SODO REDEVELOPMENT

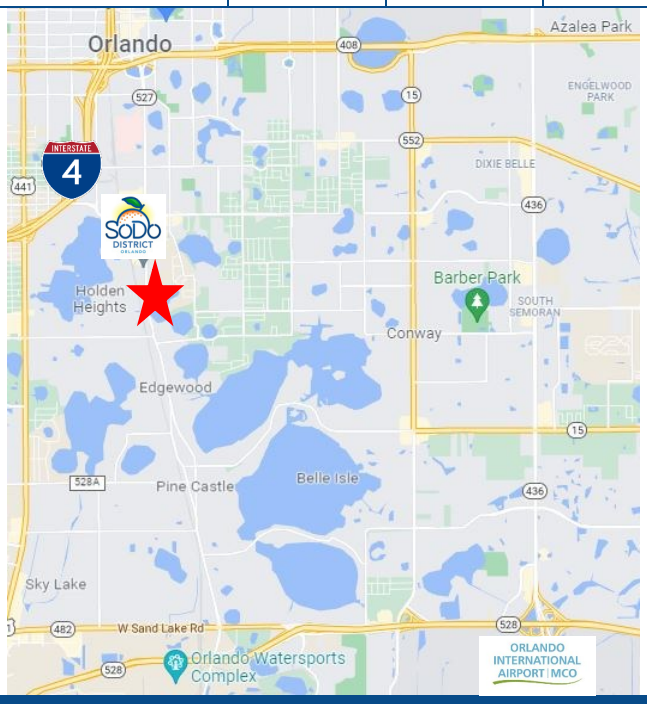
3595-3597 S. ORANGE AVE, ORLANDO FL 32806



PROPERTY HIGHLIGHTS

- Strip Center Redevelopment in the SODO Market
- 37,448 SF Mixed Use co-tenant Coming soon (See page 2)
- Pylon & Facade Signage Available
- Sits at the Signalized intersection
- Full Access from S. Orange & Jennie Jewel Dr
- 1/2 a mile south of the Orange & Michigan intersection
- Traffic Counts: 43,316 ± AADT on S. Orange Ave

Demographics	1-Mile	3-Mile	5-Mile
Population	9,323	124,061	306,341
Average HH Income	$110,303	$82,114	$77,631



Drew Shofner

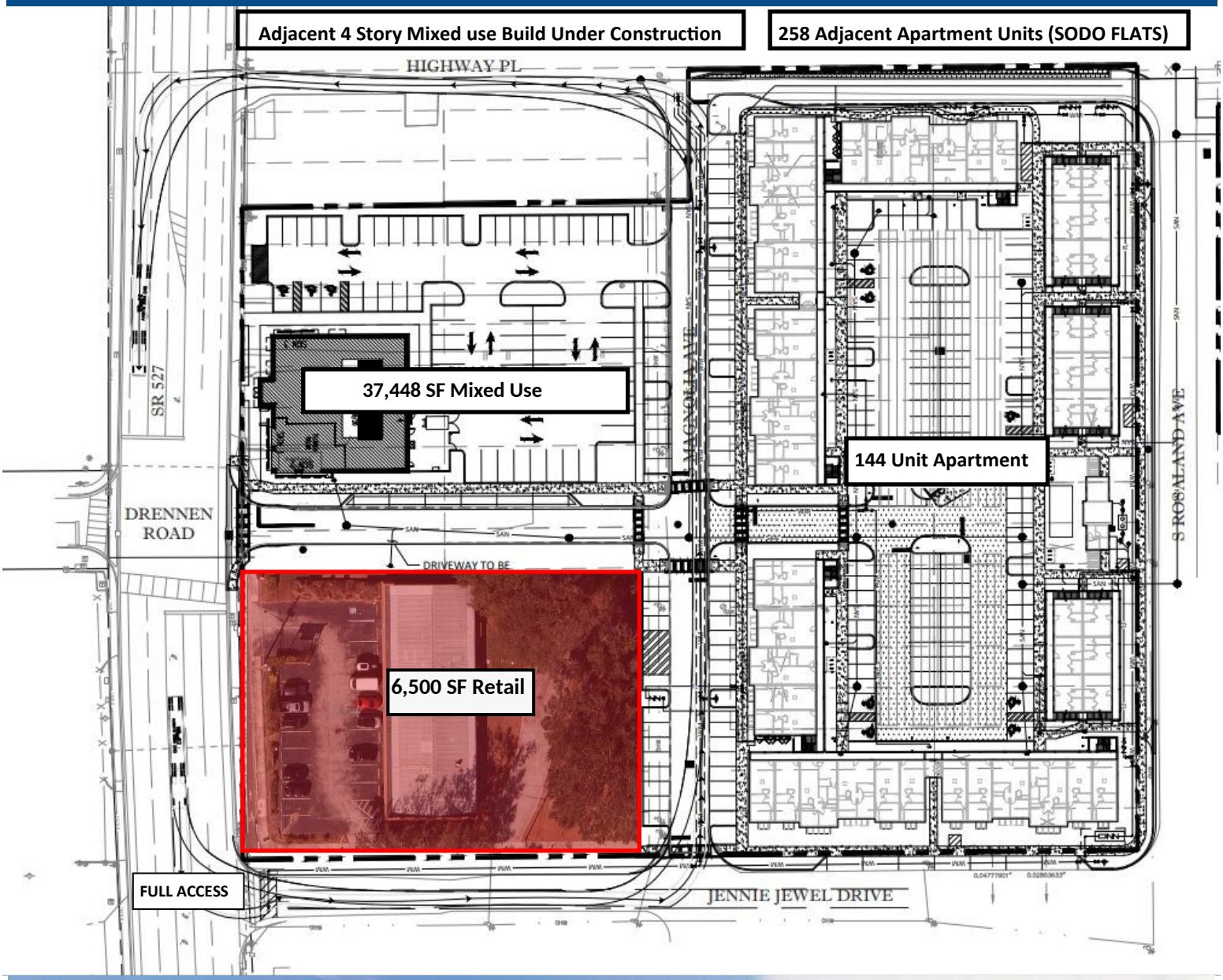
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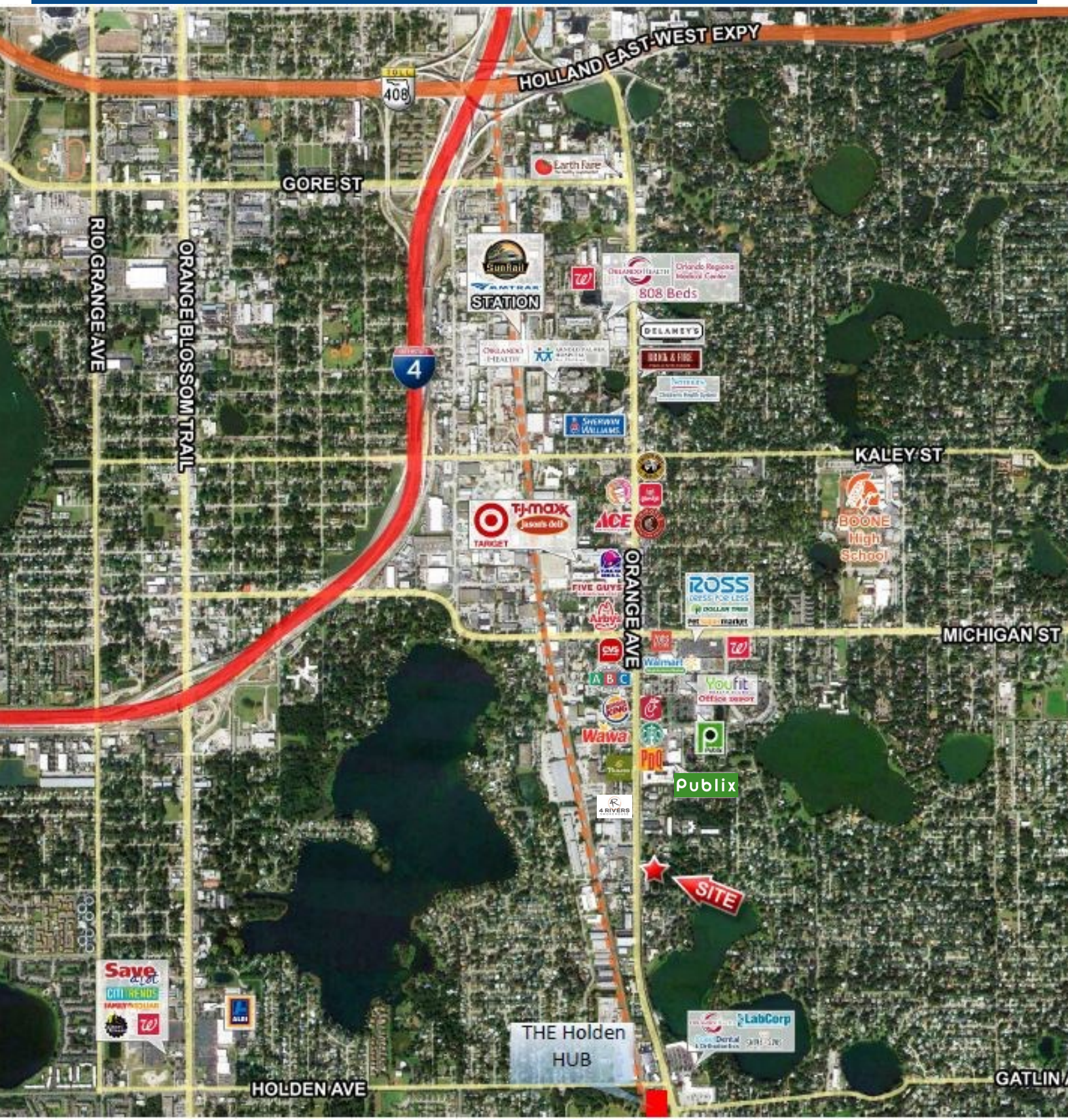
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AERIAL

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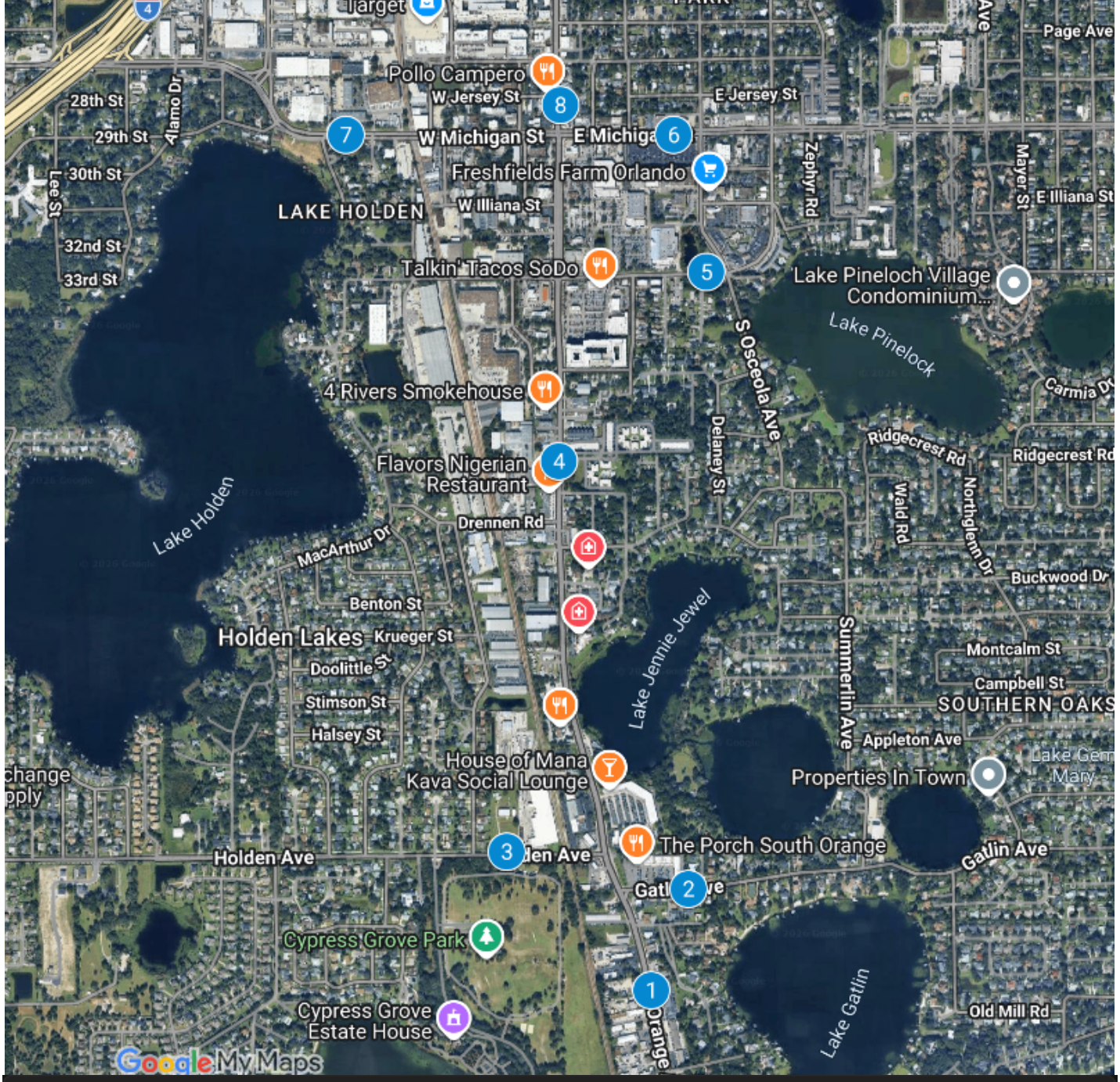


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#	Street	AADT	Peak Hour Vol	Peak Dir
1	S Orange Ave (Holden Av-Hansel Av)	48,547	1,863	NB
2	Gatlin Ave (Orange Av-Bumby Av)	10,853	578	EB
3	Holden Ave (Orange Blossom Tl-Orange Av)	20,328	801	WB
4	S Orange Ave (Pineloch St-Holden Av)	43,316	1,429	NB
5	Osceola Ave (Pineloch Av-E Michigan St)	6,221	353	NB
6	Michigan Ave (Orange Av-Bumby Av)	23,479	1,140	EB
7	Michigan Ave (I-4-Orange Av)	47,937	1,695	WB
8	S Orange Ave (Kaley Av-Pineloch St)	30,570	1,295	SB