



# Retail and Office Spaces in Orlando, FL

1,425 - 2,826 SF Available for Lease

3510- 3558 S Orange Ave, Orlando, FL 32806



## HIGHLIGHTS

- 2,826 SF AVAILABLE | **OFFICE / RETAIL SPACE**
- 1,425 SF | **AVAILABLE NOW!**
- Located across from trendy Palm Beach Meats Restaurant
- Near national & local tenants
  - Cava, Club Pilates, 4 Rivers & Publix
- Center is up and coming & located near the Toll Brothers new residential development
- Pylon-sign available

## MAP



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,799	122,479	312,290
Households	3,868	51,115	127,699
Avg. HH Income	\$156,550	\$113,362	\$108,498

\*Source: esri, 2025



### Katie N. Nguyen

Senior Associate - Brokerage & Leasing  
(714) - 726 - 0833  
knguyen@crossmarcservices.com

### Stephanie D'Amico

Vice President  
(407) 627-1312  
sdamico@crossmarcservices.com

### Dominic Rogers

Associate - Sales & Leasing  
(407) 627-1314  
sdamico@crossmarcservices.com

CrossMarc Services, LLC  
Licensed Real Estate Broker



# Retail and Office Spaces in Orlando, FL

1,425 - 2,826 SF Available for Lease

3510- 3558 S Orange Ave, Orlando, FL 32806



**SUITE: 3520**



**SUITE: 3520**

SUITE	TENANT	SF
3510	SoCal Smoke Shop II	1,922
<b>3520</b>	<b>AVAILABLE FOR LEASE   Former Pharmacy Space</b>	<b>2,826</b>
3530	Tommytz Catering	1,800
3540	All Star Dads	1,800
3544	Sea Star Nails	1,973
3546	Betty's Promos Plus	1,573
<b>3548</b>	<b>AVAILABLE FOR LEASE   RETAIL SPACE</b>	<b>1,425</b>
3550	Betty's Promos Plus	2,734
3554	Blooming Beauty	720
3556	Levanos Beauty Barber	720
3558	Los Amecas Restaurante	3,040



**Katie N. Nguyen**

Senior Associate - Brokerage & Leasing  
 (714) - 726 - 0833  
 knguyen@crossmarcservices.com

**Stephanie D'Amico**

Vice President  
 (407) 627-1312  
 sdamico@crossmarcservices.com

**Dominic Rogers**

Associate - Sales & Leasing  
 (407) 627-1314  
 sdamico@crossmarcservices.com

CrossMarc Services, LLC  
 Licensed Real Estate Broker