WATER'S EDGE

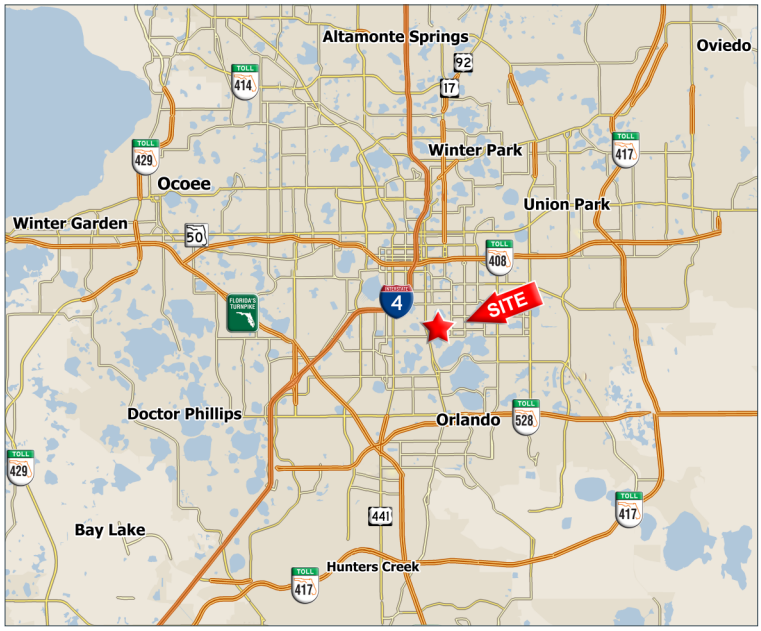
4401 S. Orange Avenue, Orlando, FL 32806



PROPERTY HIGHLIGHTS

- Great neighborhood center opportunity!
- Join Orlando Health, Tainos Bakery, LabCorp and others in this active retail shopping center located in South Orlando.
- This center allows it's tenants to cater to both, a large residential and daytime population.
- 1,200 sf. available
- Located at a heavily trafficked intersection.
- Strong household income in the immediate area.
- This center is ideal for any and all retail and professional office uses.
- Traffic Counts:
  - 42,000± VPD on Orange Ave.
  - 15,300± VPD on Holden Ave.

Demographics	1-Mile	3-Mile	5-Mile
Population	7,225	115,539	279,083
Average HH Income	$86,524	$62,697	$58,952
Daytime Population	9,031	154,415	436,218



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#	Tenant	SF
100-101	Taino's Bakery	2,500
102-103	House of Mana	2,500
104	Design Team Hair Salon	1,250
105-106	Coast Dental	2,500
107	**Coming Available**	**1,200**
108	Orlando Health	6,355
110	LabCorp	2,405
112-117	Orlando Health	20,346
118	Orlando Health	3,437
120-121	Kids Playplace	4,434
123	Orlando Health	Incl #112

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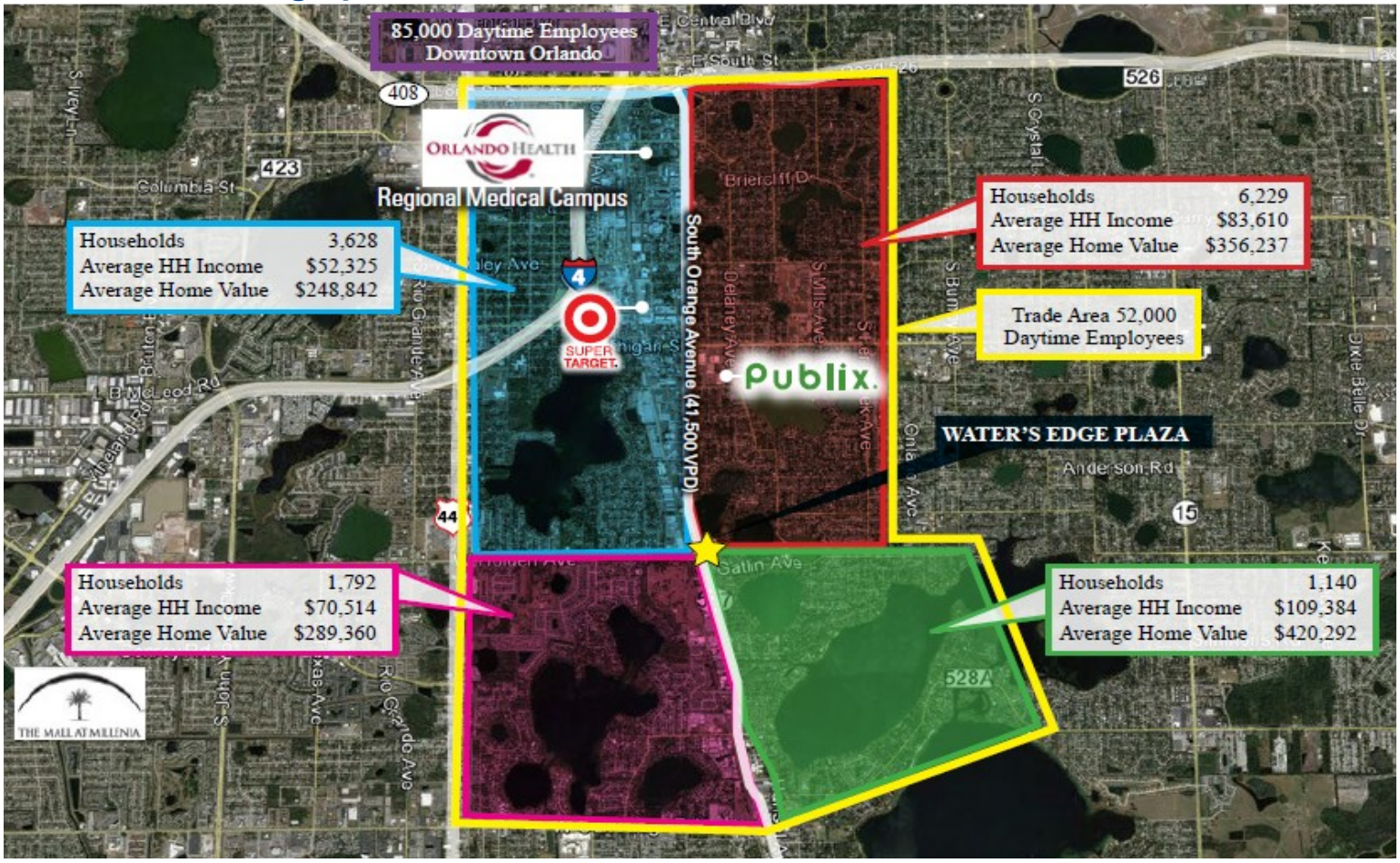
Trade Area Demographics







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