

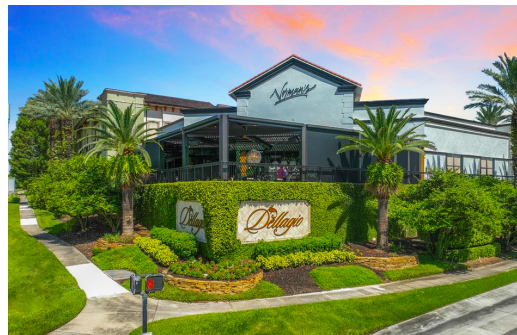
DELLAGIO TOWN CENTER

Sand Lake Rd. & Della Dr. | Orlando, FL



HIGHLIGHTS

- Premier 6,000 SF space facing Sand Lake Rd. (divisible to 3,000 SF).
- 2,106 - 4,325 SF office space available, contiguous.
- 2,106 SF second-floor former dance studio.
- Build to suit outparcel with drive-thru available.
- Over 130,000 SF upscale mixed-use center consisting of dining, entertainment and office space.
- On-site management, security, and active event schedule.
- European inspired development reminiscent of Italy.
- Located in the heart of Doctor Phillips retail corridor, on "Restaurant Row" near some of Orlando's wealthiest neighborhoods.
- Free parking on site; both surface and under ground.
- Minutes from Disney World, Universal Studios, Sea World and the Orlando Convention Center.
- Average household incomes in excess of \$150,000.



Visit *Dellagio* Website



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FIRST LEVEL



SECOND LEVEL

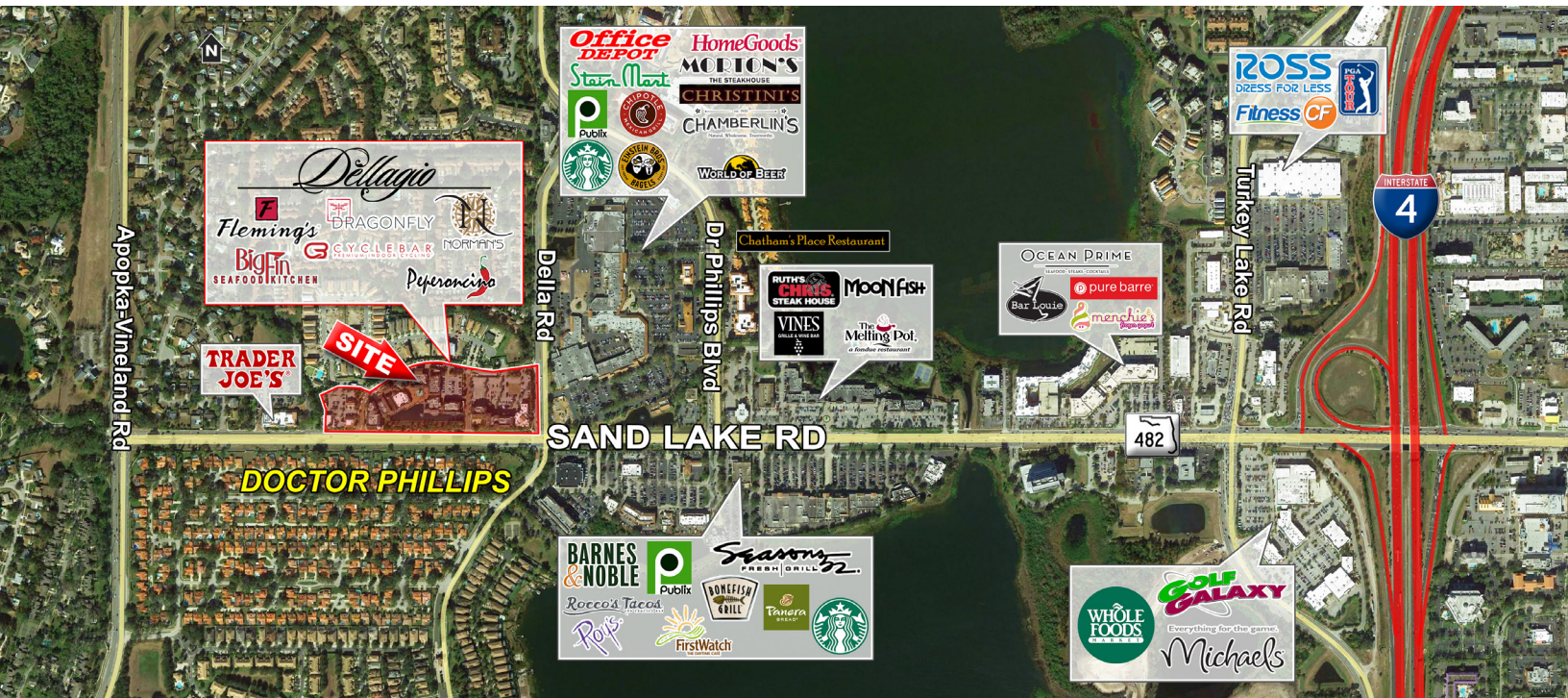


First Level		
Suite#	Tenant Name	SF
A	Fifth Third Bank	4,200
B	Regions Bank	3,820
CD102	Available Former Spa (divisible to 3,000 SF)	6,000
CD106	Anqor Lounge	3,000
E	Big Fin Seafood Kitchen	7,875
F	Flemings Steakhouse	8,000
G104	Aspire Healthcare	3,473
G108	Premier Hair Enhancements	1,633
H	London House	7,000
I101	London House (The Drawing Room)	2,637
I104	Magnolia Creamery	3,051
I108	Peperoncino Cucina	1,280
J	Dragonfly Grill & Sushi	6,238
K-1	Lease Pending	6,000
LM101	Advent Health	4,946
LM103	Paddywagon	2,500
LM104	CycleBar	2,000
LM105	Compass Real Estate	3,673
O	Norman's Restaurant	7,482
P	Available (Outparcel)	0.196 Acres

Second Level		
Suite#	Tenant Name	SF
CD202	Dellagio Dentist	4,382
CD206	Management Office	1,580
CD210	Fred Astaire Dance Studio	3,095
G200	Norman's Restaurant Office	143
G201B	PhysioFix	1,071
G201C	London House Members Office	933
G201A	Available Former Office	2,020
I201	Available Former Dance Studio (contiguous)	2,106
I202	Available Former Office (contiguous)	4,325
K300	Carson Wealth	1,470
K304	Hansar Capital	1,405
K308	Tag Live	2,151
LM	Unicorp	15,417

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Demographics	1 Mile	3 Miles	5 Miles
Population	7,036	39,592	153,848
Household Income	\$151,628	\$152,311	\$103,542
Daytime Population	6,848	74,110	216,632

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