

# SMD

Southern Management  
and Development, L.P.

## Avamar Crossing

16100 - 16118 Marsh Road  
1620 Avalon Road  
Winter Garden, FL 34787

*Join our newest retail/office  
center located in a high profile  
corridor in West Orange County  
adjacent to Stoney Brook West*

Densely populated residential area

High median household income

Average daily traffic count: 20,200

Gross leasable area: 51,736 Sq. Ft.

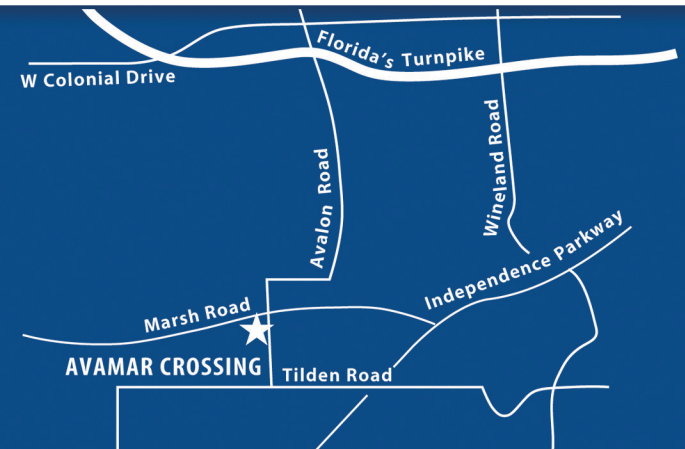
CREATING VALUE

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SMDPROPERTY.COM

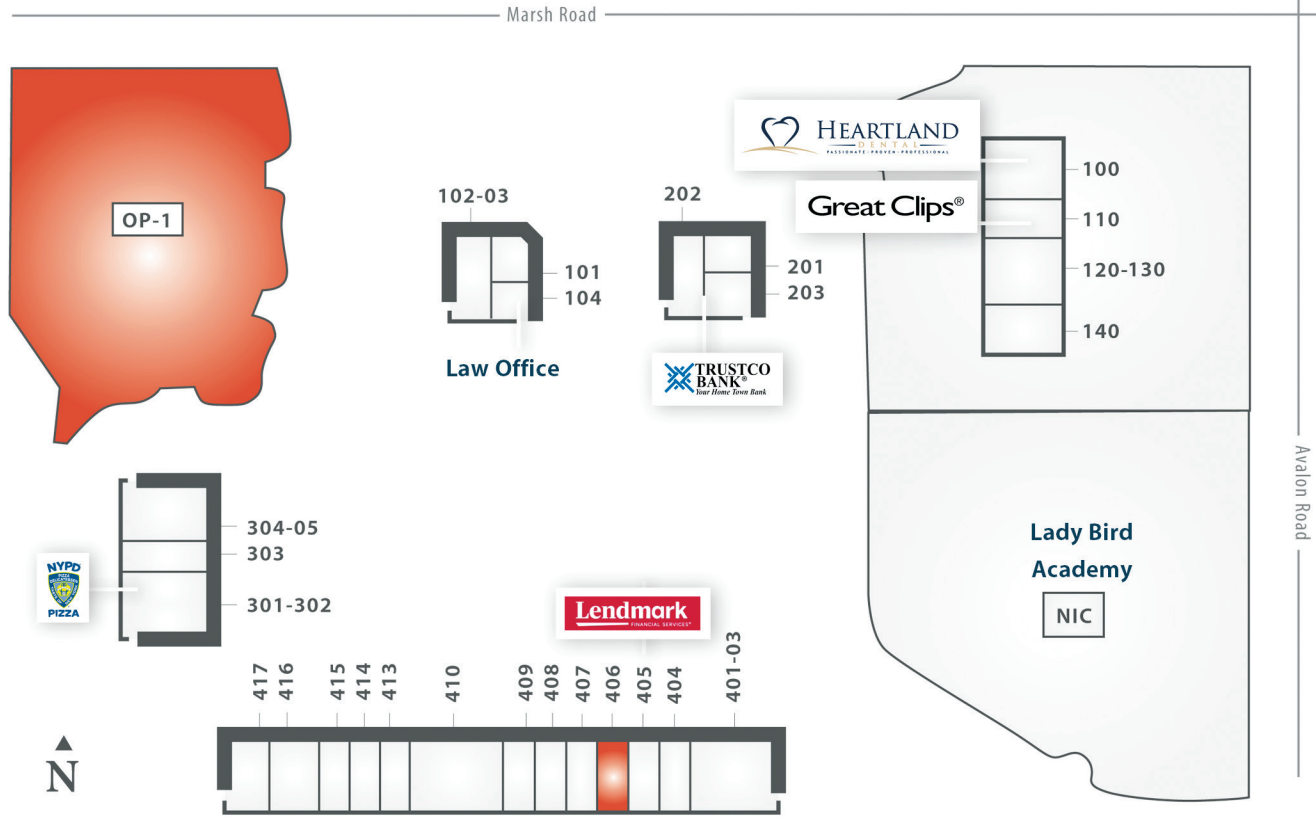


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## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2026 Projection	7,096	43,560	106,179
2021 Estimate	6,531	40,075	97,857
2010 Census	3,853	25,026	63,295
2000 Census	477	7,375	25,855
<b>Population by race</b>			
White	64.36%	64.93%	65.13%
Black   African American	11.21%	13.76%	15.30%
Hispanic   Other	24.41%	21.31%	19.57%
2021 Estimate			
Average HH Income	\$160,813.00	\$142,719.00	\$133,127.00
2021 Estimate			
Median HH Income	\$123,871.35	\$105,531.06	\$96,664.97
2021 Estimate			
Median Age	36.02	36.41	37.19

## LEGEND

### 16106 Marsh Road

UNIT	TENANT	SQ.FT.
101	Avalon Diner	1,400
102-03	Health Care	2,400
104	Law Office	1,000

### 16100 Marsh Road

201	Regency Wine & Spirits	1,400
202	Trustco Bank	2,000
203	Regency Wine & Spirits	1,400

### 16118 Marsh Road

301-302	NYPD Pizza	3,700
303	Vintage Italia	1,500
304-05	Nail Salon & Spa	3,200

### 16112 Marsh Road

401-03	Hagan O'Reilly's Irish Pub	4,200
404	Kumon	1,400
405	Lendmark	1,400
406	<b>Available</b>	1,400

407	Philly Pretzel Factory	1,400
408	Smoke Shop	1,400
409	Barber	1,400
410	San Joe's Mexican	4,200
413	Chinese   Japanese Restaurant	1,400
414	Divino Amor Cakes	1,400
415	Hair Salon	1,400
416	Hit Fit Gym	2,200
417	Caribbean Sunshine Restaurant	2,000

### Outparcels

OP-1	<b>Available</b>	1.26 Acres
<b>1620 Avalon Road</b>		
140	Rolly Polly Cow	1,856
120-130	You and Eyes	2,130
110	Great Clips	1,050
100	Heartland Dental	3,500