

ORANGE AVE. & SANDLAKE

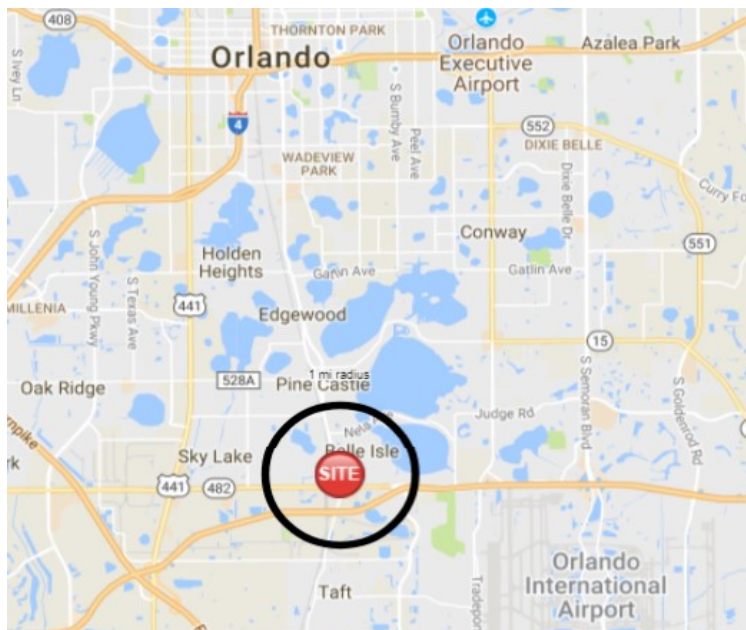
8015 S. Orange Avenue, Orlando, FL 32809



PROPERTY HIGHLIGHTS

- Great Restaurant Opportunity!
- Sits on a Lake Lot with access to Bear Head Lake
- **2,118 sqft 2nd Generation Restaurant** Available
- Sits on 1.07 acres (46,439 Sqft.) C-1 Zoning
- This location allows it's tenants to cater to both, a large **residential** and daytime **business** crowd.
- Located off a heavily trafficked road 5 minutes from International Airport and Florida Mall.
- Strong household income in the immediate area.
- This center is ideal for any restaurant, catering, food service business.
- 46 Parking Spaces
- Traffic Counts:
 - 40,500± VPD on Orange Ave.
 - 44,500± VPD on Sand Lake.

Demographics	1-Mile	3-Mile	5-Mile
Population	6,560	44,924	191,303
Average HH Income	\$71,808	\$70,540	\$59,525
Daytime Population	9,593	61,740	188,525



Cabot Jaffee

407-493-6075

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Gradon Willard

321-287-1322

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3408 S. Orange Ave.

Suite B

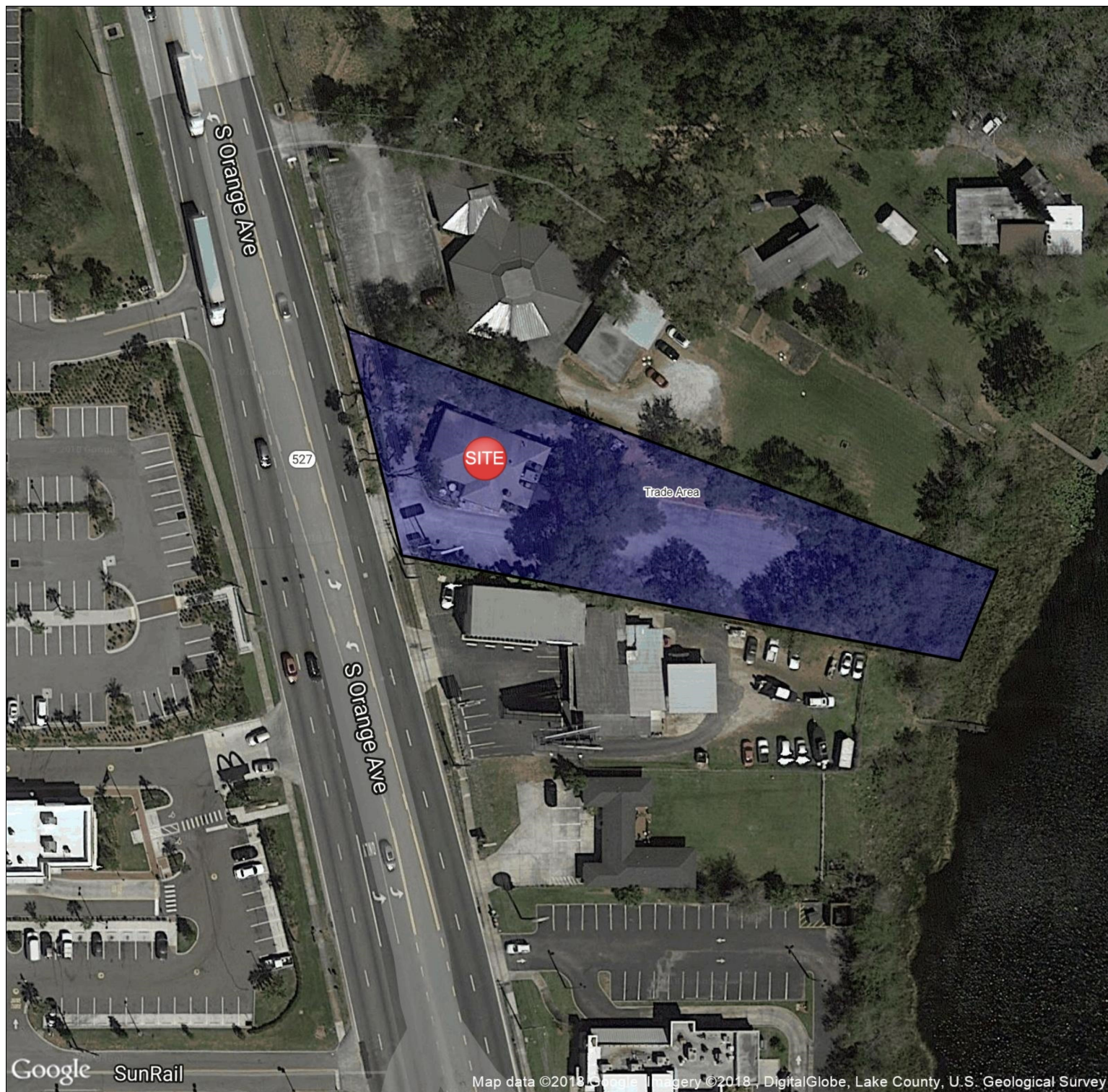
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Site Layout



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