

# PROMENADE AT FLORIDA MALL

PREMIER 2ND GENERATION NAIL SALON / DAY SPA LEASING OPPORTUNITY  
LOCATED ACROSS FROM FLORIDA MALL  
UNMATCHED VISIBILITY ALONG HIGH-TRAFFIC SAND LAKE ROAD  
1301 - 1389 FLORIDA MALL AVE | ORLANDO, FL 32809



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LICENSED REAL ESTATE BROKER  
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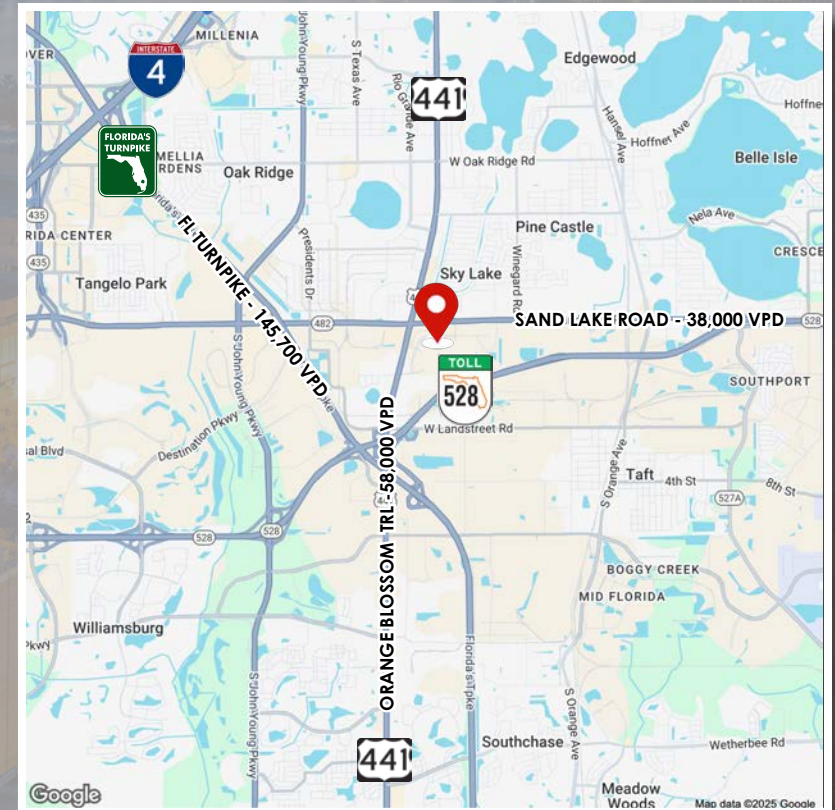
# PROPERTY FEATURES

1301 – 1389 FLORIDA MALL AVE | ORLANDO, FL

- ◇ Available: 5,887 SF Freestanding Building | 1,500 SF (Coming Available) | 1,125 SF (Coming Available) | 3,000 SF 2nd Generation Restaurant (Coming Available)
- ◇ Excellent Frontage/Visibility on High Traffic Sand Lake Road, with 38,000 VPD & off the Corner of Orange Blossom Trail with 58,000 VPD
- ◇ Abundant Parking Available, 233 Convenient Parking Spaces throughout the Property
- ◇ Prominent Shadow Center to the 1.7 Million SF Florida Mall, Attracting 20 Million Visitors Annually
- ◇ Located Minutes from Orlando International Airport, and just 15 Minutes from Universal's new Epic Universe

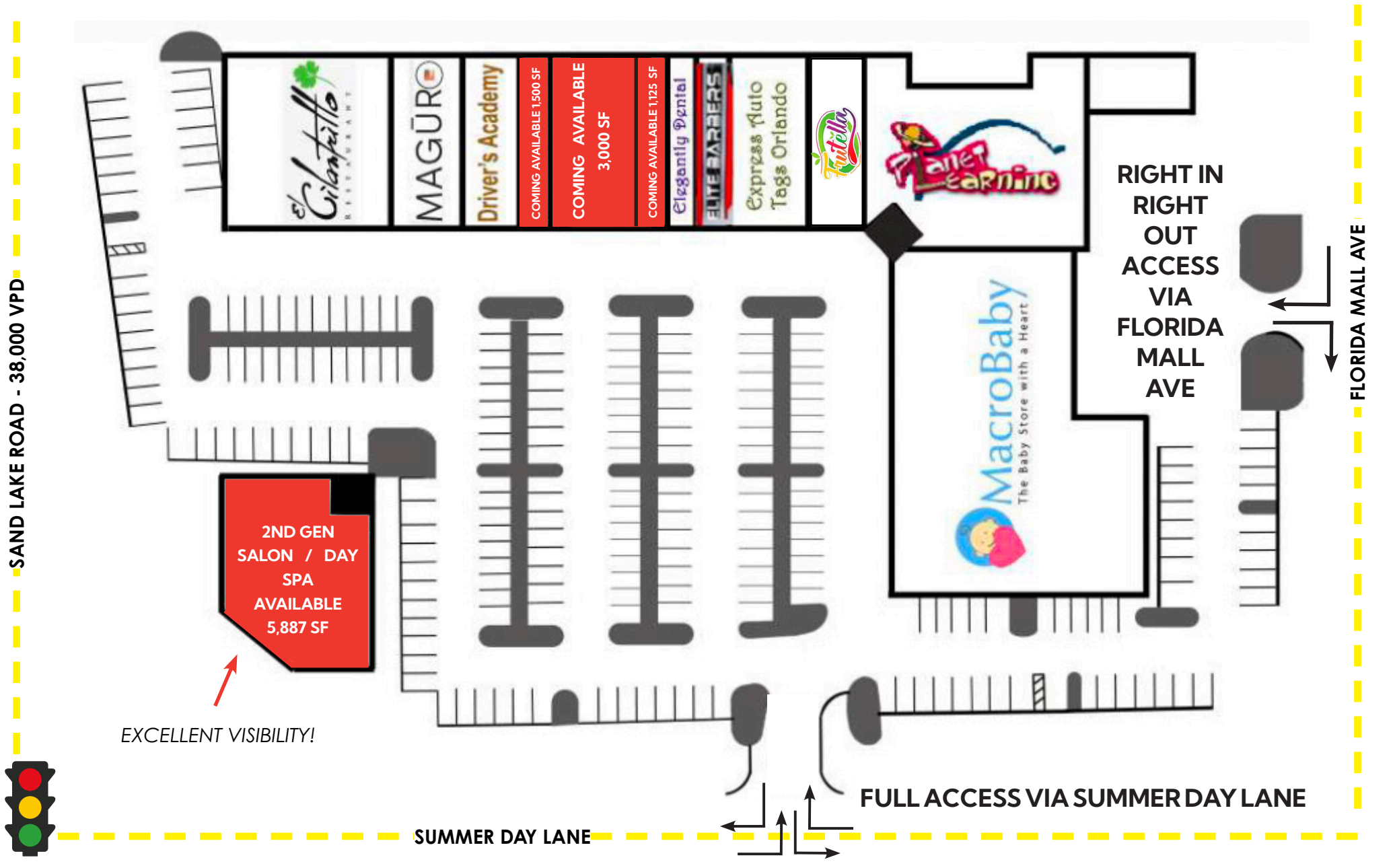
## CONNECTIVITY IS KEY!

Promenade at Florida Mall is a prominent shadow center to the 1.7 Million SF Florida Mall, one of the largest and most visited malls in Central FL, drawing in over 20 million annual visitors. Ideally positioned in a high-traffic retail corridor and just minutes from Orlando International Airport, and less than 20 minutes from Disney World, Universal Studios, and the Orange County Convention Center - Promenade at Florida Mall benefits from strong regional connectivity and visibility.



# SITE PLAN

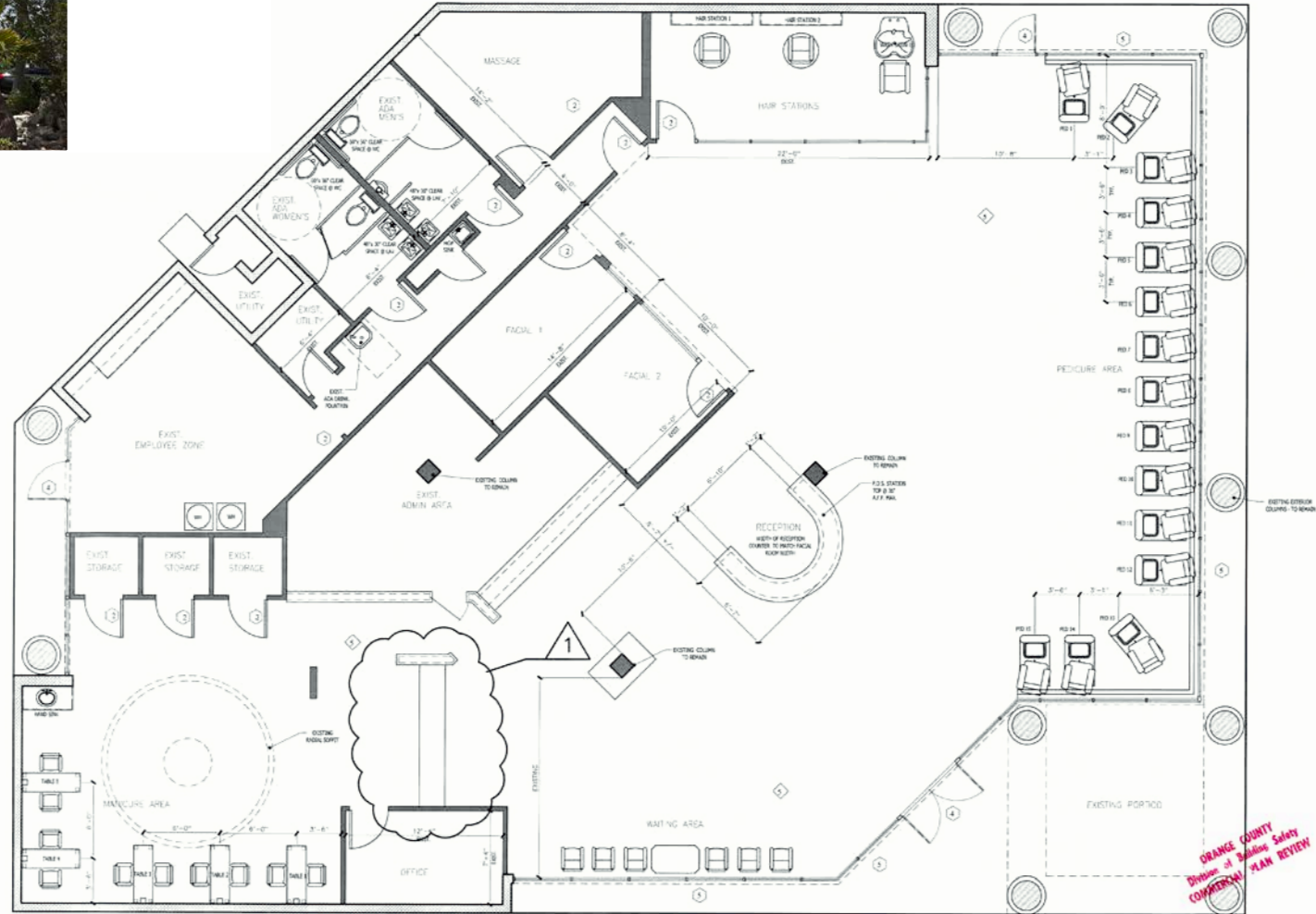
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# FLOOR PLAN

1301 - 1389 FLORIDA MALL AVE | ORLANDO, FL

## 2ND GEN SALON / DAY SPA - 5,887 SF

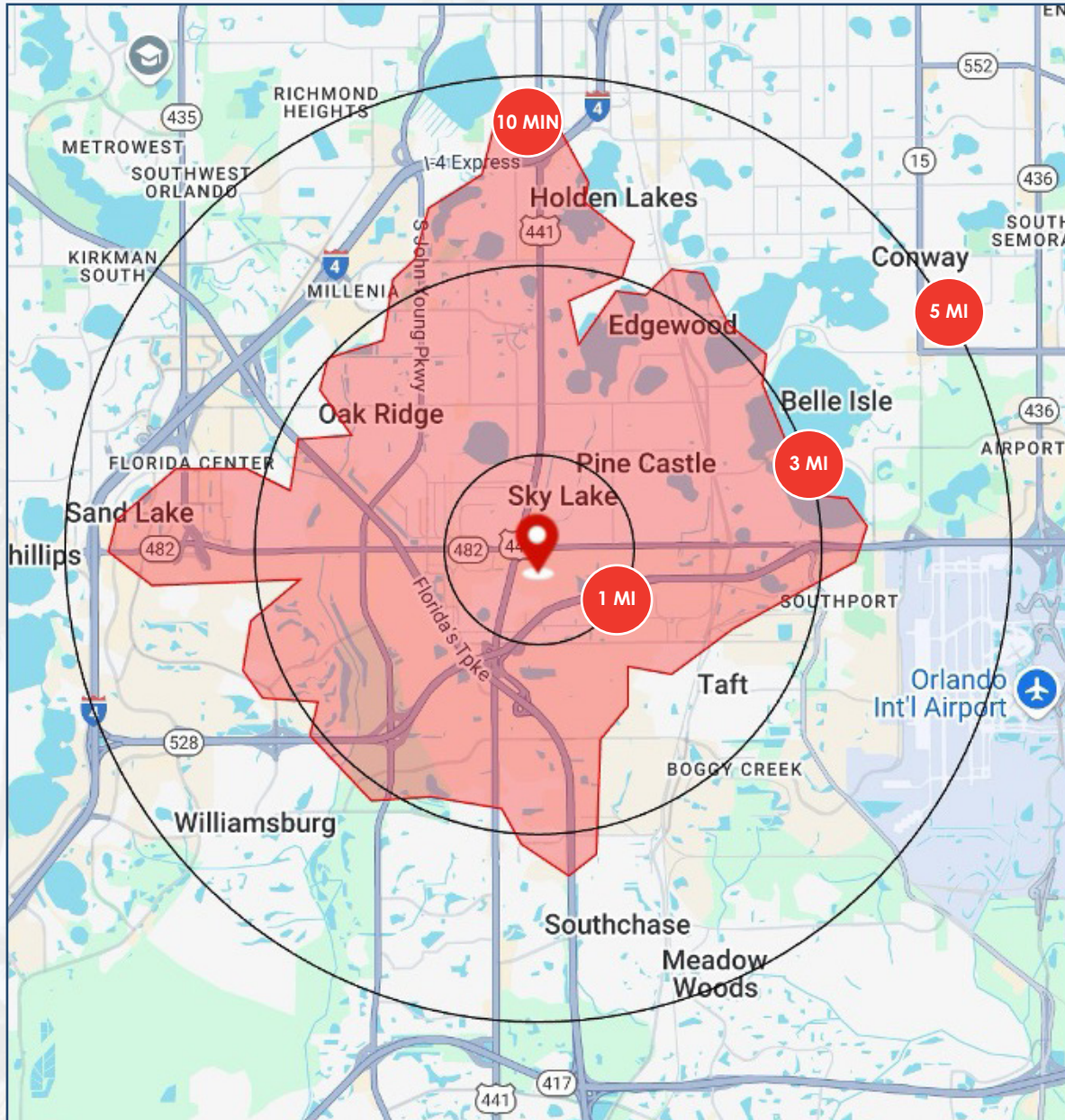


ORANGE COUNTY  
Division of Building Safety  
COMMERCIAL PLAN REVIEW

MONUMENT SIGNAGE OPPORTUNITY!



# AREA DEMOGRAPHICS



## POPULATION



1 MI	6,848
3 MI	71,167
5 MI	206,292
10 MIN	83,038

## AVG HH INCOME



1 MI	\$85,707
3 MI	\$75,644
5 MI	\$93,154
10 MIN	\$76,194

## MEDIAN AGE



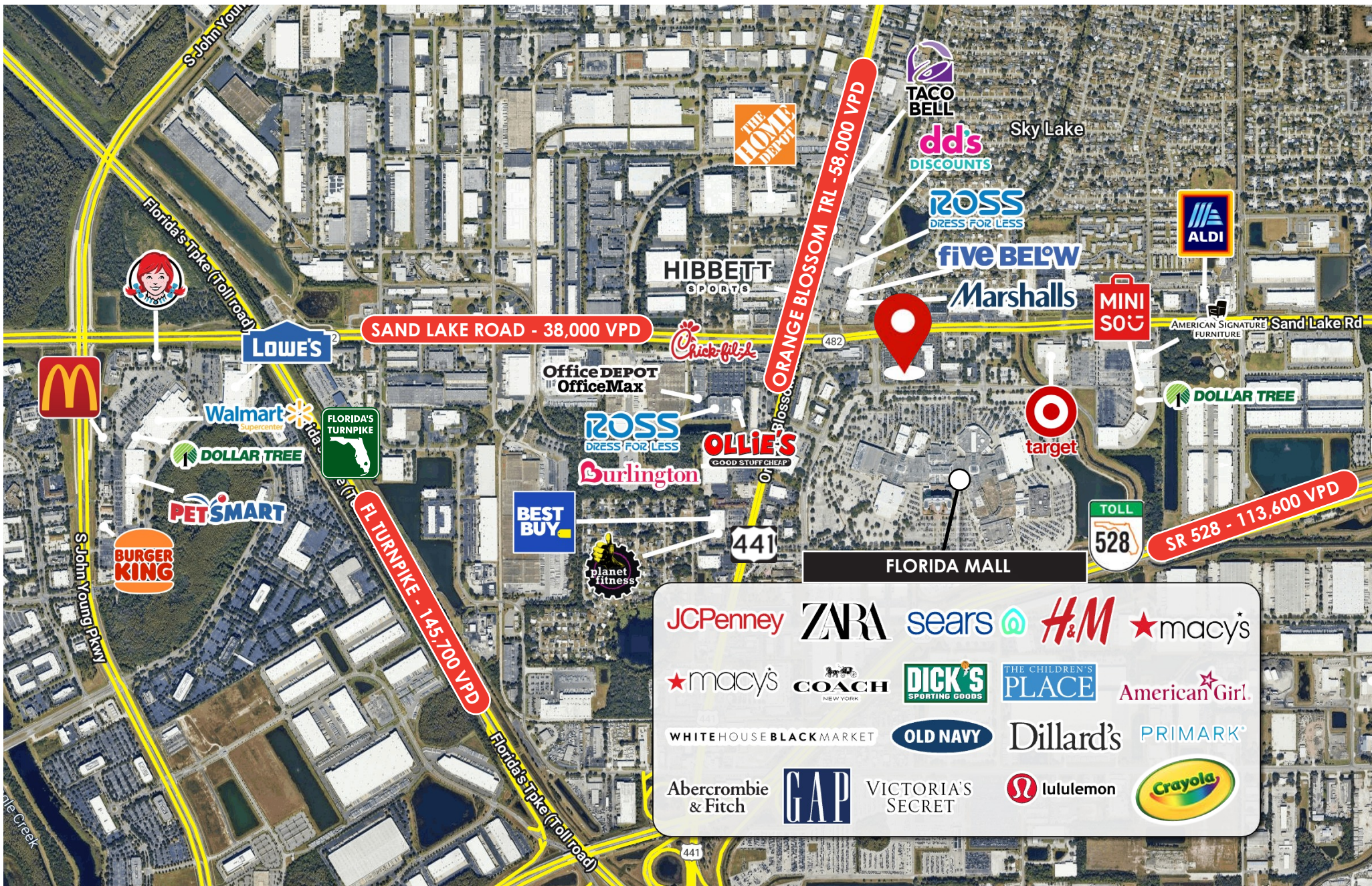
1 MI	36
3 MI	34.5
5 MI	36.5
10 MIN	34.5

## DAYTIME POPULATION



1 MI	13,713
3 MI	90,925
5 MI	220,764
10 MIN	105,465

# SURROUNDING AREA



# PROMENADE AT FLORIDA MALL



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