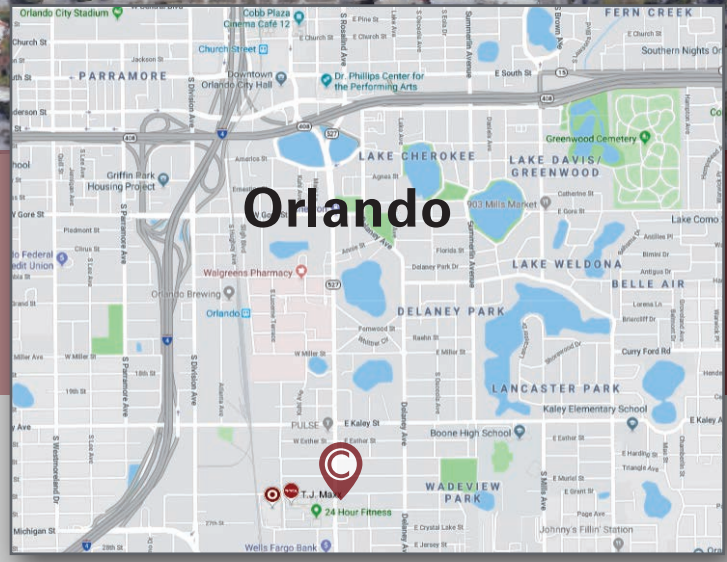


South Orange Avenue (32,500 CPD)



Orange Avenue Square

2323 S. Orange Avenue
Orlando, Florida 32806
Lat 28.516, Long -81.376

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	10,456	120,493	312,682
2024 Population	11,420	130,019	337,954
2019 Average HH Income	\$91,039	\$71,548	\$69,146
2019 Median HH Income	\$57,238	\$46,789	\$45,180

PROPERTY HIGHLIGHTS

- Orlando MSA
- Prime Location Directly on South Orange Avenue Retail Corridor, Located Just 2 Miles South of Downtown Orlando
- Located Across from Target-Anchored SoDo Development
- Walking Distance from Orlando Health
- Parking on Street and in Rear
- Access from Signalized Intersection
- Combined Traffic Count: 60,000 CPD

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Licensed Real Estate Broker

Leasing Contact:
Tyler Wilkins
407.581.6245
twilkins@crossmanco.com

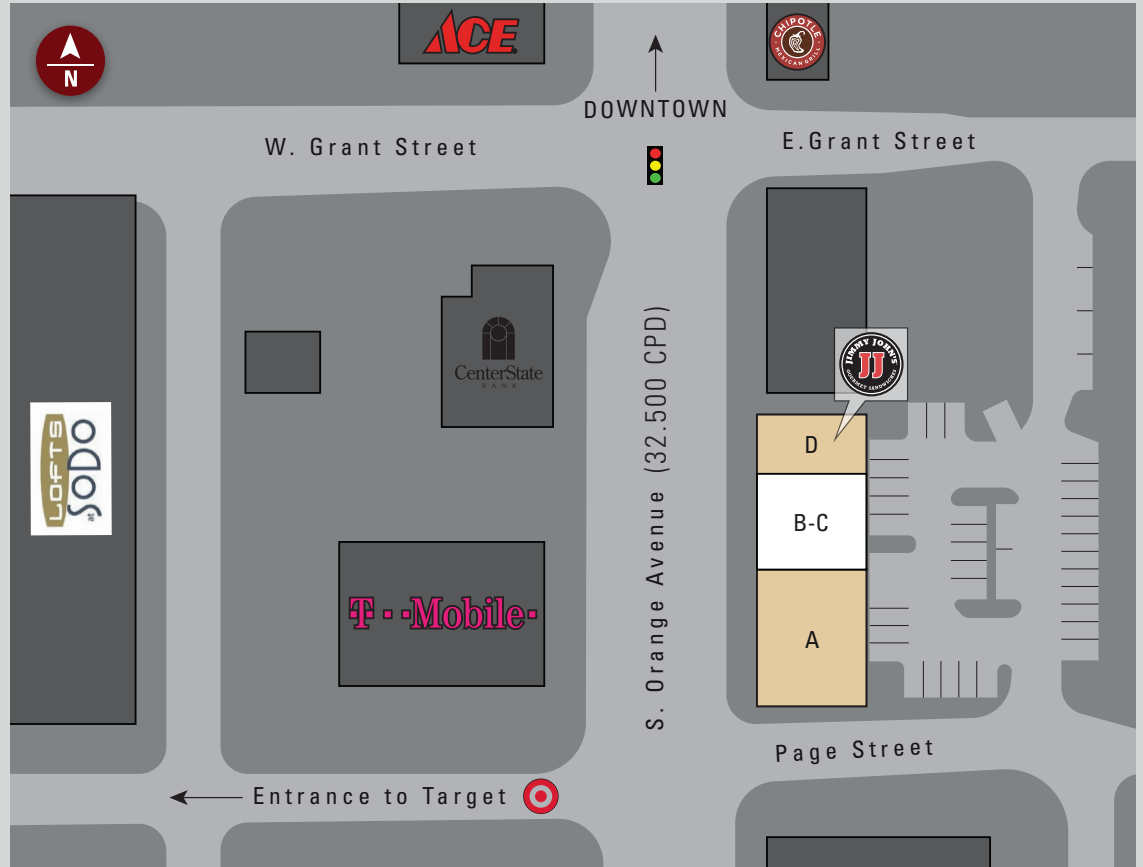


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2323 S. Orange Avenue
 Orlando, Florida 32806
 Lat 28.516, Long -81.376

SITE PLAN

STE	TENANT	SIZE
A	Orlando Health CareSpot	3,600
B-C	AVAILABLE	1,900
D	Jlummy John's	1,500
TOTAL		7,000



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