PROMENADE AT FLORIDA MALL

Shadow Center to 1.7M SF Florida Mall

1323 Florida Mall Ave, Orlando, FL 32809



1,125 SF Unit | \$22, NNN

- Signalized corner location at entrance to 1.7 Million SF Florida Mall
- **Professionally-designed** inline store at midpoint of center provides enhanced exposure
- Almost 18% growth since 2010 within 3 miles of center
- **3 Curb cuts:** Sand Lake Road, Summer Day Lane & Florida Mall Avenue

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Promenade at Florida Mall

2021 Demographics

3 Miles

5 Miles

Population:

68,207

188,741

Avg. HH Inc:

\$61,667

\$68,651

2010—'21 Growth: 17.71%

6 16.25%

2020 Traffic Counts

Orange Blossom Trail at Sand Lake Rd 55,463 FDOT

> Sand Lake Rd 42,986 FDOT

