ave, Orlando, FL 32806



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Up to 5,000 SF of Retail Available
- Ground Lease & Build to Suit Opportunity
- +/- 0.45 Acre Site
- C-1 Zoning
- 117 Feet of Direct Frontage on S. Orange Avenue
- Traffic Count on Orange Ave: 43,000+ Vehicles Per Day
- Located in the Rapidly Growing South Orange Retail Corridor
- Close Access to SR 528 & I-4

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,000 SF
Lot Size:	+/- 0.45 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,867	36,119	93,552
Total Population	7,328	94,152	236,584
Average HH Income	\$82,722	\$60,239	\$56,083

Nick Barbato
407.573.0711 x309
nbarbato@eisre.com

Eric Portnoy
407.573.0711 x310
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

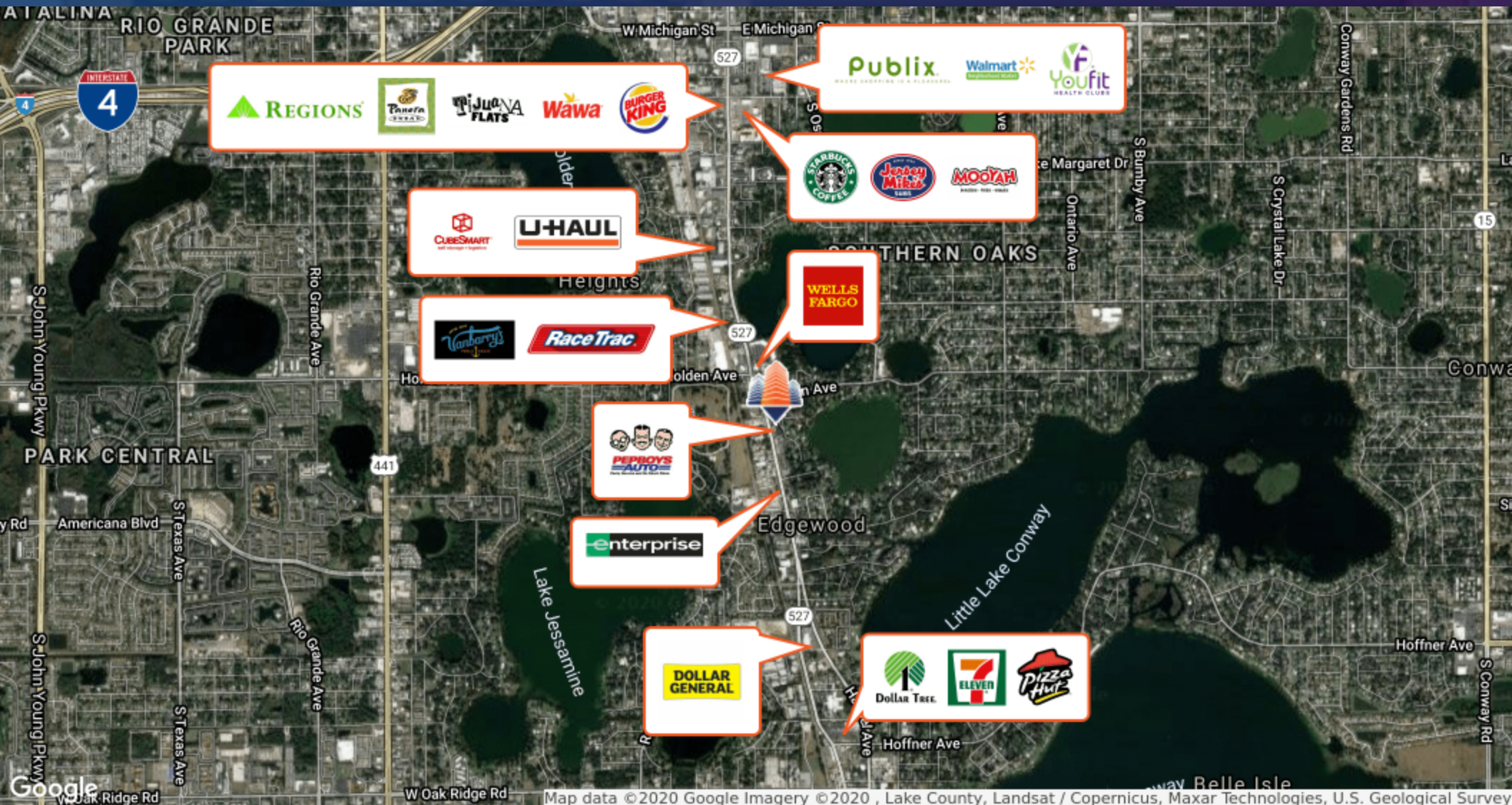
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RETAILER MAP



Nick Barbato
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AERIAL



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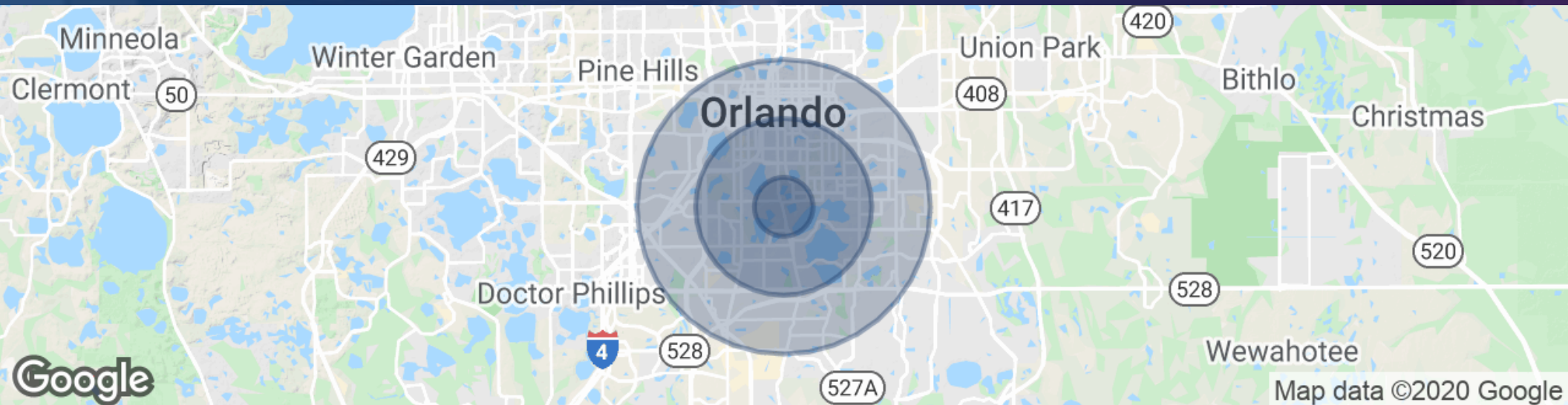
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,328	94,152	236,584
Average age	42.8	36.4	35.0
Average age (Male)	39.4	34.6	33.7
Average age (Female)	46.2	38.5	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,867	36,119	93,552
# of persons per HH	2.6	2.6	2.5
Average HH income	\$82,722	\$60,239	\$56,083
Average house value	\$290,588	\$274,732	\$262,552

* Demographic data derived from 2010 US Census

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