

NEO AT SODO

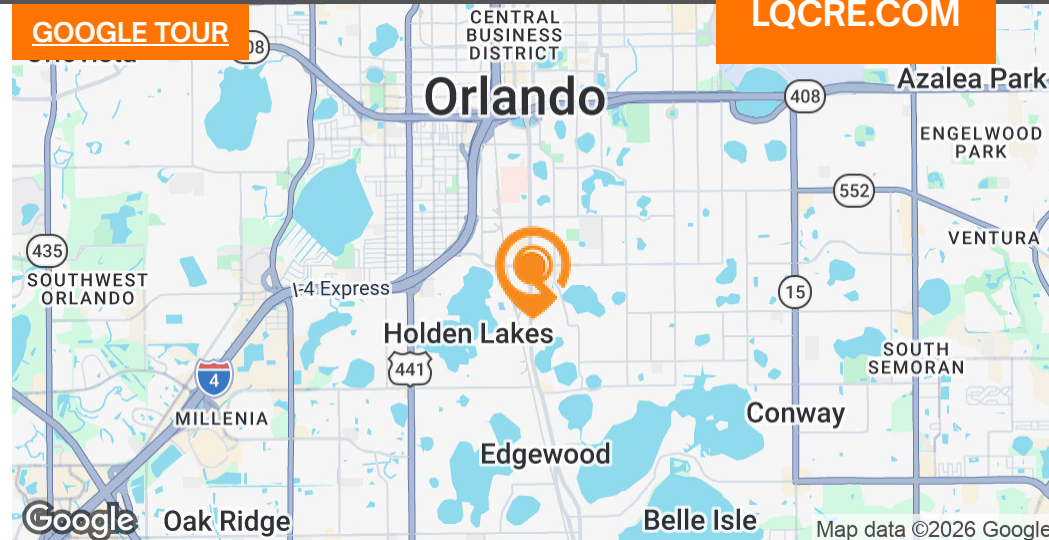
3509 S Orange Ave | Orlando, FL 32806

New Development - Multi-Family with Ground Floor Retail For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



**CALL FOR
RATES**



**1,136 - 7,468
SF**



**Q1 2027
ESTIMATED DELIVERY**

- New mixed use retail development coming 1st quarter of 2027 to Orlando's SoDo District, just south of Downtown Orlando
- 73 luxury apartments with ground floor retail
- 1,136 - 7,468 SF of retail space for lease with frontage on S Orange Avenue.
- Strong demographics daytime population of 121,558 in a 3-mile radius and an average household income of \$109,049 in a 3-mile radius



5-MILE TOTAL POPULATION

312,197



5-MILE AVE HH INCOME

\$101,239



5-YR POP. INCREASE

1.7%



5-MILE # EMPLOYEES

198,830

[PROPERTIES.LQCRE.COM/NEO-AT-SODO](https://properties.lqcre.com/neo-at-sodo)



Maitland, FL 32751

500 Winderley Pl #104

[LQCRE.COM](https://lqcre.com)

Julia Sosa

Founding Principal - Orlando

D: 407.775.4358

C: 407.257.8246

jsosa@lqcre.com

Eva Royal

Principal, Senior Associate

D: 407.705.2217

C: 407.421.3532

eroyal@lqcre.com

Tom Heer

Senior Associate

D: 407.775.4361

C: 407.399.6748

theer@lqcre.com

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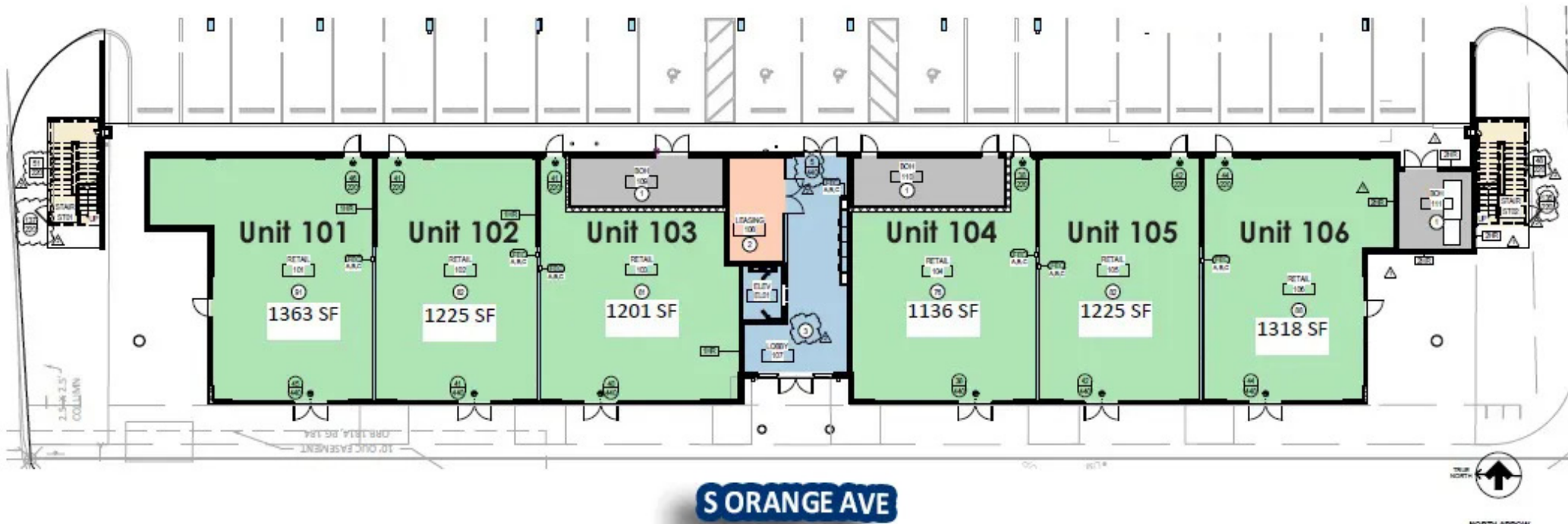
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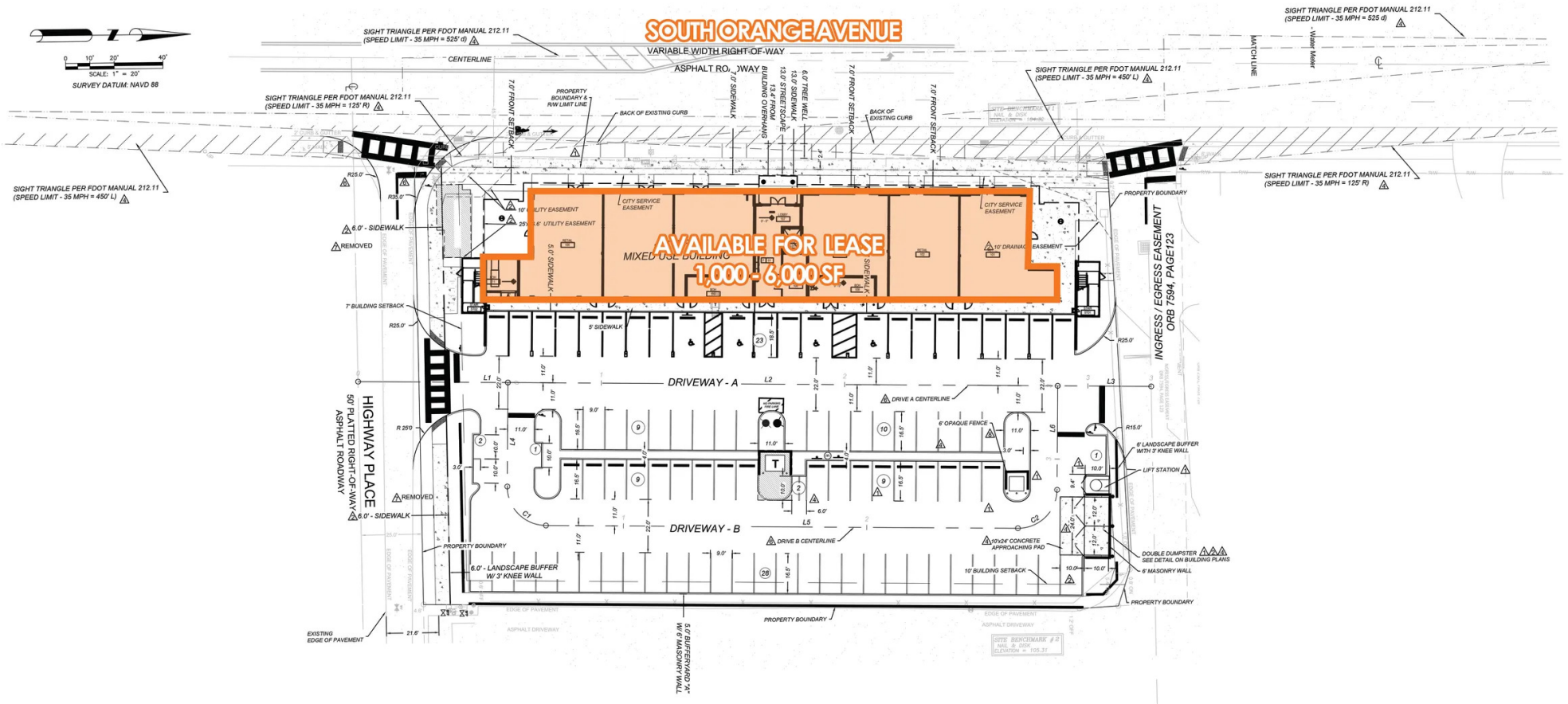
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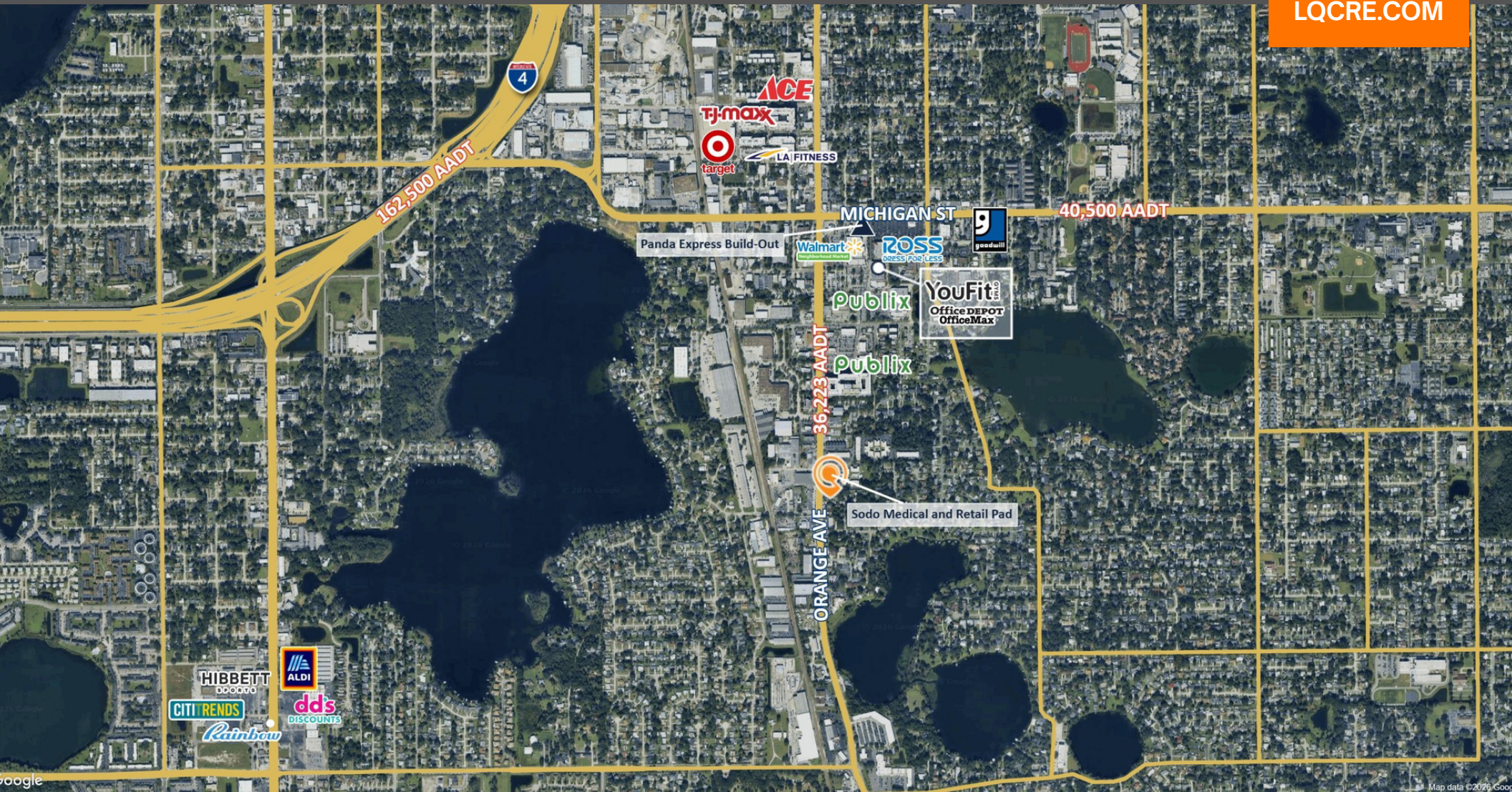
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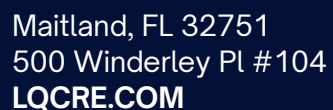
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The map displays the Orlando, Florida area with three concentric orange circles centered in Holden Lakes. The circles are labeled '1 mi Radius', '3 mi Radius', and '5 mi Radius'. Major highways shown include I-4, I-17, I-295, SR 408, SR 417, SR 441, SR 423, SR 435, SR 482, SR 528, SR 551, SR 552, and SR 582. Cities and towns labeled include Holden Lakes, Edgewood, Pine Castle, Belle Isle, Sky Lake, Taft, Southchase, Meadow Woods, Williamsburg, Sand Lake, Doctor Phillips, Bay Hill, Oak Ridge, Orlovista, Pine Hills, Fairview Shores, Eatonville, Maitland, Goldenrod, Aloma, Union Park, Bertha, Hiawasse, Lockhart, and Gotha. The Orlando Executive Airport is marked with a blue airplane icon, and the Orlando International Airport is marked with a blue airplane icon and a large blue area representing the airport grounds.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	8,760	125,860	312,197
2029 Projected Population	9,075	135,314	338,779
Projected Annual Growth to 2029	0.7%	1.5%	1.7%
Historical Annual Growth 2010 to 2024	0.7%	1.0%	1.3%
Median Age	43.0	37.3	36.5
Households	4,053	54,437	132,106
Projected Annual Growth to 2029	0.6%	1.6%	1.8%
Historical Annual Growth 2010 to 2024	0.9%	1.5%	1.6%
White	67.4%	45.7%	42.2%
Black or African American	15.5%	29.9%	27.9%
Asian or Pacific Islander	3.5%	3.4%	3.6%
American Indian or Native Alaskan	0.3%	0.4%	0.4%
Other Races	13.3%	20.6%	25.8%
Hispanic	20.5%	27.5%	33.5%
Average Household Income	\$135,390	\$109,049	\$101,239
Median Household Income	\$105,222	\$75,698	\$72,173
Per Capita Income	\$62,894	\$47,355	\$42,960
Elementary (Grades 0 - 8)	2.5%	5.3%	5.6%
Some High School (Grades 9 - 11)	4.8%	6.5%	6.1%
High School Graduate	17.9%	27.0%	26.6%
Some College	15.8%	14.3%	15.0%
Associates Degree Only	8.9%	9.1%	9.9%
Bachelors Degree Only	30.9%	23.5%	23.6%
Graduate Degree	19.2%	14.4%	13.1%
Total Businesses	1,158	11,603	27,566
Total Employees	7,723	85,224	198,830



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