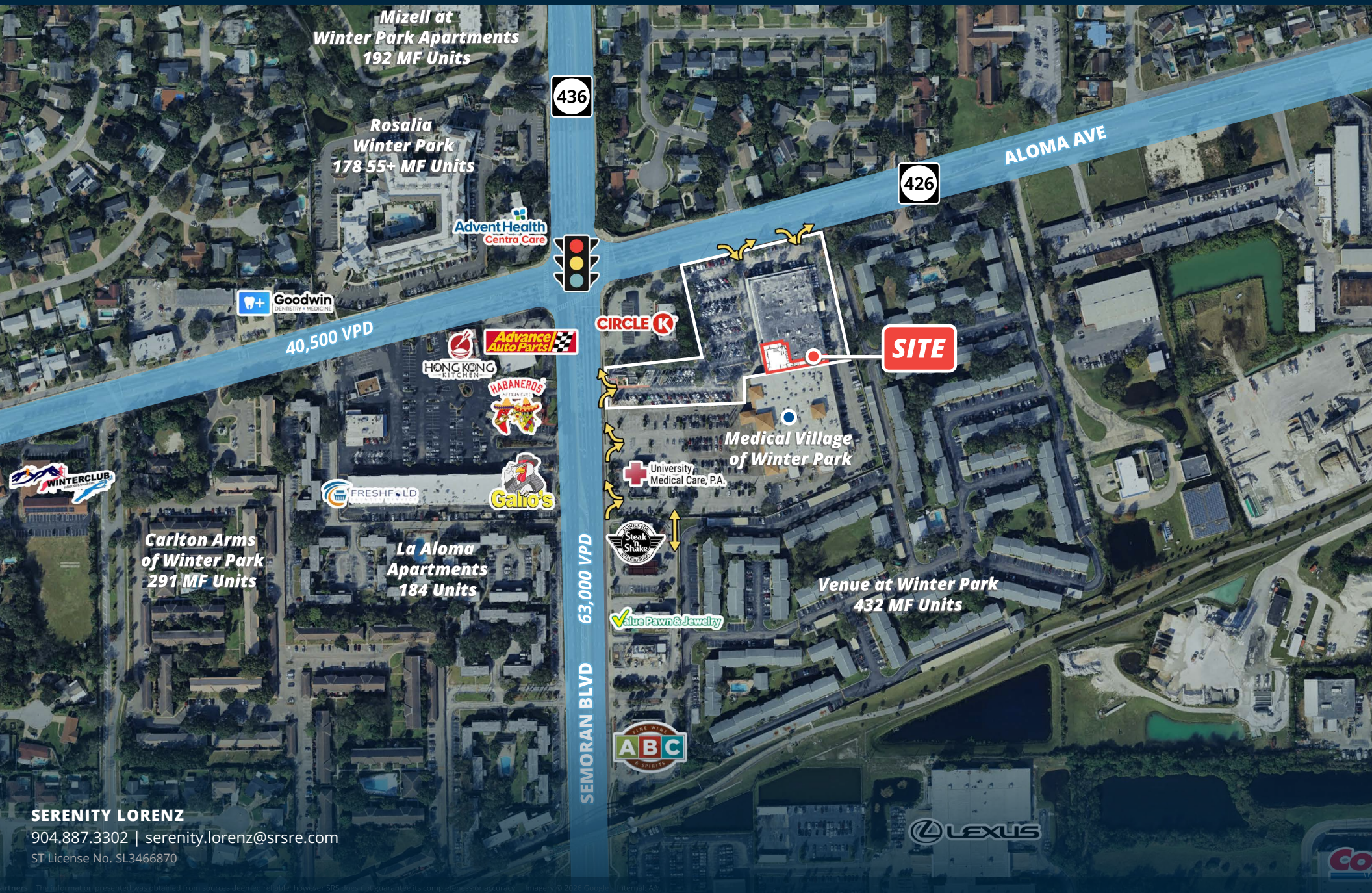


Sublease at Shoppes at Winter Park

495 N Semoran Blvd #9 | Winter Park, FL



SERENITY LORENZ

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ST License No. SL3466870



Sublease at Shoppes at Winter Park

495 N Semoran Blvd
Winter Park, FL

* Turn-Key Retail/Office Space
at Major Intersection

Property Specifications

SPACE AVAILABLE

6,000 SF can be demised

PARCEL SIZE

4.03± Acres

ZONING

Retail Commercial District



About the Property

- Neighborhood retail center
- Move in ready office/retail space
- Monument signage along Semoran Blvd and Aloma Ave
- Ample parking

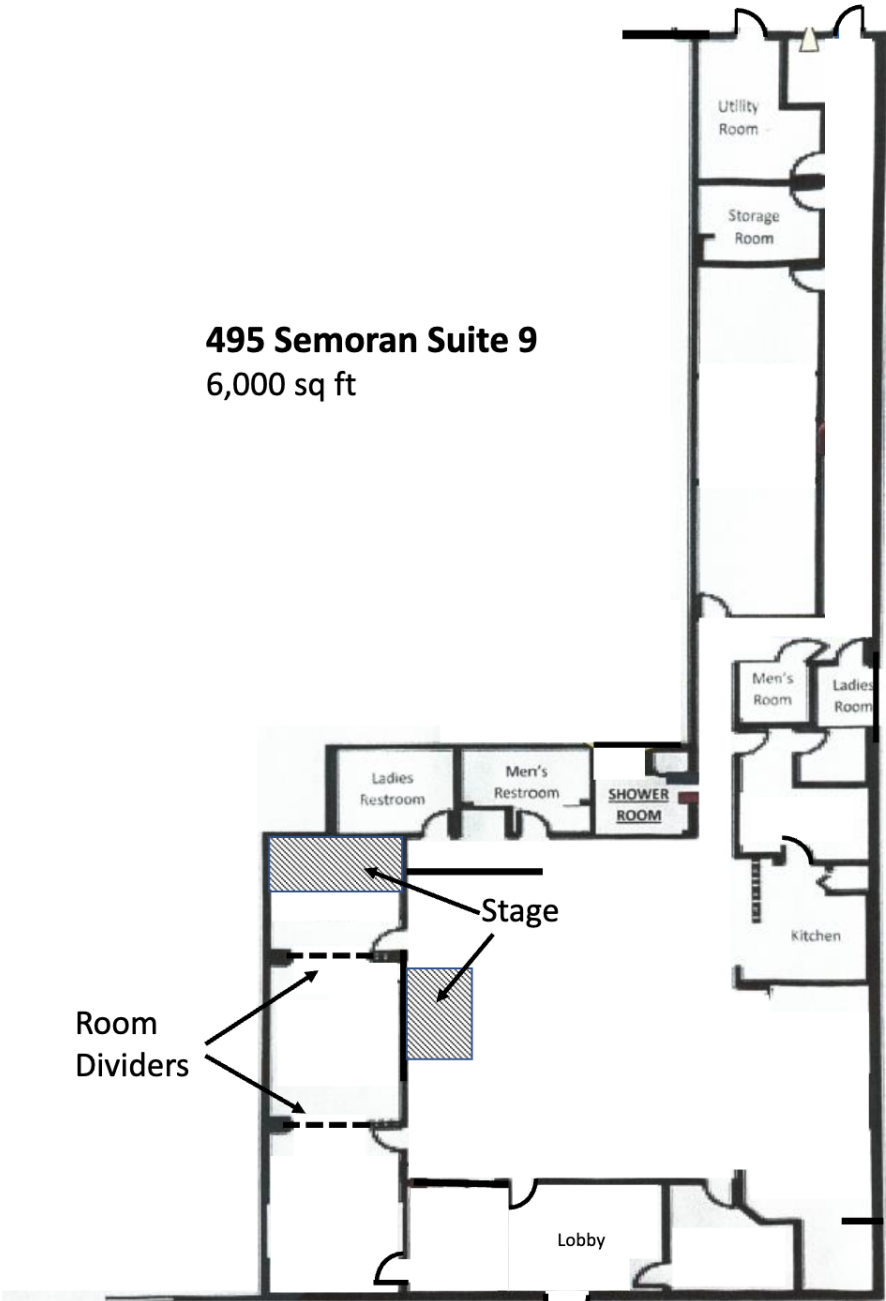
Traffic Counts

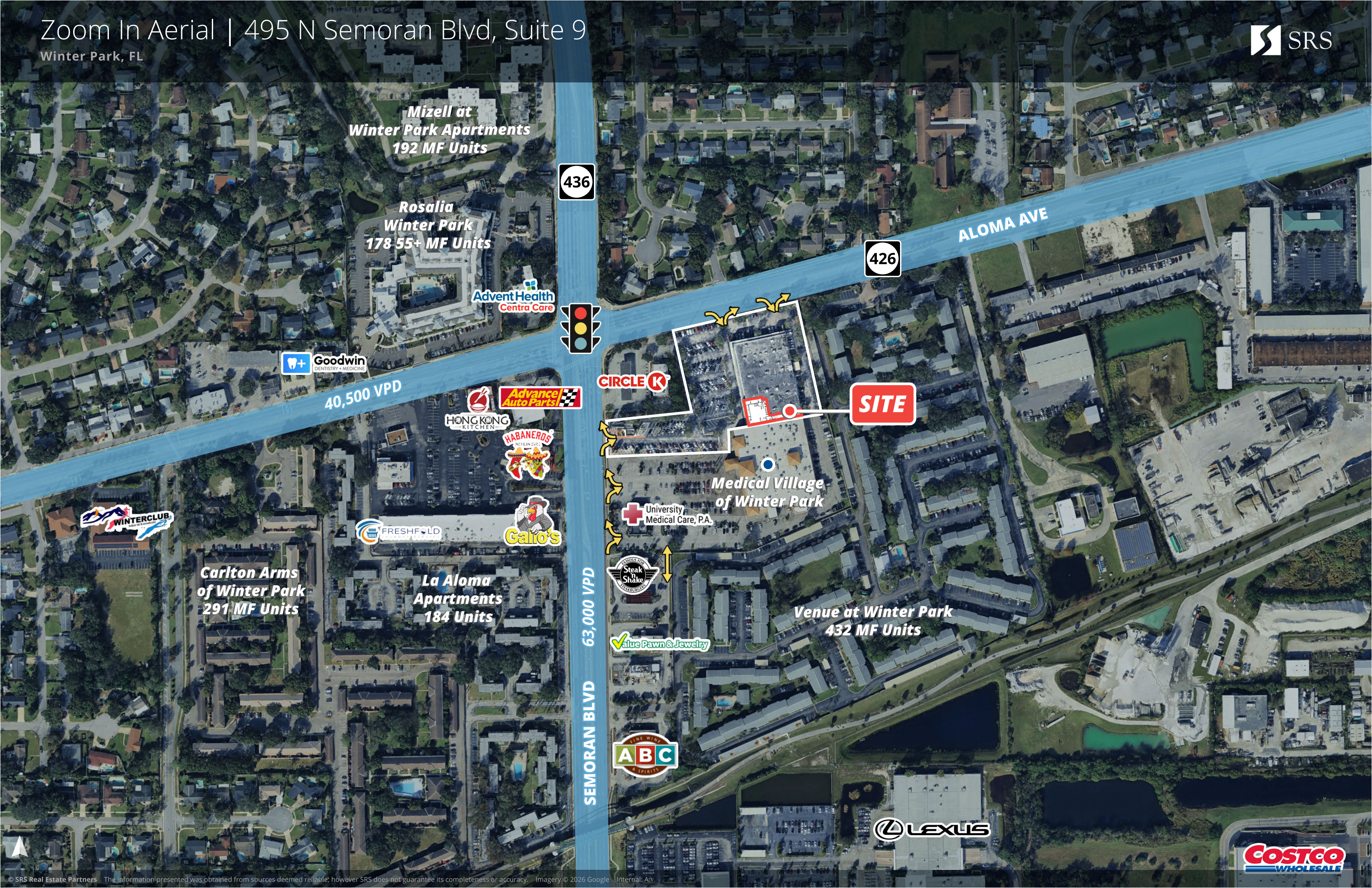
Semoran Blvd, N of Site	63,500 VPD	2007
Aloma Ave, Adjacent to Site	66,500 VPD	2007
Aloma Ave, W of Site	55,752 VPD	2003
Semoran Blvd, S of Site	62,000 VPD	2024

Source: Esri



495 Semoran Suite 9
6,000 sq ft





Mizell at
Winter Park Apartments
192 MF Units

Rosalia
Winter Park
178 55+ MF Units

AdventHealth
Centra Care

Goodwin
DENTISTRY + MEDICINE

40,500 VPD

Advance
Auto Parts

HONG KONG
KITCHEN

HABANEROS
RESTAURANT

Gallo's

FRESH FOLD

Carlton Arms
of Winter Park
291 MF Units

La Aloma
Apartments
184 Units

SEMORAN BLVD
63,000 VPD

CIRCLE K

SITE

Medical Village
of Winter Park

University
Medical Care, P.A.

Steak
Shake

Value Pawn & Jewelry

ABC

Venue at Winter Park
432 MF Units

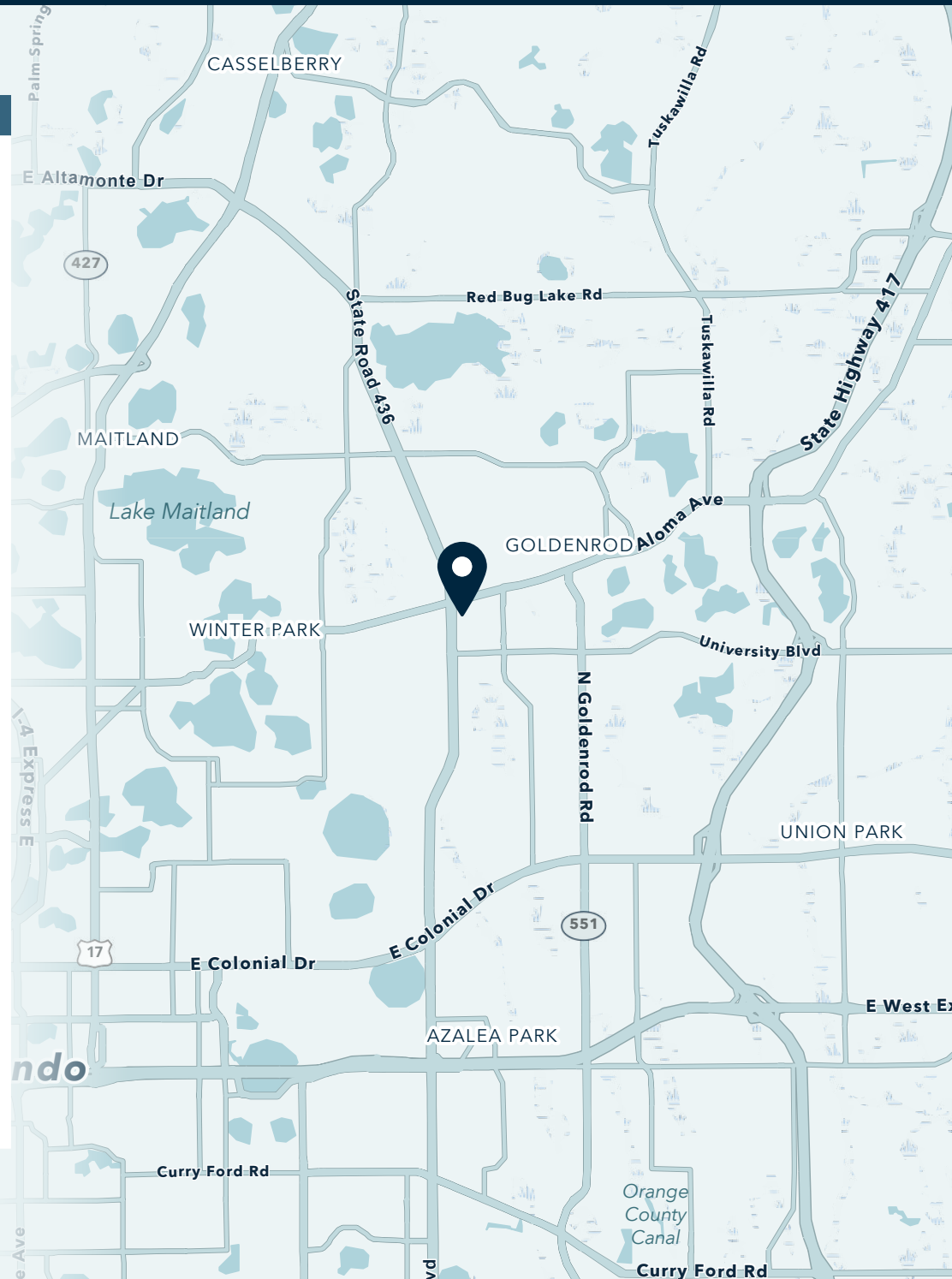
LEXUS

COSTCO
WHOLESALE



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	15,609	101,448	274,317
2031 Projected Population	16,288	106,001	285,405
Projected Annual Growth 2026 to 2031	0.86%	0.88%	0.80%
Daytime Population			
2026 Daytime Population	17,748	102,328	288,033
Workers	10,418	54,773	161,886
Residents	7,330	47,555	126,147
Income			
2026 Est. Average Household Income	\$91,700	\$130,710	\$124,887
2026 Est. Median Household Income	\$66,948	\$85,293	\$86,758
Households & Growth			
2026 Estimated Households	7,291	42,850	115,012
2031 Projected Households	7,641	45,221	120,887
Projected Annual Growth 2026 to 2031	0.94%	1.08%	1.00%
Race & Ethnicity			
2026 Est. White	55%	59%	56%
2026 Est. Black or African American	11%	8%	9%
2026 Est. Asian or Pacific Islander	5%	6%	5%
2026 Est. American Indian or Native Alaskan	1%	0%	0%
2026 Est. Other Races	29%	26%	29%
2026 Est. Hispanic	32%	29%	33%

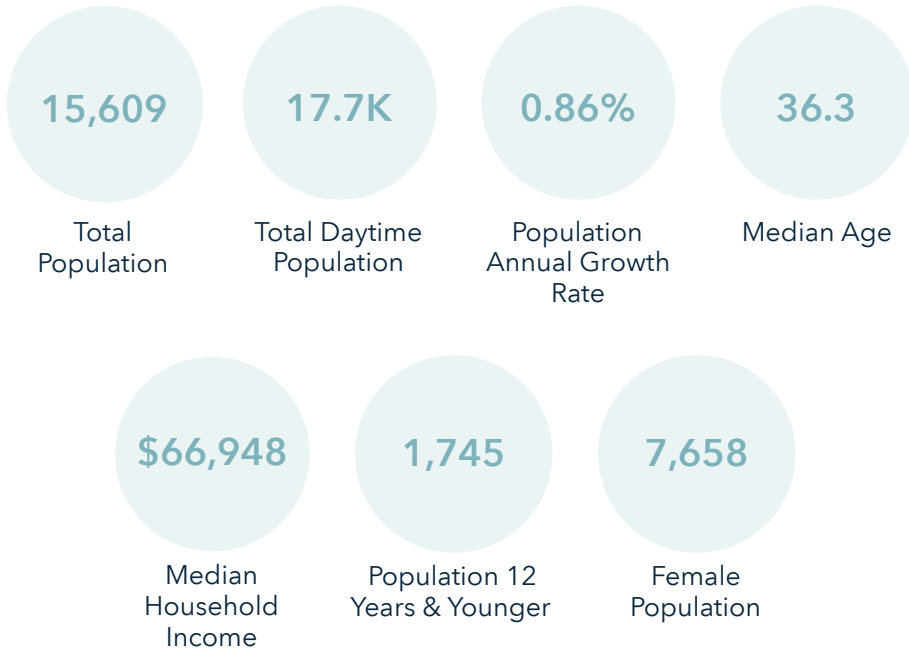


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 1 Mile

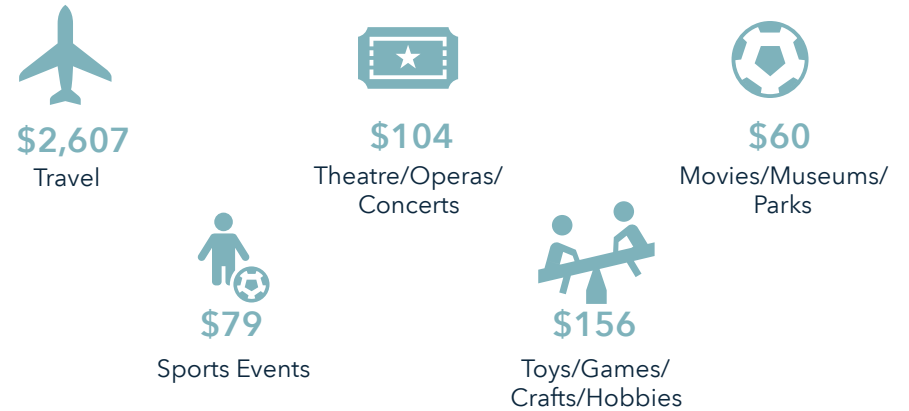
Key Facts



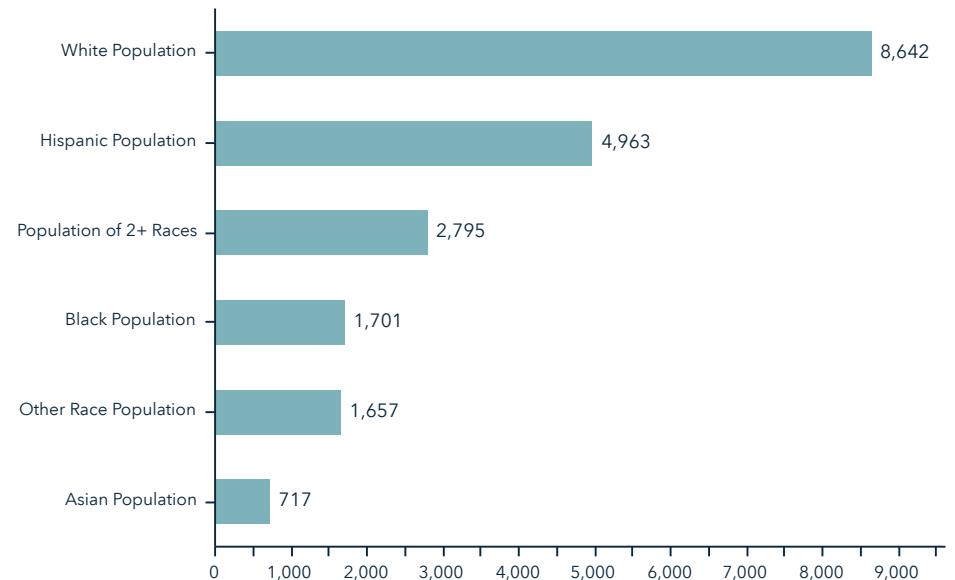
Annual Household Spending



Annual Lifestyle Spending



Race





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