

## SHOPPES ON SOUTH ORLANDO AVENUE 1150 SOUTH ORLANDO AVENUE (HWY 17-92) WINTER PARK, FL 32789



### RETAIL FOR LEASE – 1,200 to 3,600 SF

- NEW RETAIL CENTER - DENSE INFILL AREA
- FULL ACCESS OFF ORLANDO AVE (HWY 17-92)
- JUST NORTH OF ORANGE AVE
- IDEAL FOR RESTAURANT, FINANCIAL, RETAIL
- ZONING C-3 CITY OF WINTER PARK

#### DEMAND GENERATORS

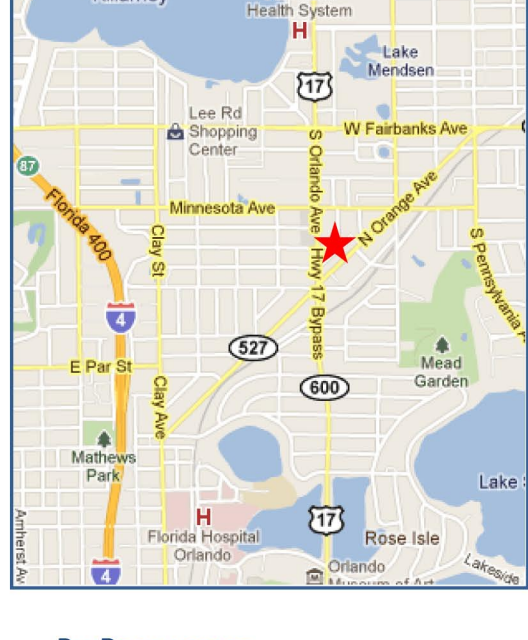
- CLOSE TO FLORIDA HOSPITAL
- PRIMARY NORTH-SOUTH ROUTE THROUGH WINTER PARK
- 26,000 ORLANDO AVE & 15,100 ORANGE AVE AADT 2010
- DENSE COMMERCIAL CORRIDOR
- SURROUNDING AREA INCLUDES RETAIL, OFFICE, RESTAURANTS, MEDICAL AND INDUSTRIAL.

#### CONTACT

**JOE SCHUEMANN**  
407-319-6834  
BROKERAGE & LEASING SERVICES  
[JOE@BLUROCKCOMMERCIAL.COM](mailto:JOE@BLUROCKCOMMERCIAL.COM)

**MARC YOUNG**  
407-415-8961  
BROKERAGE & LEASING SERVICES  
[MARC@BLUROCKCOMMERCIAL.COM](mailto:MARC@BLUROCKCOMMERCIAL.COM)

**BLUROCK WEBSITE**  
[www.Blurockcommercial.com](http://www.Blurockcommercial.com)



Blurock Commercial Real Estate, LLC · 8998 GLADIN COURT · ORLANDO, FL 32819  
FLORIDA LICENSED REAL ESTATE BROKER

## NEQ SOUTH ORLANDO AVE AT BALCH AVE AREA RETAILERS

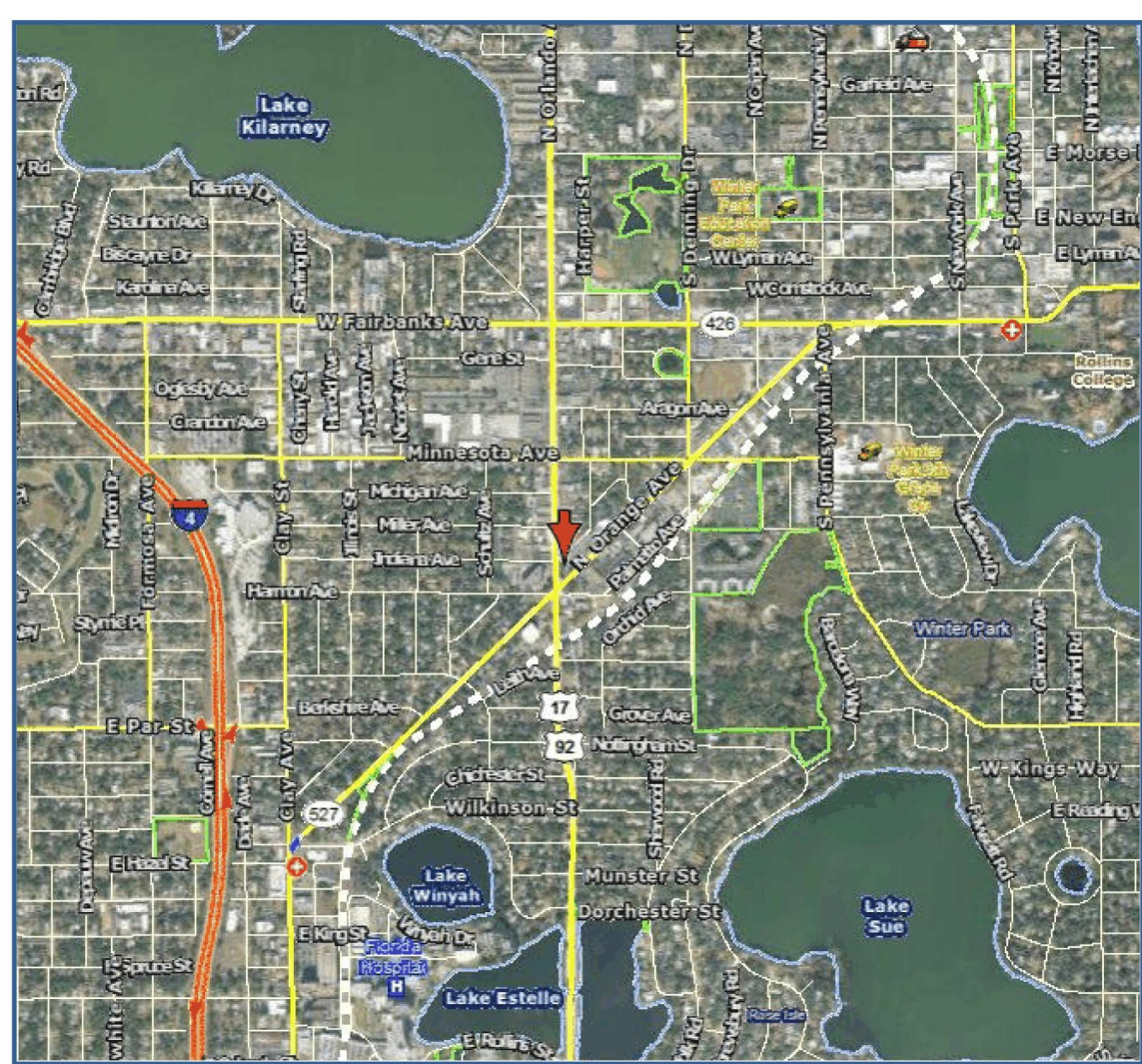


Blurock Commercial Real Estate, LLC · 8998 GLADIN COURT · ORLANDO, FL 32819  
FLORIDA LICENSED REAL ESTATE BROKER

## SHOPPES ON SOUTH ORLANDO AVENUE AREA DEMOGRAPHICS

### DEMOGRAPHICS SNAPSHOT - 2009

ITEM	1 MILE	3 MILES	5 MILES
POPULATION	8,644	79,236	250,096
MEDIAN AGE TOTAL POPULATION	43	38	35
HOUSEHOLDS	4,064	36,703	112,080
AVERAGE HOUSEHOLD INCOME	\$93,088	\$94,780	\$72,966



Blurock Commercial Real Estate, LLC · 8998 GLADIN COURT · ORLANDO, FL 32819  
FLORIDA LICENSED REAL ESTATE BROKER

Area Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$2,025,859	\$18,458,197	\$46,772,952
2009 Jewelry Stores	\$1,492,590	\$13,535,217	\$34,807,687
2009 Men's Clothing Stores	\$2,947,581	\$27,212,562	\$71,361,553
2009 Shoe Stores	\$2,771,715	\$25,612,771	\$66,234,908
2009 Women's Clothing Stores	\$5,134,107	\$47,998,457	\$129,861,816
2009 Automobile Dealers	\$36,752,422	\$332,408,957	\$884,324,006
2009 Automotive Parts/Acc/Repair Stores	\$4,455,470	\$40,685,108	\$107,200,280
2009 Other Motor Vehicle Dealers	\$1,356,658	\$12,482,554	\$32,431,531
2009 Tire Dealers	\$1,191,939	\$10,833,148	\$28,438,964
2009 Hardware Stores	\$797,865	\$7,109,010	\$15,180,101
2009 Home Centers	\$3,907,951	\$35,969,424	\$96,720,580
2009 Nursery/Garden Centers	\$1,266,192	\$11,401,988	\$29,697,500
2009 Outdoor Power Equipment Stores	\$466,544	\$4,120,668	\$11,563,903
2009 Paint/Wallpaper Stores	\$146,125	\$1,334,582	\$3,728,200
2009 Appliance/TV/Other Electronics Stores	\$3,366,908	\$31,007,189	\$80,315,272
2009 Camera/Photographic Supplies Stores	\$570,700	\$5,229,652	\$13,743,119
2009 Computer/Software Stores	\$1,702,729	\$15,731,328	\$42,478,412
2009 Beer/Wine/Liquor Stores	\$2,193,278	\$20,044,694	\$50,960,900
2009 Convenience/Specialty Food Stores	\$4,718,595	\$35,850,519	\$88,219,069
2009 Restaurant Expenditures	\$23,336,691	\$183,257,158	\$438,372,502
2009 Supermarkets/Other Grocery excl Conv	\$24,847,939	\$227,802,906	\$600,852,680
2009 Furniture Stores	\$3,514,095	\$32,169,365	\$84,691,175
2009 Home Furnishings Stores	\$2,269,225	\$20,793,972	\$52,671,645
2009 Gen Merch/Appliance/Furniture Stores	\$31,186,771	\$286,556,316	\$754,449,925
2009 Gasoline Stations w/ Convenience Stores	\$20,107,092	\$179,547,216	\$469,726,981
2009 Other Gasoline Stations	\$15,388,496	\$143,696,700	\$381,507,918
2009 Department Stores excl Leased Dept's	\$34,553,677	\$317,563,501	\$834,765,198
2009 General Merchandise Stores	\$27,672,674	\$254,386,951	\$669,758,756
2009 Other Health/Personal Care Stores	\$2,356,390	\$21,397,177	\$57,371,774
2009 Pharmacies/Drug Stores	\$11,935,818	\$109,331,298	\$290,121,690
2009 Pet/Pet Supplies Stores	\$1,704,438	\$15,809,592	\$42,380,145
2009 Book/Periodical/Music Stores	\$461,481	\$4,836,232	\$14,717,673
2009 Hobby/Toy/Game Stores	\$747,517	\$6,636,115	\$20,777,861

#### CONTACT

**JOE SCHUEMANN**  
407-319-6834  
BROKERAGE & LEASING SERVICES  
[JOE@BLUROCKCOMMERCIAL.COM](mailto:JOE@BLUROCKCOMMERCIAL.COM)

**MARC YOUNG**  
407-415-8961  
BROKERAGE & LEASING SERVICES  
[MARC@BLUROCKCOMMERCIAL.COM](mailto:MARC@BLUROCKCOMMERCIAL.COM)

**BLUROCK WEBSITE**  
[www.Blurockcommercial.com](http://www.Blurockcommercial.com)

Blurock Commercial Real Estate, LLC · 8998 GLADIN COURT · ORLANDO, FL 32819  
FLORIDA LICENSED REAL ESTATE BROKER