

RETAIL SPACE FOR LEASE

# PROMENADE AT FLORIDA MALL

**Busy Shadow Center to 1.7 Million SF Florida Mall**

**1329-31 Florida Mall Ave, Orlando, FL 32809**



**\$24/SF, NNN**

## 2,625 RSF UNIT AVAILABLE

- Only vacant space in **very active center**
- **Signalized corner location with 3 Curb cuts:**  
Sand Lake Road, Summer Day Lane and Florida Mall Avenue
- **Entrance to 1.7 Million SF Florida Mall**



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# Promenade at Florida Mall

## 2023 Demographics

	<u>1 Mile</u>	<u>5 Miles</u>
Population:	6,259	192,463
Avg. HH Inc:	\$62,477	\$73,342
2010—'23 Growth:	8.38%	17.96%

## 2022 Traffic Counts

Orange Blossom Trail at Sand Lake Rd  
**53,500 FDOT AADT**

Sand Lake Rd  
**40,000 FDOT AADT**

**Units #1329-31**  
**2,625 SF**

