

# RIALTO

7335 & 7341 W SAND LAKE ROAD, ORLANDO, FL 32819



2ND GENERATION RESTAURANT SPACE AVAILABLE

## DESCRIPTION

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.

### BUILDING FEATURES

PRICING	Contact Broker
AVAILABLE	1,273 - 7,977 SF

## PROPERTY FEATURES

- 7,977 SF second generation restaurant end cap space available with patio
- 2,554 SF second generation spa 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

FOR MORE INFORMATION, PLEASE CONTACT:

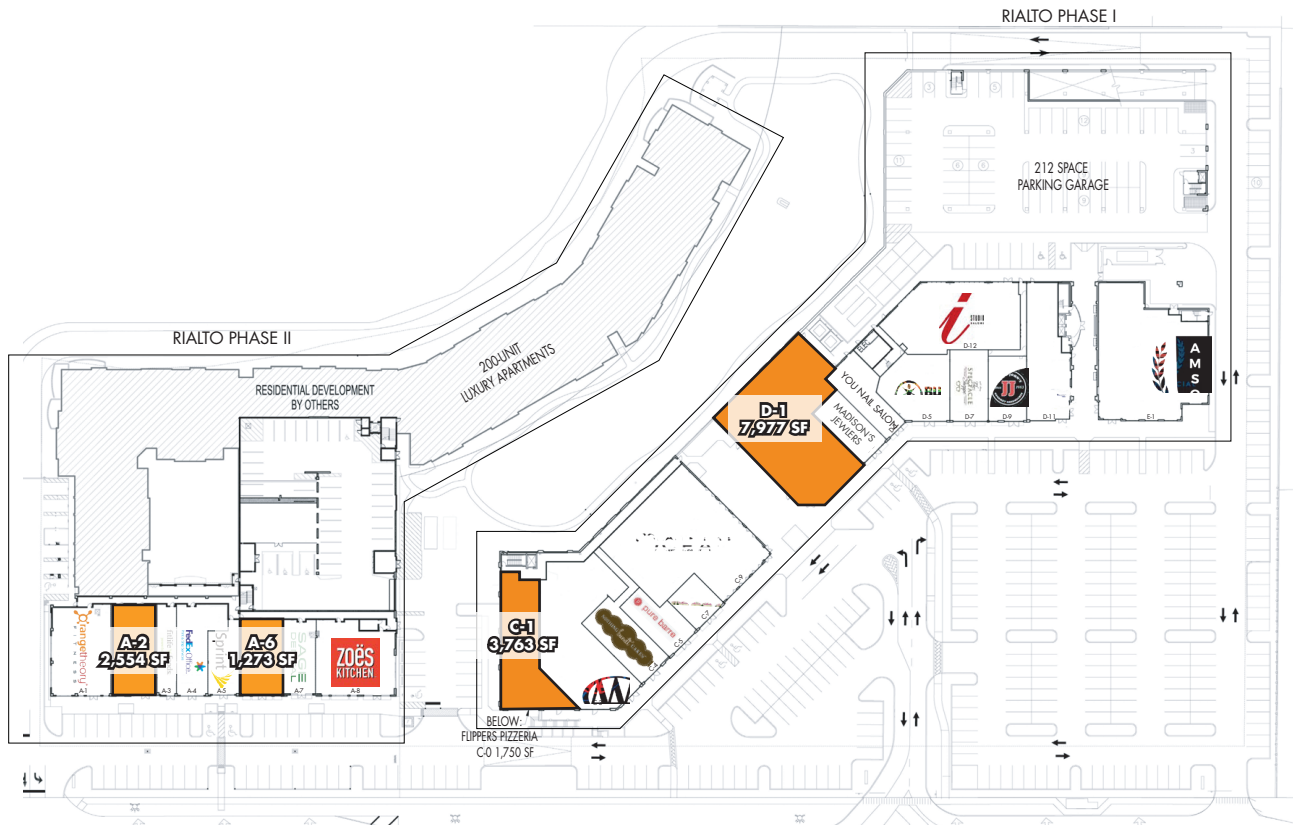
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**SITE MAP**



**PHASE II**

SUITE	TENANT	SIZE (SF)
A-1	Orangetheory Fitness	3,297
A-2	2nd Generation Spa	2,554
A-3	Fitlife Foods	1,085
A-4	FedEx Office	1,705
A-5	Sprint	1,689
A-6	Available	1,273
A-7	Sage Dental	2,907

**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	Menchie's	1,005
C-9	Ocean Prime	8,910
D-1	Available	7,977
D-2	Madison's Jewlers - 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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## AVAILABLE SPACES



SUITE A-6 | 1,273 SF



SUITE A-2 | 2,554 SF  
FORMER SPA SPACE



SUITE C-1 | 3,763 SF



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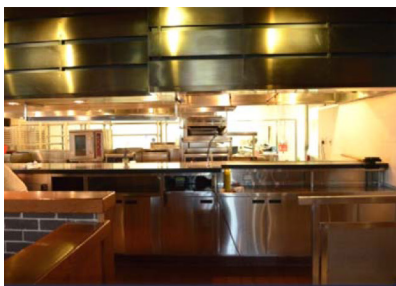
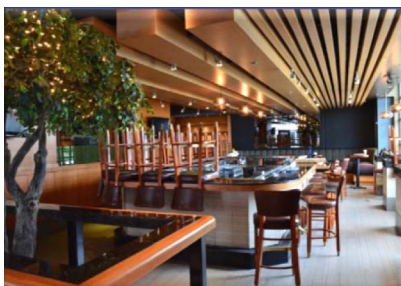
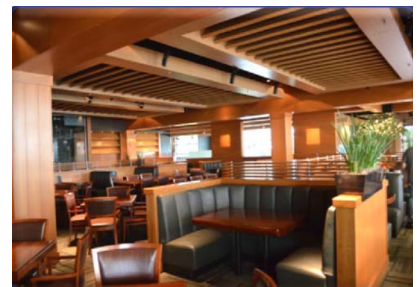
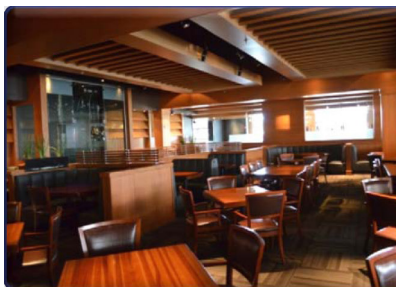
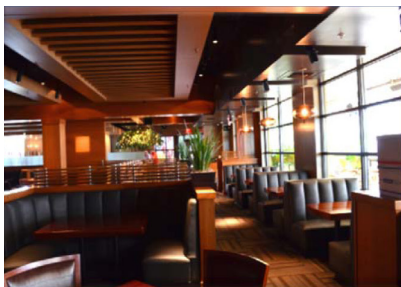
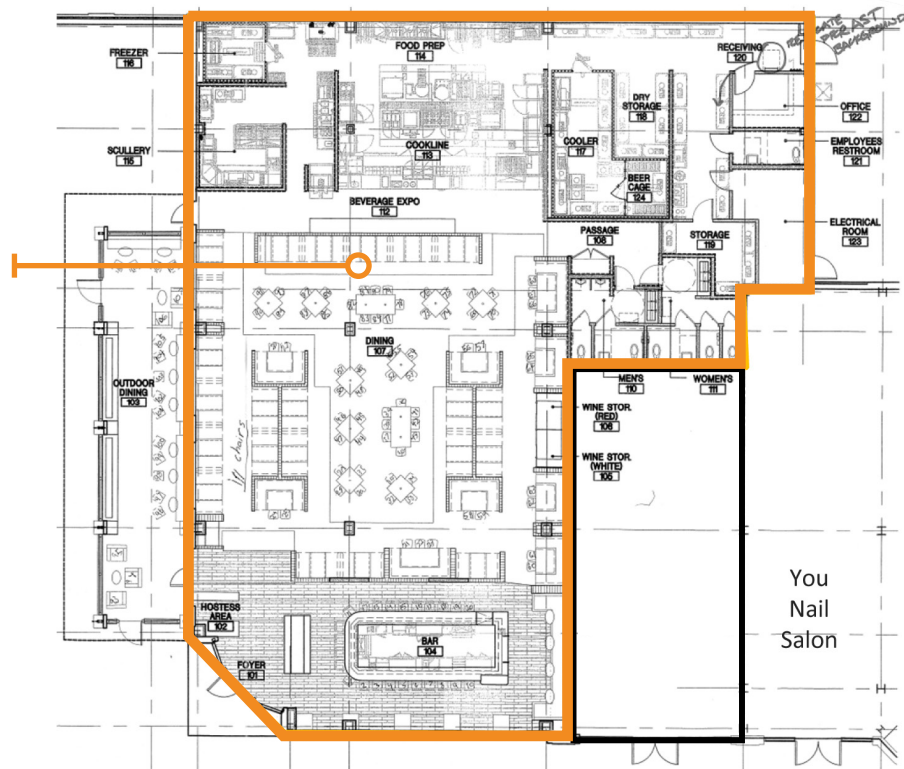
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### SUITE D-1 | FLOOR PLAN

**7,977 SF Available**  
**Former Restaurant Space**



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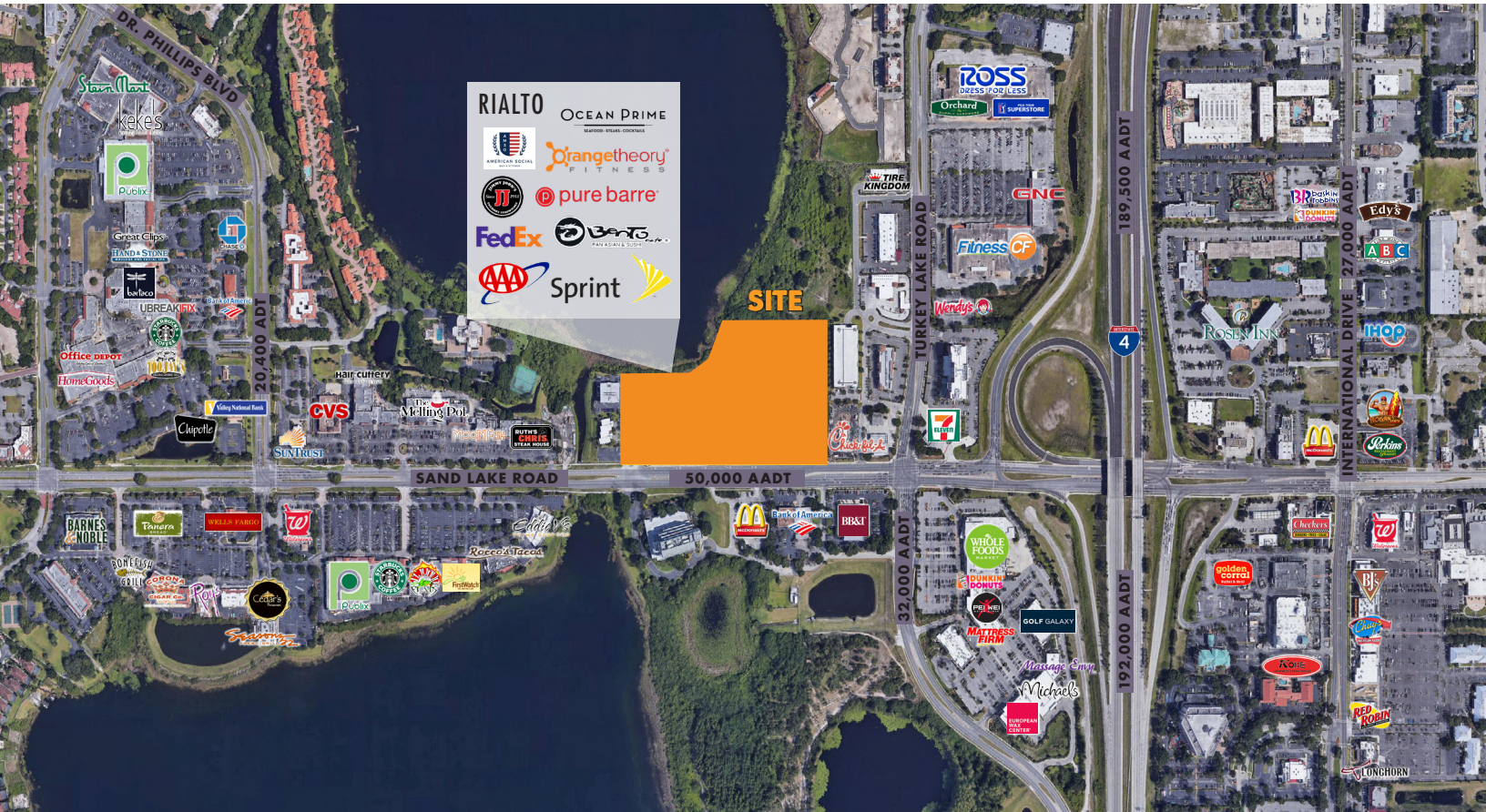


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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>5,700</b> ESTIMATED POPULATION 2019
	<b>40.1</b> AVERAGE AGE
	<b>\$287,000</b> MEDIAN HOME VALUE 2019
	<b>13,782</b> TOTAL EMPLOYEES
	<b>\$95,000</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>47,700</b> ESTIMATED POPULATION 2019
	<b>40.1</b> AVERAGE AGE
	<b>\$321,000</b> MEDIAN HOME VALUE 2019
	<b>65,149</b> TOTAL EMPLOYEES
	<b>\$116,000</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>165,000</b> ESTIMATED POPULATION 2019
	<b>35.4</b> AVERAGE AGE
	<b>\$287,000</b> MEDIAN HOME VALUE 2020
	<b>163,981</b> TOTAL EMPLOYEES
	<b>\$88,000</b> AVG HOUSEHOLD INCOME

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