

Orange Ave & Holden Development

4710 S Orange Ave, Orlando, FL 32806



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Now Leasing- New Retail Development!
- Up to 40,000 SF Available
- Stand Alone Building with Drive-Thru Available
- +/- 3.92 Acre Site with C-3 Zoning
- Located at the Signalized Intersection of Holden Avenue & S Orange Avenue
- Excellent Visibility from Both Cross Streets with over 550 feet of frontage on Orange Ave
- 44,500+ Vehicles Per Day on S Orange Ave
- Close Access to I-4, SR 408, SR 528, and the Sand Lake Road SunRail Station

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 40,000 SF
Building Size:	40,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,932	37,213	94,705
Total Population	7,611	96,401	239,512
Average HH Income	\$79,786	\$59,310	\$56,383

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Orlando, FL 32819
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SITE PLANS



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RETAILER MAP



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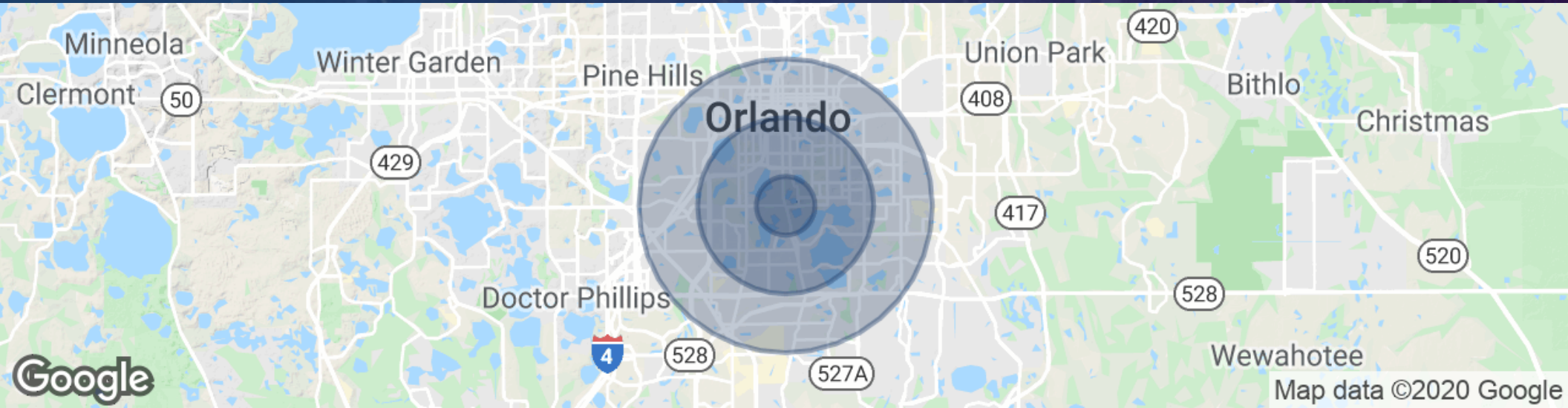
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,611	96,401	239,512
Median age	43.2	36.2	35.0
Median age (Male)	39.2	34.5	33.7
Median age (Female)	47.1	38.4	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,932	37,213	94,705
# of persons per HH	2.6	2.6	2.5
Average HH income	\$79,786	\$59,310	\$56,383
Average house value	\$290,611	\$273,321	\$265,261

* Demographic data derived from 2010 US Census

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