

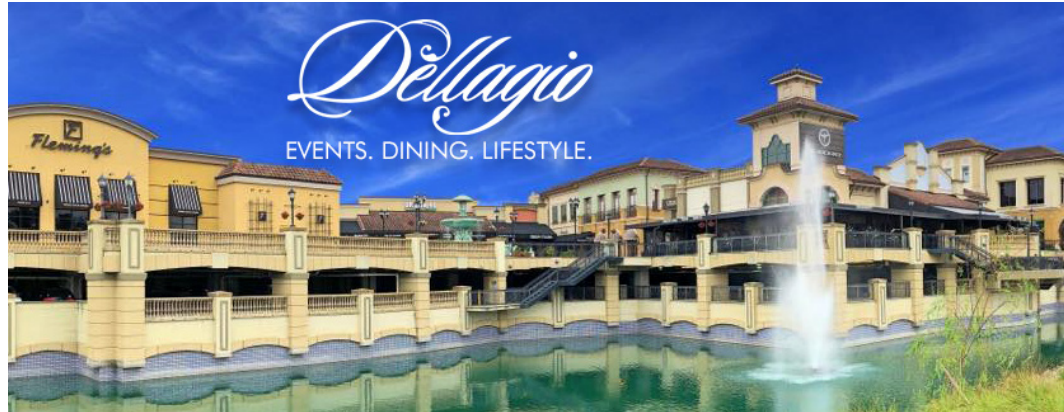
DELLAGIO TOWN CENTER

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



HIGHLIGHTS

- 6,000 SF 2nd generation restaurant available.
- 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.
- Minutes from Disney World, Universal Studios, Sea World and the Orlando Convention Center.
- Average household incomes in excess of \$150,000.



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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
CD101	Available Former Spa (divisible to 3,000 SF)	6,000
CD102	Russian Tea Room	3,000
E	Big Fin Seafood Kitchen	7,875
F	Flemings Steakhouse	8,000
G101	Premier Hair Enhancements	1,633
G102-G103	Aspire Healthcare	3,473
H	London House	7,000
I101	London House	2,637
I103	Peperoncino Cucina	1,095
I104	Hot Pot Restaurant	1,400
I105	Hot Pot Restaurant	1,651
J	Dragonfly Grill & Sushi	6,238
K	Available - 2nd Generation Restaurant	6,000
LM101	Advent Health	4,949
LM103	Paddywagon	2,500
LM104	CycleBar	2,000
LM105	Compass Real Estate	3,673
O	Norman's Restaurant	7,500
P	Available (Outparcel)	0.196 Acres

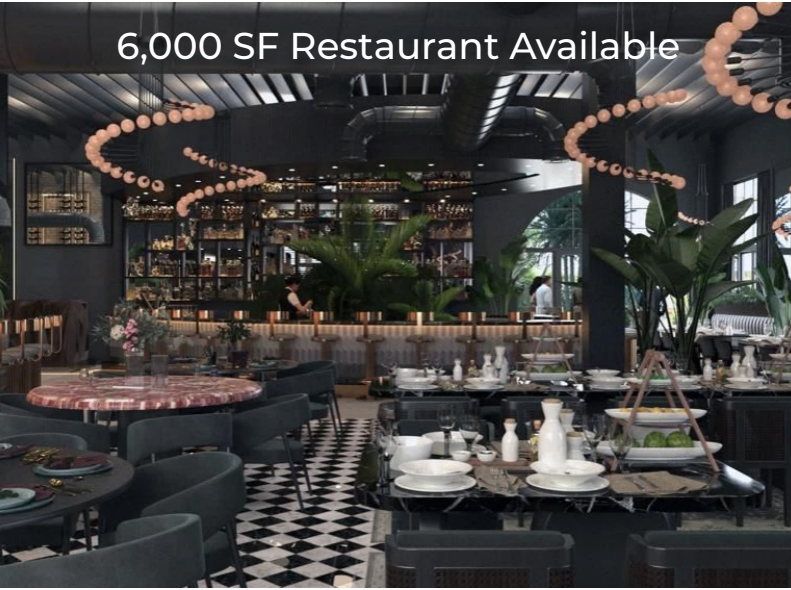
Second Level		
Suite#	Tenant Name	SF
CD201	Dellagio Dentist	4,382
CD202	Management Office	1,580
CD203	Fred Astaire Dance Studio	3,095
G201A	PhysioFix	975
G201B	London House	933
G201C	Available Former Office	2,020
I202	Available Former Office (contiguous)	4,325
I203	Available Former Dance Studio (contiguous)	2,106
K300	Premier Realty Partners	1,470
K304	Hansar Capital	1,405
K308	Tag Live	2,151
LM	Unowned	15,417

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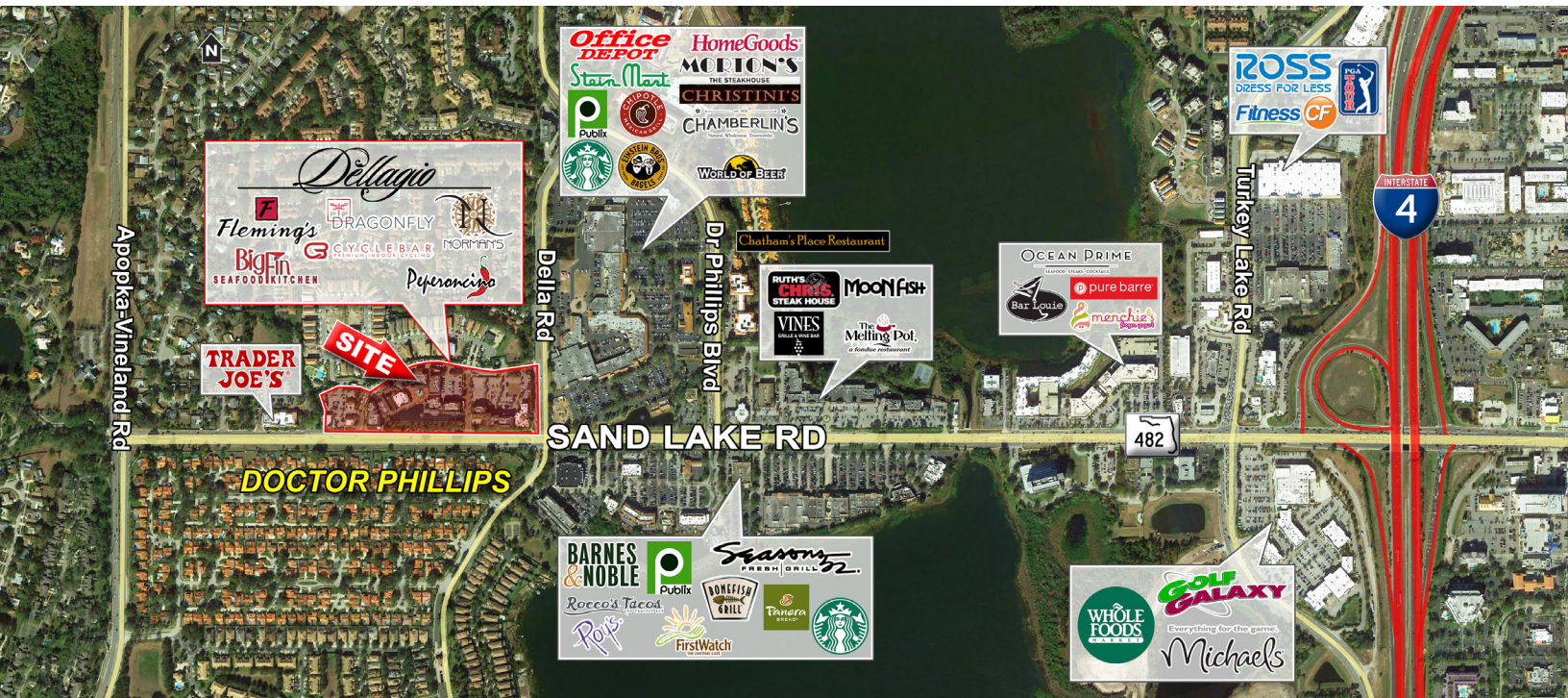


6,000 SF Restaurant Available



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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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