



## 1401 Florida Mall Avenue

Orlando, Florida 32809

### Property Features

- 18,714 SF retail building for lease situated on 2.3 acres
- 14,066 SF of ground floor space with 4,648 SF mezzanine
- Outparcel to The Florida Mall which is Central Florida's largest and most dynamic shopping center
- Great location for general commercial, national junior box retail, office, college or trade school
- 122 parking spaces (6.5:1,000)
- Zoning: PD – Allowable uses similar to C-1, Orange County
- Traffic Count on Sand Lake Road – 41,000 AADT
- Located near the busy intersection of Sand Lake Road and Orange Blossom Trail



**Reduced Lease Rate**  
**\$16.00/SF NNN**

For more information:

**Kevin O'Connor**

+1 407 949 0736

koconnor@realvest.com

**Matt Cichocki**

+1 407 949 0738

mcichocki@realvest.com

1800 Pembroke Drive, Suite 350

Orlando, Florida 32810

+1 407 875 9989

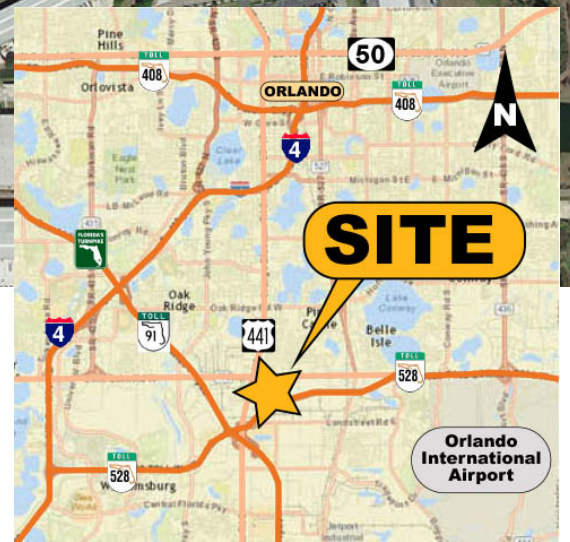
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# Area Retail & Demographics



## Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,481	61,772	171,918
Total Employees	15,234	68,777	183,021
Total Households	1,524	21,391	63,245
Median Household Income	\$36,931	\$35,795	\$40,112
Average Household Income	\$45,983	\$47,214	\$54,309
Median Age	33.1	32.6	34.6



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