

# Market at Southside

S. Orange Ave. & E. Michigan St. | Orlando, FL

Retail For Lease

Up to 33,000 SF  
Available (Divisible)

## Jorge Rodriguez, CCIM

Executive Vice President  
+1 407 362 6141  
jorge.rodriquez@colliers.com

## Chris Alders

Vice President  
+1 407 362 6142  
chris.alders@colliers.com





# Property Highlights

- Up to 33,000 SF (divisible) available for lease.
- 6,300 SF second generation restaurant available for lease.
- Located in the heart of the SoDo district, 2 miles south of downtown Orlando.
- Close proximity to I-4 and SR-408.
- 0.8 mile south of Orlando Health's main campus with 1,882 beds.
- Strong daytime population of more than 226,000 within 3 miles.
- Market at Southside tenants include Publix, Walmart Neighborhood Market, Peach Valley Cafe, CAVA, Chick-fil-A, Fresh Kitchen and many more.

## Prime Connectivity

### I-4

1 Mile | 3 Min

### SR-408

1.5 Miles | 5 Min

### Downtown Orlando

2 Miles | 7 Min

### Millennia

4.5 Miles | 10 Min

### Winter Park

7.5 Miles | 15 Min

## Area Demographics



### Population

1-Mile: 9,104  
3-Mile: 126,243  
5-Mile: 324,822



### Daytime Population

1-Mile: 44,163  
3-Mile: 226,248  
5-Mile: 468,188



### Average HH Income

1-Mile: \$137,395  
3-Mile: \$102,692  
5-Mile: \$102,627



### Households

1-Mile: 3,975  
3-Mile: 55,029  
5-Mile: 133,397

# Leasing Opportunities



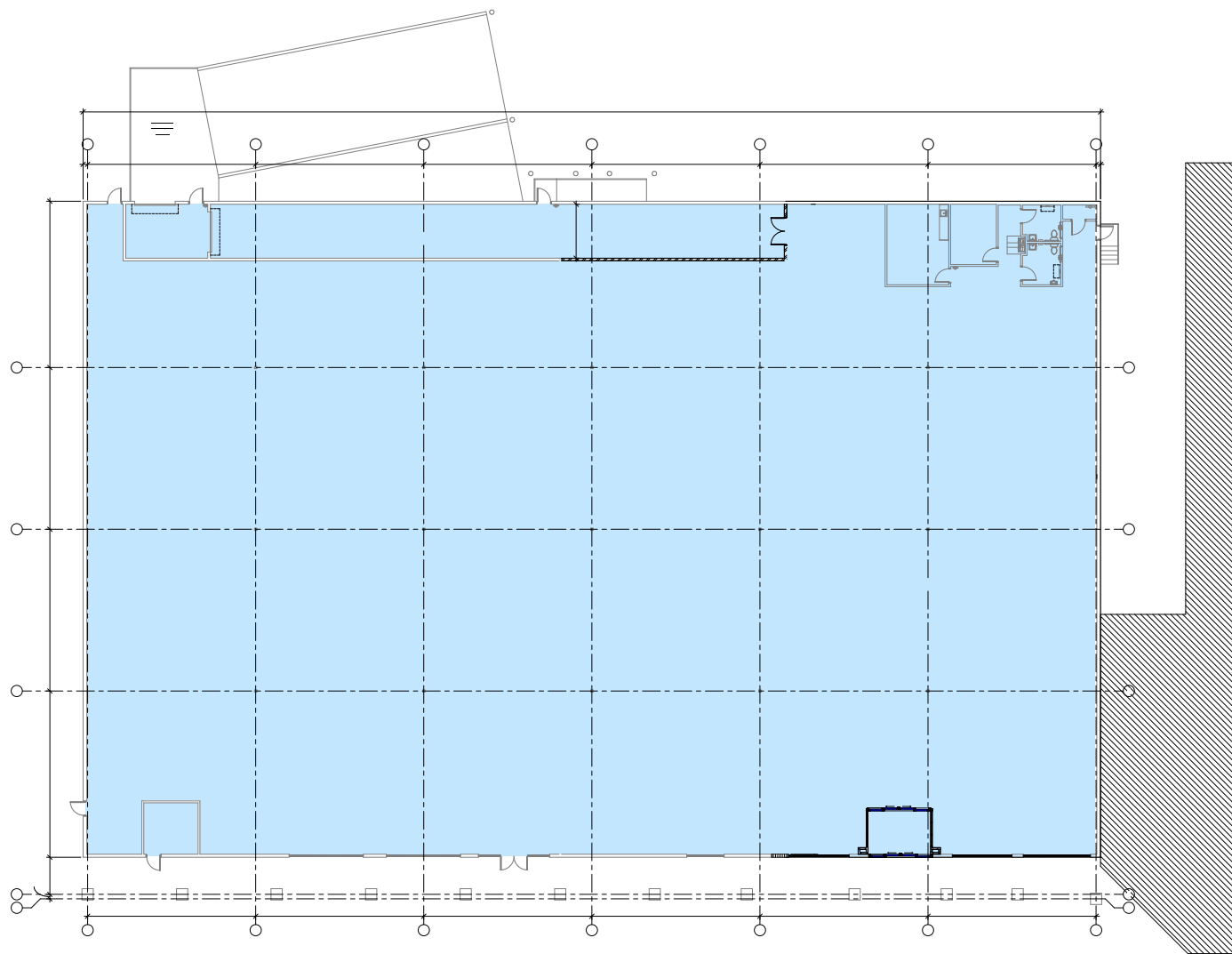
## Availability

- Up to 33,000 SF (Divisible)
- 6,300 SF 2nd Gen. Restaurant

# Junior Anchor Space

**33,000 SF**

Available (Divisible)





**Plaza Ecco**

- Publix
- TWISTEE TREAT
- PACIFIC SPECIAL SERVICES
- MOOAH
- WUFF GANG BAKERY
- THE JOINT chiropractic
- LITTLE GREEK
- SportClips
- Starbucks
- Jason Mize
- CLUB PILATES
- GLOBAL MATTRESS

**Cortland on Orange Apartments**  
300 Units

- STRETCH LAB
- BODYBAR FITNESS
- Publix
- RELME HEALTH
- scenthound
- PEACH VALLEY CAFE

Up to 33,000 SF Available (Divisible)

6,300 SF 2nd Gen. Restaurant Available

Walmart Neighborhood Market

CAVA

PANDA EXPRESS

Hand & Stone Massage and Facial Spa

Chick-fil-A

Chick-fil-A Fresh Kitchen

PNC

MID FLORIDA

Wawa

BURGER KING

ABC

CVS pharmacy

S. Orange Avenue

WELLS FARGO

E. Michigan Street

40,500 AADT

asurion

Advent Health Centra Care

35,700 AADT

Arby's



**KM CENTER**



**Downtown Orlando**



**SODO Shopping Center**

**Lofts at Sodo  
308 Units**

**S. Orange Avenue**

**35,700 AADT**

**40,500 AADT**

**CVS pharmacy**

**E. Michigan Street**

**MIDFLORIDA**

**CAVA**



## Contact Us

### **Jorge Rodriguez, CCIM**

Executive Vice President  
+1 407 362 6141  
jorge.rodriquez@colliers.com

### **Chris Alders**

Vice President  
+1 407 362 6142  
chris.alders@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.