

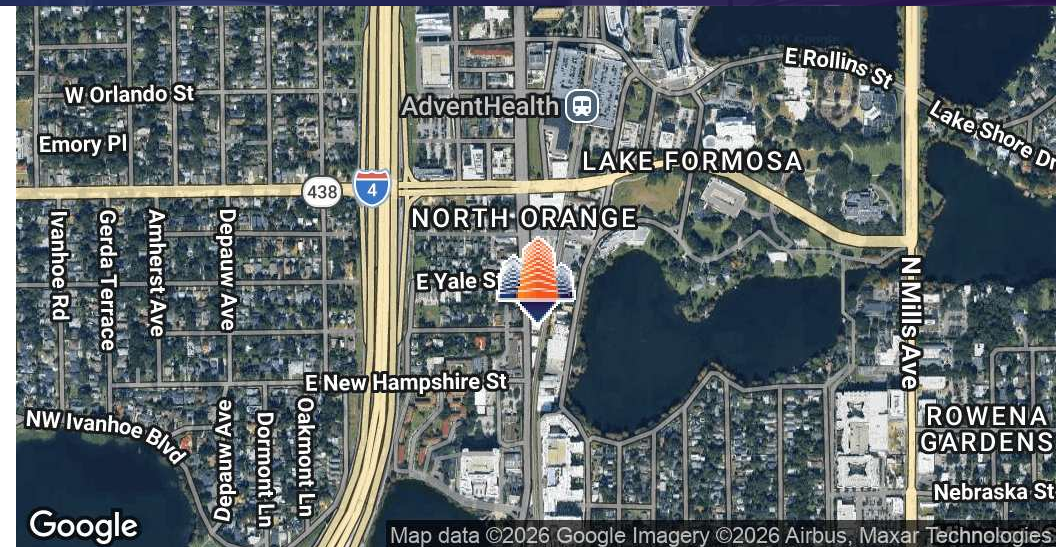
Orange Avenue Plaza

1829 N Orange Ave, Orlando, FL 32804



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,500 SF Second Gen Restaurant
- Prime Ivanhoe Village location, just 3 miles from Downtown Orlando and 3 miles from Downtown Winter Park
- Excellent visibility with frontage on North Orange Avenue
- Easy access to I-4
- Next to Advent Health Orlando main campus
- Part of Orlando's Main Street District

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 SF
Lot Size:	0.53 Acres
Building Size:	17,934 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,739	44,937	116,920
Total Population	11,656	92,063	273,842
Average HH Income	\$145,152	\$142,643	\$112,675

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTOS



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miscellaneous



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RETAILER MAP



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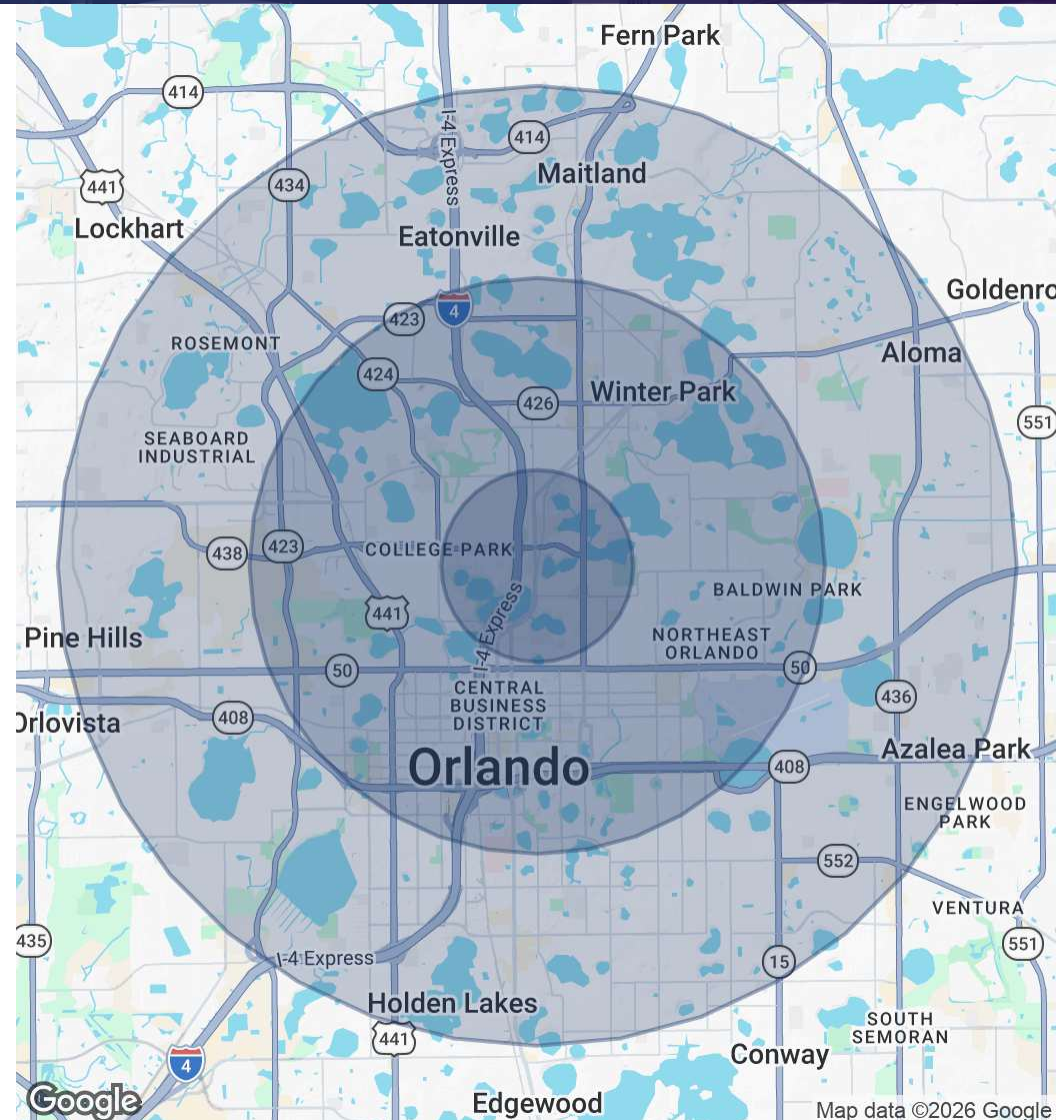
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,656	92,063	273,842
Average Age	36.6	41.0	38.9
Average Age (Male)	38.6	41.3	37.6
Average Age (Female)	33.6	40.6	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,739	44,937	116,920
# of Persons per HH	2.0	2.0	2.3
Average HH Income	\$145,152	\$142,643	\$112,675
Average House Value	\$607,925	\$589,472	\$471,911

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	9,188	64,476	146,775
Total Population - Black	485	9,204	64,170
Total Population - Asian	413	3,930	9,549
Total Population - Hawaiian	0	81	126
Total Population - American Indian	9	100	879
Total Population - Other	464	3,313	16,450



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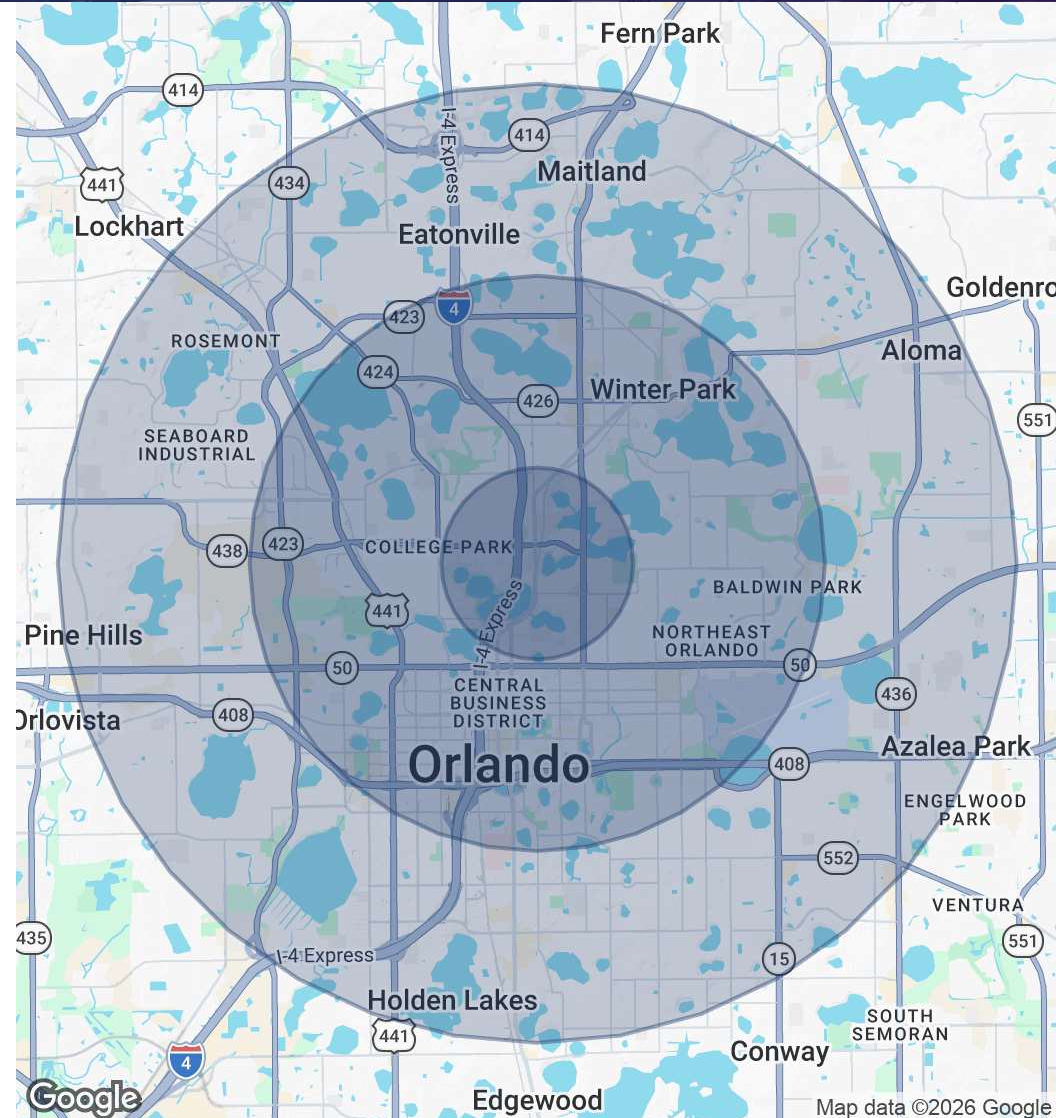
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	684	4,013	13,395
5 - 9	389	3,223	13,251
10 - 14	206	3,077	13,922
15 - 17	134	2,471	9,058
18 - 20	303	3,032	8,367
21 - 24	726	4,156	14,367
25 - 34	3,520	19,993	53,330
35 - 44	2,060	14,055	39,598
45 - 54	1,120	11,480	32,605
55 - 64	1,143	11,465	33,852
65 - 74	850	8,065	23,124
75 - 84	405	4,773	12,819
85+	124	2,278	6,192



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