

Town Center at Timber Springs

425 S. Avalon Park Blvd, Orlando, FL 32828



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,792 SF Space Available
- Shadow Anchored by Walmart Neighborhood Market
- Access to center from S Avalon Park Blvd & Timber Springs Blvd
- 20,200+ cars per day on S Avalon Park Blvd
- Surrounded by Residential Communities with an average household income of over \$100,000
- Located 1.5 miles north of Downtown Avalon Park

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,792 SF
Lot Size:	+/- 3.91 Acres
Building Size:	32,177 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,095	24,138	45,208
Total Population	10,026	66,554	125,659
Average HH Income	\$122,297	\$100,174	\$88,571

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

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PROPERTY PHOTOS



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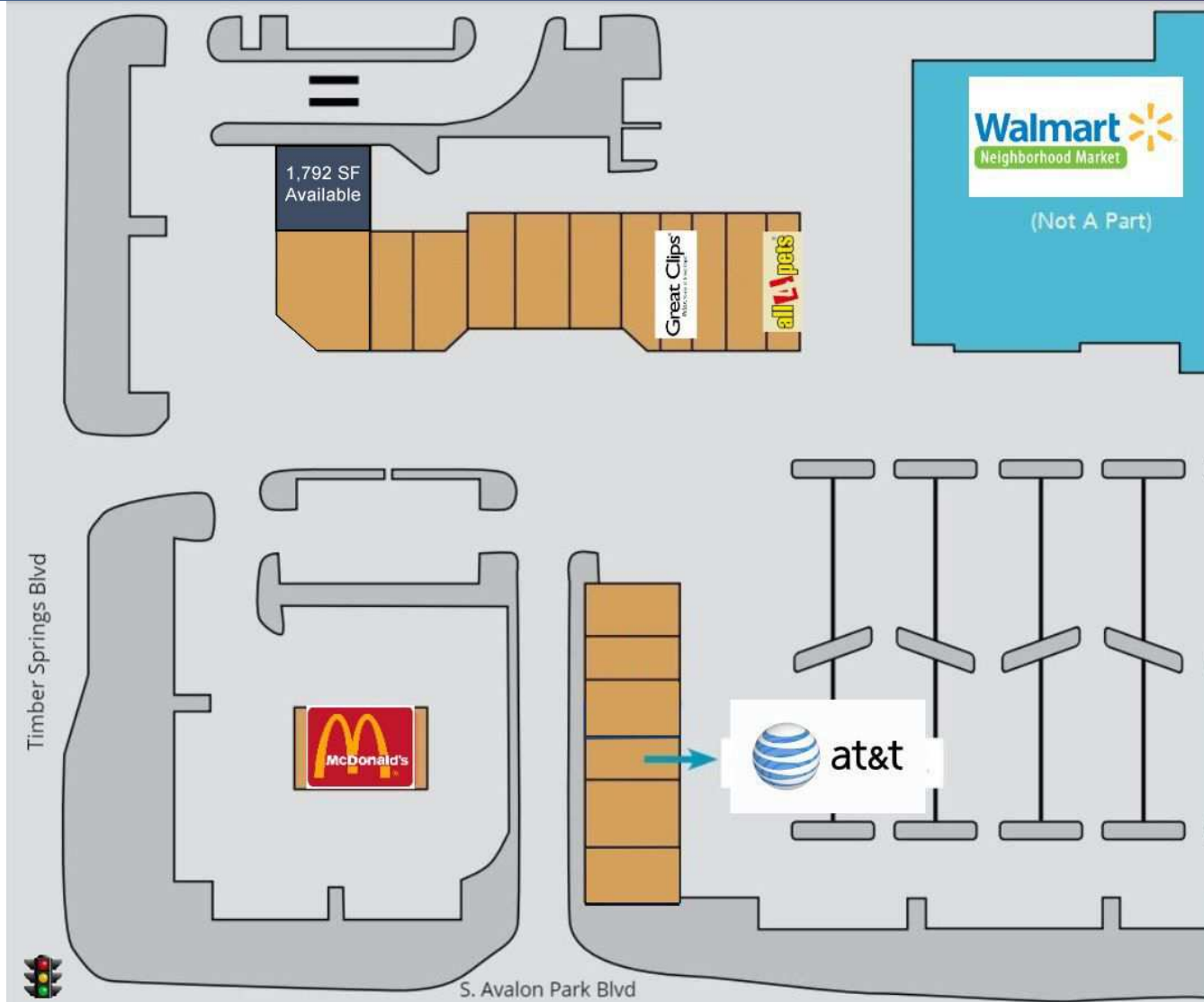
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SITE PLAN



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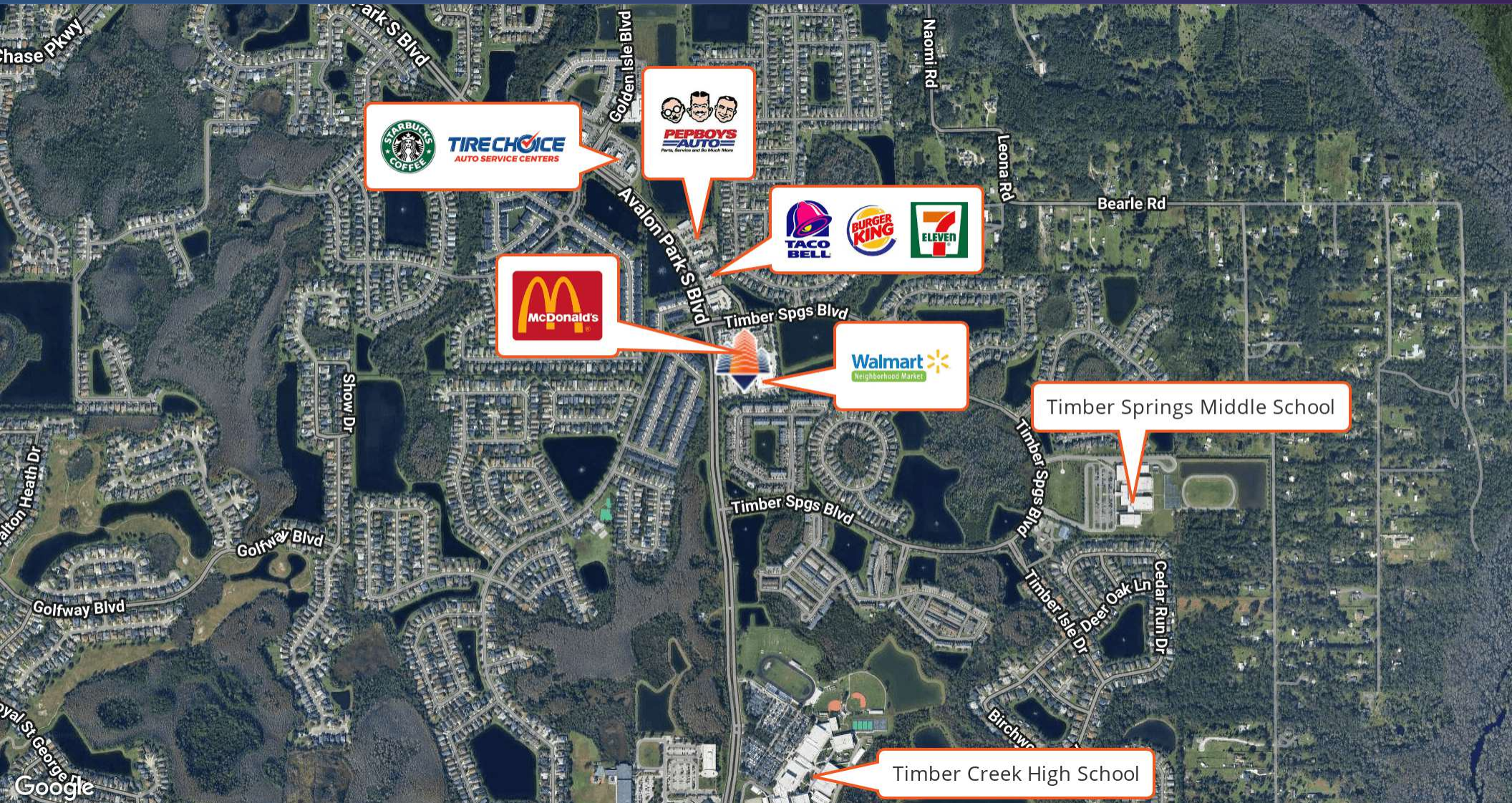
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AREA MAP



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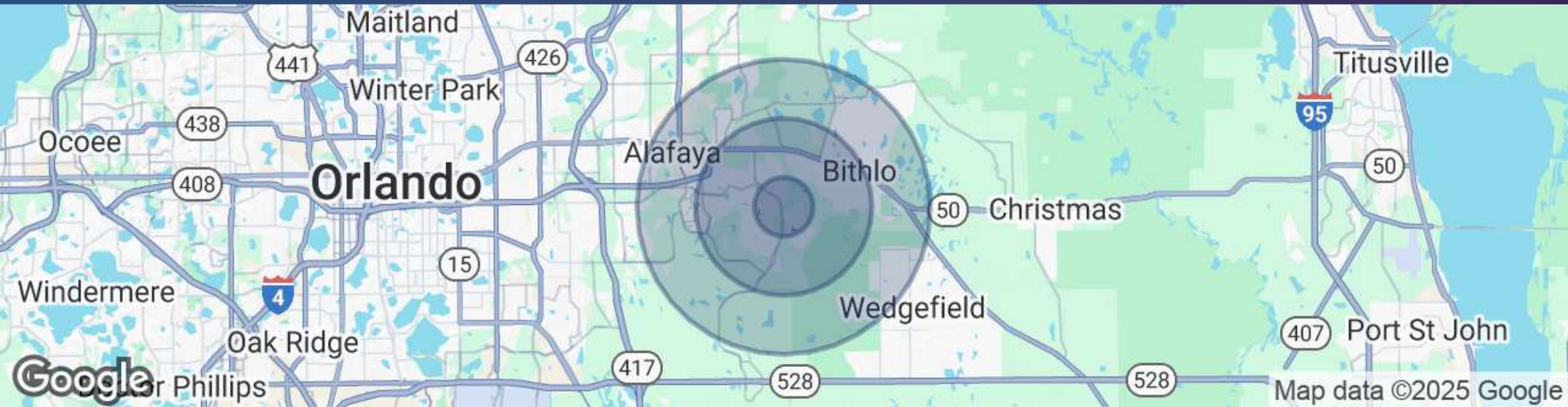
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,026	66,554	125,659
Average age	29.9	30.8	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,095	24,138	45,208
# of persons per HH	3.2	3.2	3.1
Average HH income	\$122,297	\$100,174	\$88,571
Average house value	\$312,026	\$309,824	\$281,092

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