

Promenade at Florida Mall For Lease

1301-1389 Florida Mall Ave | Orlando, FL



Watch Video



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For Lease

1301-1389 Florida Mall Ave.
Orlando, FL 32809

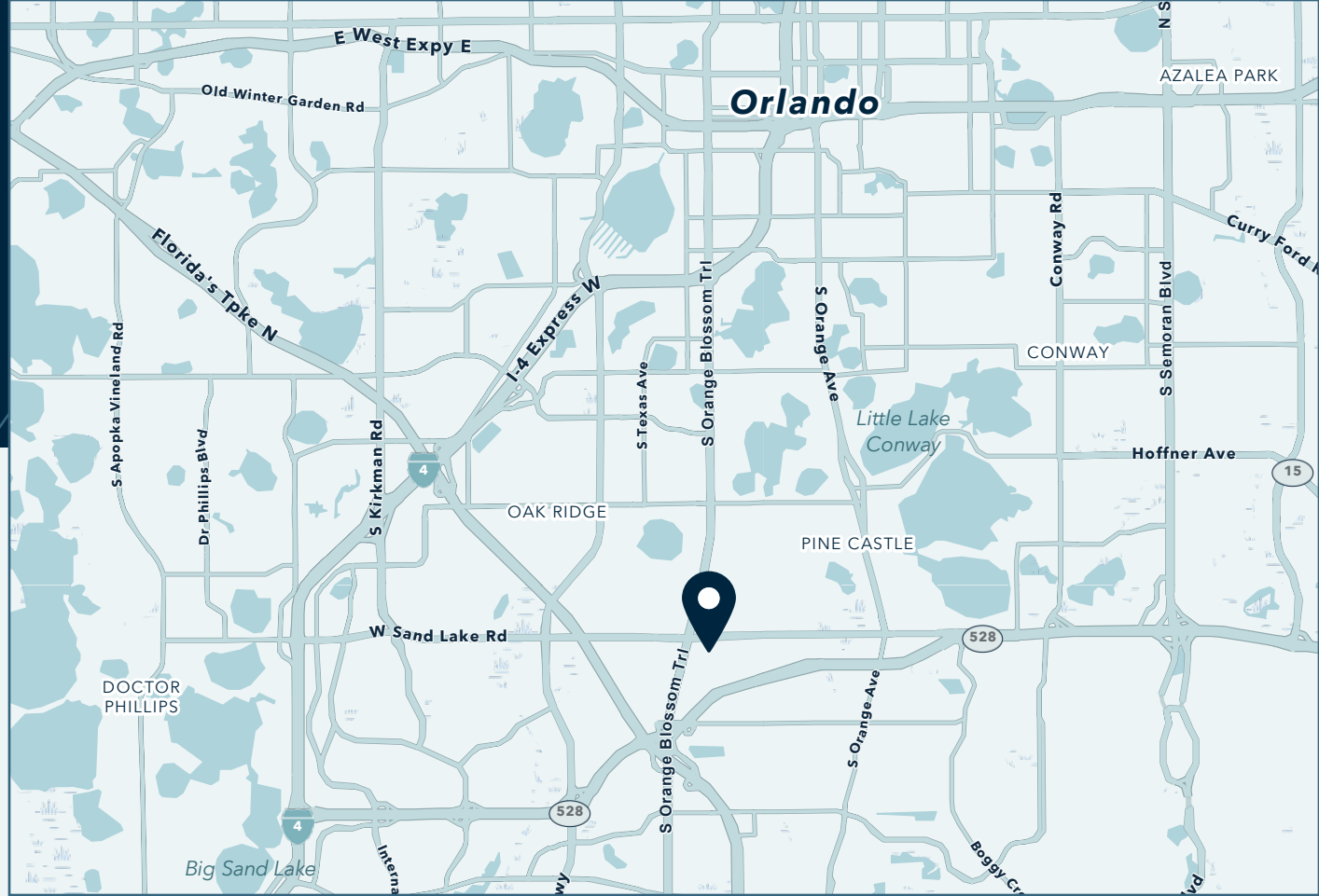
*** HIGHLY VISIBLE 2ND
GENERATION FREESTANDING
BUILDING AT THE ENTRANCE
TO FLORIDA MALL**

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.

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About the Property

- Available: 5,887 SF Freestanding Building | 1,500 SF | 3,000 SF 2nd Gen
- 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

Traffic Counts

Orange Blossom Trl.	58,000 VPD
Sand Lake Rd.	38,000 VPD

Source: FDOT

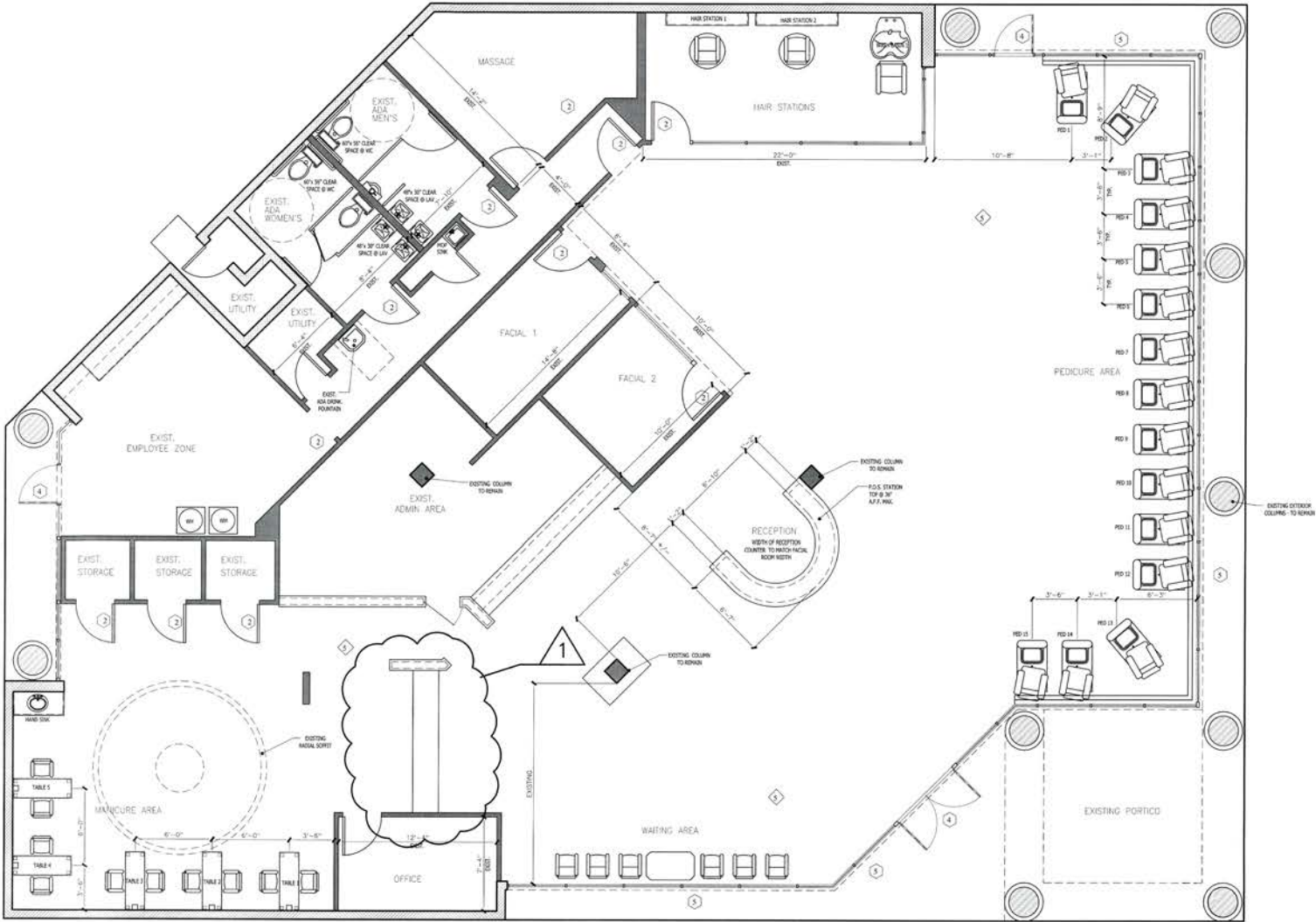
Nearby Retailers

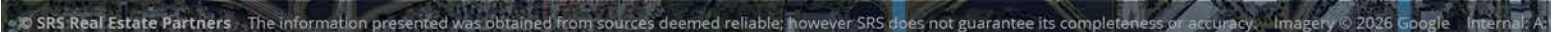






SUITE	TENANT	SF
1301	El Cilantrillo	6,000
1311	Maguro	2,325
1315	Driver Academy	2,175
1317	Available	1,500
1319	Turull's Wine & Tapas (Coming Available)	3,000
1323	Cotton Candy (New Lease)	1,125
1325	Elegantly Dental	1,125
1327	Elite Barbers	1,125
1329-31	First Apopka Tag Agency	2,625
1333	Frutella (New Lease)	1,500
1335-43	Planet Learning Academy	3,830
1355-61	Macro Baby	17,835
1389	Available (VACANT/Jade)	5,887







Area Snapshot

1 MILE

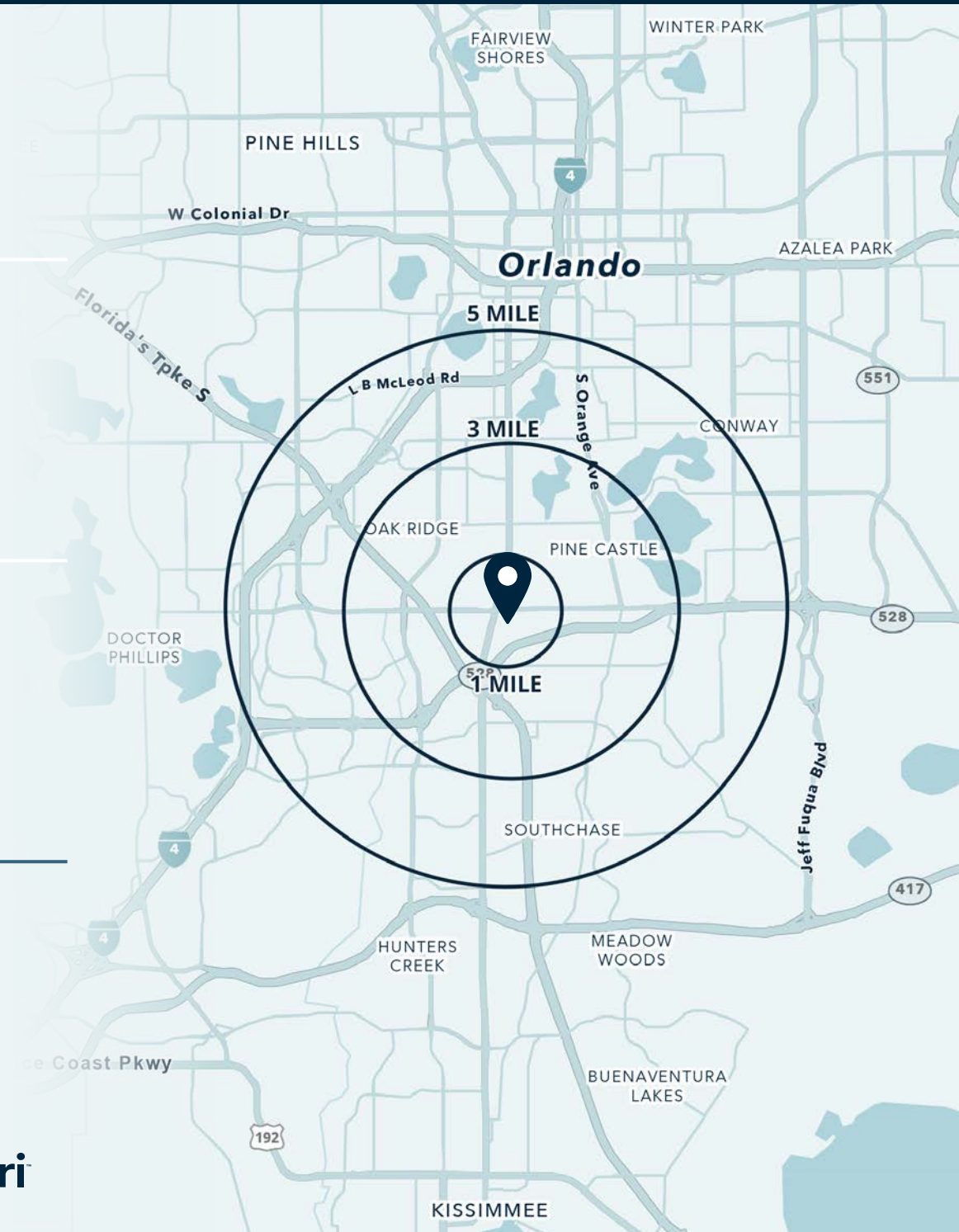
7,136 Population	18,658 Total Daytime Population	\$85,925 Average Household Income	2,218 Total Households
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3 MILES

68,731 Population	113,281 Total Daytime Population	\$77,833 Average Household Income	23,273 Total Households
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5 MILES

203,102 Population	305,972 Total Daytime Population	\$93,622 Average Household Income	74,189 Total Households
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SRS REAL ESTATE PARTNERS

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