

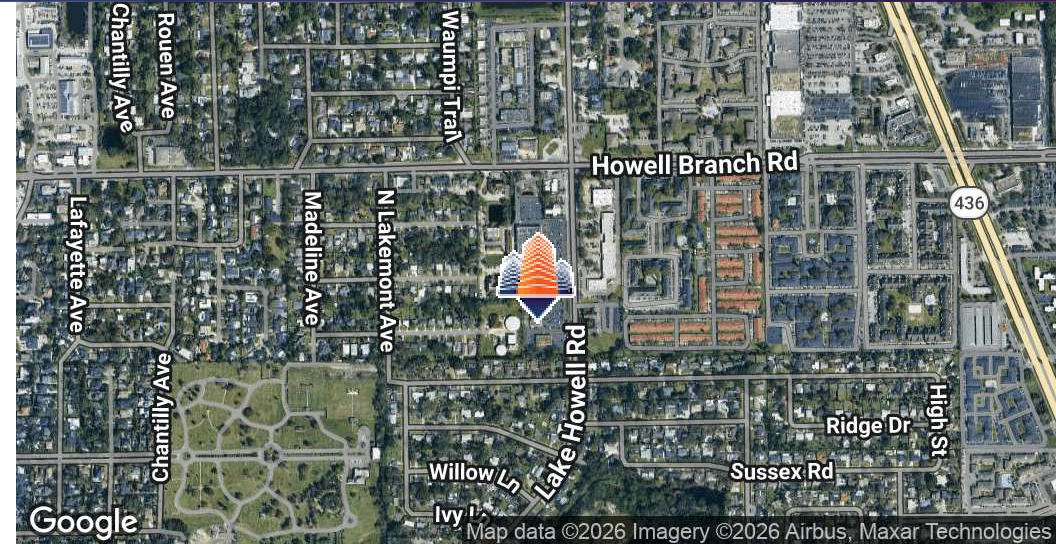
Lake Howell Plaza

5411-5471 Lake Howell Road, Winter Park, FL 32792



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1200 SF 2nd generation dry cleaning space with drop-off/pickup window!
- Neighborhood retail plaza anchored by Dollar General Market, other tenants include Monkey Joe's, Goldfish Swim School, Dogtopia, Zoom Room and more!
- Excellent visibility with multiple access points from Lake Howell Rd and signalized intersection of Howell Branch Rd
- Located one block west of SR 436, a major retail and commuter corridor serving the Winter Park and Seminole County markets
- Signalized ingress/egress enhancing customer convenience and circulation
- Positioned within a dense residential population base supporting daily-needs retail and service tenants
- Approximately 2.5 miles from Downtown Winter Park, benefiting from strong surrounding demographics and established neighborhoods
- Ample parking with approximately 4.16 spaces per 1,000 SF
- Traffic Count | Howell Branch Rd + Lake Howell Rd: +/- 39,000 AADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF
Lot Size:	9.44 Acres
Building Size:	83,346 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,389	47,998	116,867
Total Population	14,471	119,947	272,407
Average HH Income	\$116,731	\$116,417	\$110,454

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PROPERTY PHOTOS



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SITE PLAN



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LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 5401	Available	1,200 SF	NNN	Negotiable
Suite 5403	Computer Repair	1,200 SF	NNN	Negotiable
Suite 5405	Asia Kitchen	3,600 SF	NNN	Negotiable
Suite 5411	Pinch-A-Penny	2,400 SF	NNN	Negotiable
Suite 5413	Nail Salon	1,200 SF	NNN	Negotiable
Suite 5415	UPS	1,200 SF	NNN	Negotiable
Suite 5417	Florist	1,200 SF	NNN	Negotiable
Suite 5419	Boardwalk Pizza	1,800 SF	NNN	Negotiable
Suite 5421	Laundromat	1,800 SF	NNN	Negotiable
Suite 5423	Insurance Office	2,400 SF	NNN	Negotiable
Suite 5423A	Storage Office	2,050 SF	NNN	Negotiable
Suite 5429	Zoom Room	3,900 SF	NNN	Negotiable
Suite 5433	Excel Fitness	3,000 SF	NNN	Negotiable
Suite 5435	Chiropractor	3,000 SF	NNN	Negotiable
Suite 5445	Goldfish Swim School	10,069 SF	NNN	Negotiable
Suite 5451	Smoke Shop	1,600 SF	NNN	Negotiable
Suite 5453	Champion Karate	2,400 SF	NNN	Negotiable
Suite 5455	The Dirty Dog	2,400 SF	NNN	Negotiable
Suite 5465	Dollar General Market	19,554 SF	NNN	Negotiable
Suite 5471	Monkey Joe's	12,366 SF	NNN	Negotiable

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RETAILER MAP



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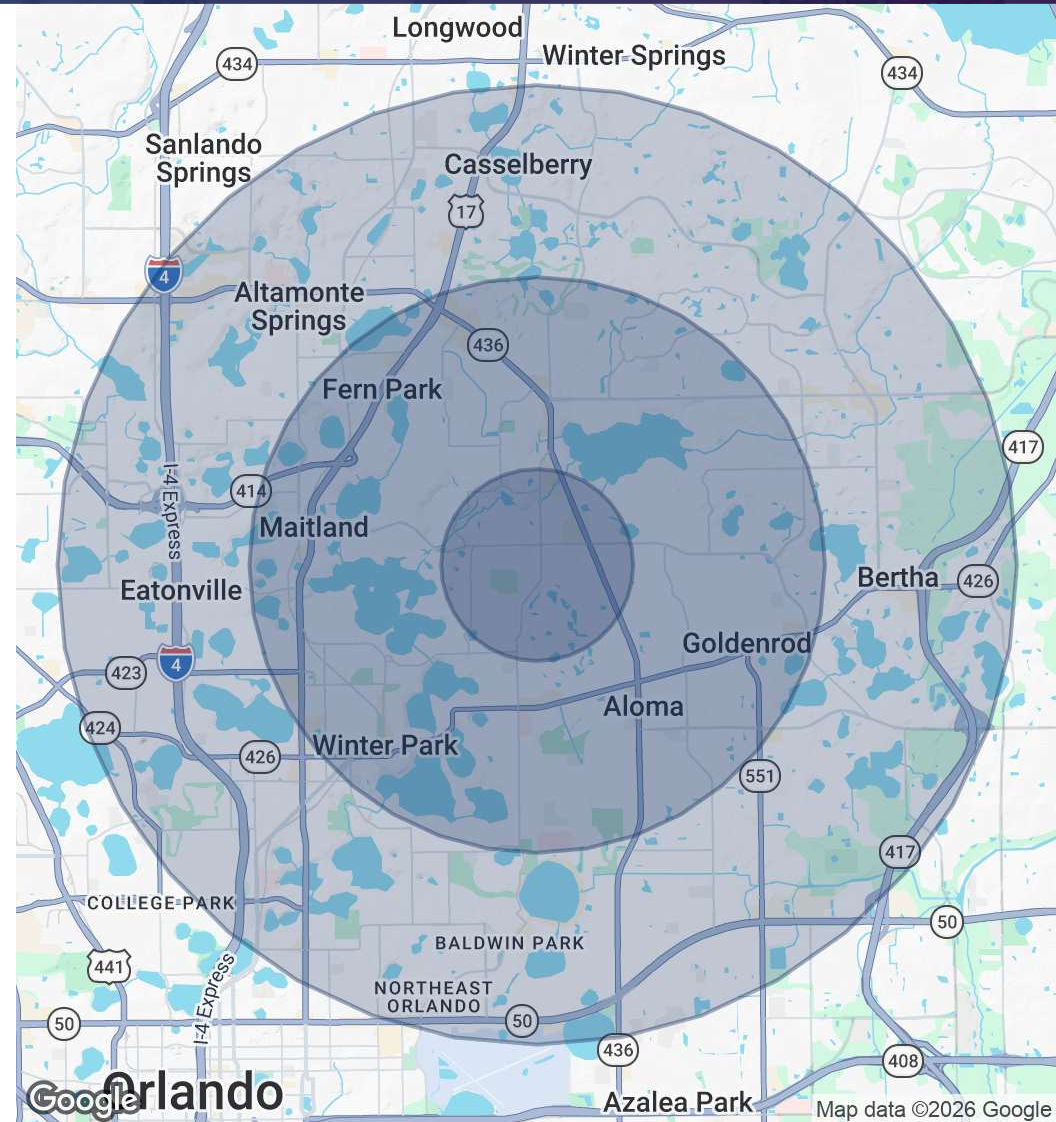
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,471	119,947	272,407
Average Age	40.2	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,389	47,998	116,867
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$116,731	\$116,417	\$110,454
Average House Value	\$507,727	\$504,025	\$435,832

AGE	1 MILE	3 MILES	5 MILES
0 - 4	539	4,646	13,199
5 - 9	597	4,847	13,500
10 - 14	595	4,916	12,652
15 - 17	288	3,382	8,720
18 - 20	290	5,129	8,810
21 - 24	551	6,037	16,226
25 - 34	2,053	17,020	47,891
35 - 44	1,866	13,319	35,978
45 - 54	1,620	11,349	29,542
55 - 64	1,412	12,703	32,517
65 - 74	1,037	10,440	24,499
75 - 84	737	5,642	12,554
85+	369	2,134	5,242



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