

AMERICANA PLAZA

2049 Americana Blvd. | Orlando, FL



52,939 - 57,739 SF BIG BOX SPACE AVAILABLE

HIGHLIGHTS

- **52,939 - 57,739 SF divisible anchor space.**
- **4,800 SF space available.**
- High Visibility: Excellent exposure with traffic counts of $\pm$ 40,500 vpd on Americana Blvd.
- Multiple points of ingress and egress.
- Prime Connectivity: Situated between John Young Parkway and Orange Blossom Trail, offering excellent regional access.
- Ample parking.
- Other tenants include CSL Plasma, La Familia Pawn, Boost Mobile, Jackson Hewitt.

Traffic Counts

Americana Blvd: $\pm$ 40,500 vpd

Texas Ave S: $\pm$ 10,400 vpd



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www.FornessProperties.com | Licensed Real Estate Broker

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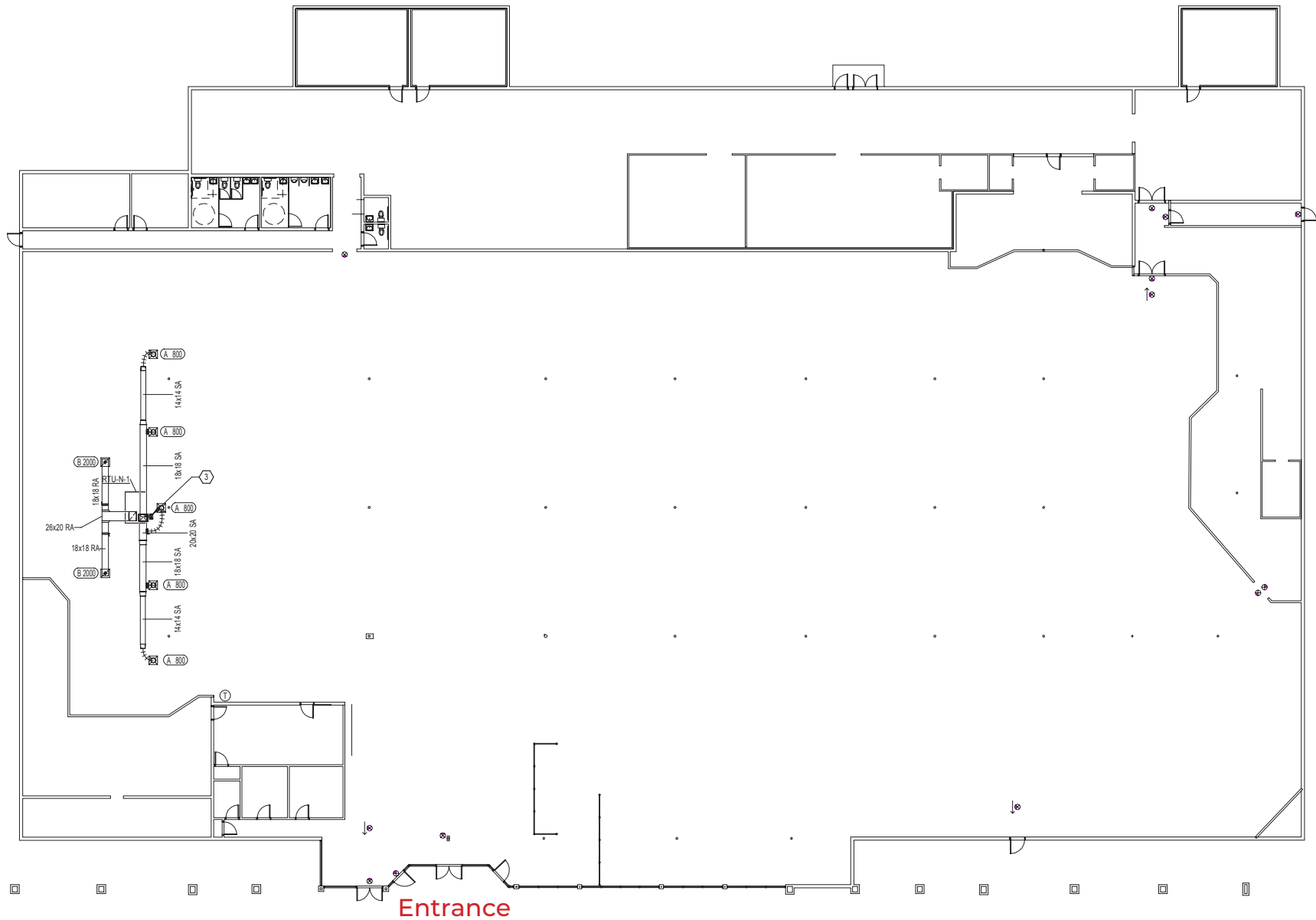
Space	Tenant	SF
101	Amour Restaurant	
102	Jackson Hewitt	
103	Boost Mobile	
104	Nail Salon	
105	Golden Crispy Kitchen	
106-108	Coin Laundry	
109	Barber Shop	
110-111	Miracle Temple Ministries	
112-113	Miracle Temple Ministries	
114-115	Beauty Supply	
116	Cleaners	
201	Tai Won Restaurant	
202-204	Available	4,800
300	Available	52,939
400	CSL Plasma	
401	Church	
402	American Family	
501	Centrer Insurance	
502-505	La Familia Pawn	
506	Ways of Wisdom	
507	Le Recif Restaurant	
508	Yummy Honey Bit Bakery	

Demographics	1 Mile	3 Miles	5 Miles
Population	30,675	116,499	264,091
Average HH Income	\$59,751	\$70,384	\$83,375
Daytime Employees	7,258	144,893	411,320



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1 MECHANICAL FLOOR PLAN
M3.1
1/16" = 1'-0"

LOAD "P" → C OF PANEL POINT
A