

# PROMENADE AT FLORIDA MALL

## Busy Shadow Center to 1.7 Million SF Florida Mall

1317 & 1331 Florida Mall Ave, Orlando, FL 32809



~~\$24/SF, NNN~~  
Now, only \$20/SF!

### 1,500 & 2,625 RSF UNITS AVAILABLE

- **Signalized corner location with 3 Curb cuts:** Sand Lake Road, Summer Day Lane and Florida Mall Avenue
- **Inline position between traffic generators**
- **Entrance to 1.7 Million SF Florida Mall**



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# Promenade at Florida Mall

## 2023 Demographics

	1 Mile	5 Miles
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**

