

FOR LEASE

# SAND LAKE PLAZA

Orlando, FL



3,136 SF AND 3,467 SF OF RETAIL SPACE AVAILABLE

Proposed New Facade

1233 W Sand Lake Road, Orlando, FL 32809



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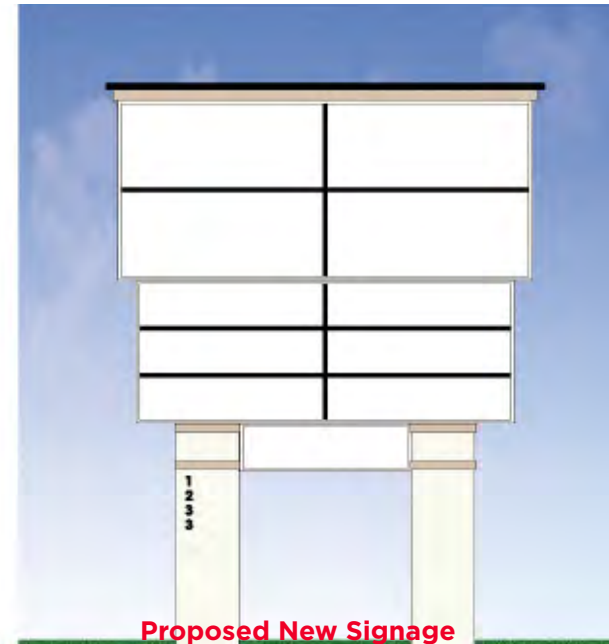
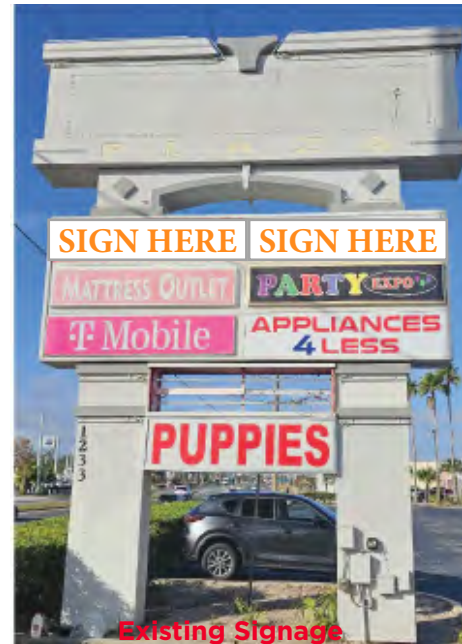
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## PROPERTY HIGHLIGHTS

- The Sand Lake Plaza is strategically located with major frontage on Sand Lake Rd. Sand Lake Plaza boasts T-Mobile as an anchor tenant, as well as Community Medical Group and Tesla in the adjacent building.
- The Sand Lake Plaza is located within walking distance from the Florida Mall. The Florida Mall welcomes over 20 million visitors annually. This helps create an active flow of customers into the immediate surrounding area.
- Sand Lake Plaza is located at a signalized four way intersection with 407' feet of frontage on Sand Lake Road. Sand Lake Road is a major thoroughfare in Orlando with 38,000 vehicles daily.
- Sand Lake Plaza is in close proximity to major thoroughfares like 528 (5 mi.), I-4 (4 mi.), Florida's Turnpike (2 mi.)

## PROPERTY OVERVIEW

- **Property Details:** 3,136 SF and 3,467 SF Available
- **Location:** 1233 W Sand Lake Rd., Orlando, FL 32809
- **Signage:** Monument sign facing Sand Lake Road
- **Traffic Count:** 38,000 AADT on Sand Lake Road
- **Access:** Full access at a signalized intersection
- **Zoning:** C-2 (Orange County)
- **Co-Tenancy:** Community Medical Group, T-Mobile, Classic Brothers Billiards



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SUITE	TENANT	SF
1	Community Medical Group	6,814
2	T-Mobile	3,118
3	Community Medical Group	3,138
4	Available	3,136
5	Appliances 4 Less	4,003
6	Estilo Salon Suites	3,134
7	Classic Brothers Billiards	3,490
8	Community Medical Group	4,501
9	Available	3,467
<b>TOTAL</b>		<b>34,801</b>



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## DEMOGRAPHICS

### POPULATION



1 MI	7,336
3 MI	66,578
5 MI	190,319

### HOUSEHOLDS



1 MI	2,256
3 MI	22,798
5 MI	70,260

### HOUSEHOLD INCOME

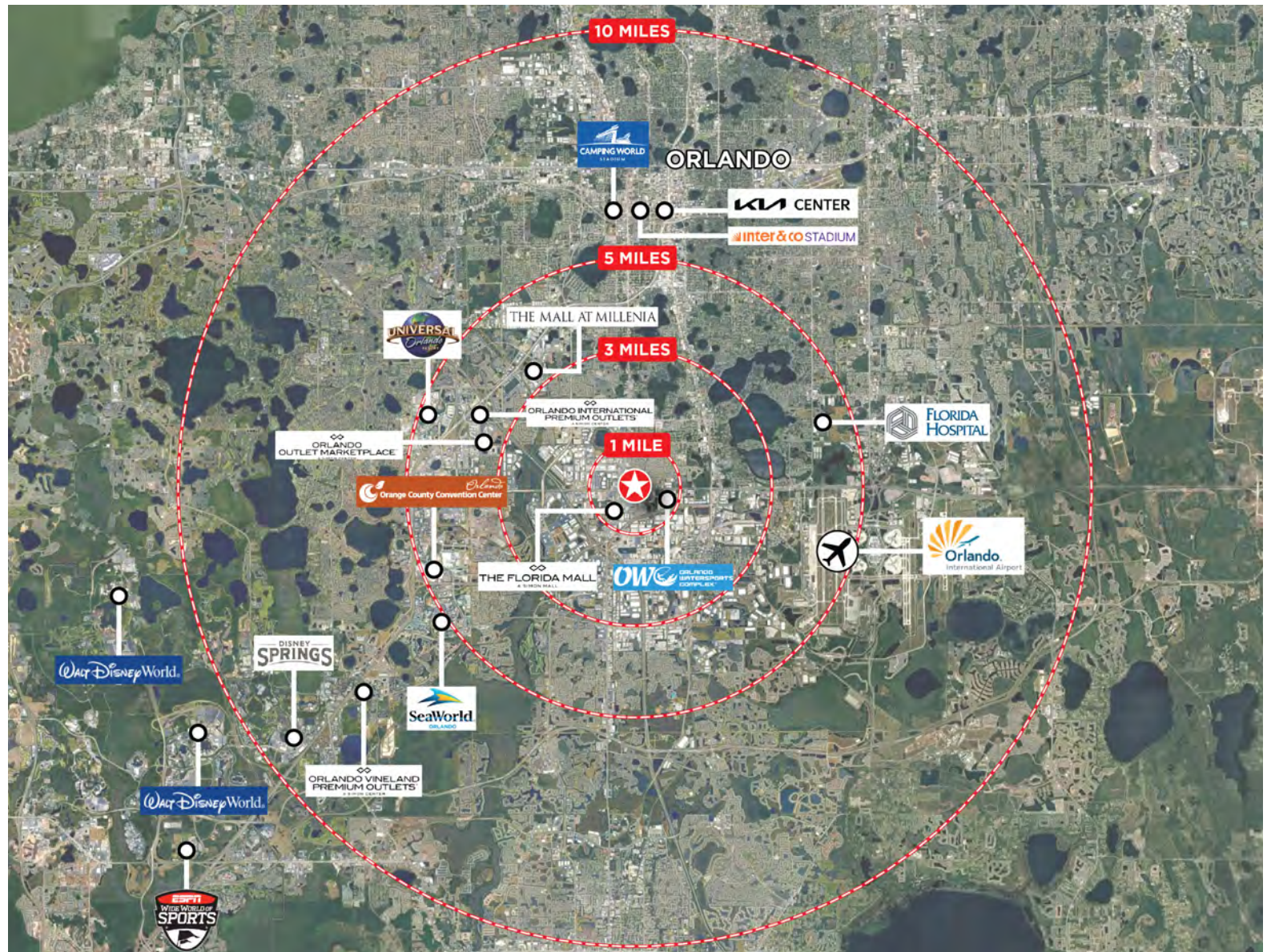


1 MI	\$69,410
3 MI	\$63,268
5 MI	\$73,779

### BUSINESSES



1 MI	1,244
3 MI	6,315
5 MI	17,105



# RETAIL AMENITY





## CONTACT:

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