

PROMENADE AT FLORIDA MALL

Shadow Center to 1.7M SF Florida Mall

1323 Florida Mall Ave, Orlando, FL 32809

**Only Space
Available!**

\$22/SF, NNN



**Traffic Count of
More Than 55,000**

1,125 SF Unit | \$22, NNN

- **Signalized corner location at entrance to 1.7 Million SF Florida Mall**
- **Professionally-designed inline store at mid-point 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

	<u>3 Miles</u>	<u>5 Miles</u>
Population:	68,207	188,741
Avg. HH Inc:	\$61,667	\$68,651
2010—'21 Growth:	17.71%	16.25%

2020 Traffic Counts

Orange Blossom Trail at Sand Lake Rd
55,463 FDOT

Sand Lake Rd
42,986 FDOT

1,125 SF

