

Large Contiguous Block Available  
Office or Retail use  
High Parking Ratio



# For Sale or Lease

## Terrace at the Florida Mall

- 51,365 r.s.f. available for sale or lease (will-subdivide)
- Highly desirable retail or office location adjacent to the Florida Mall, visited by 25 million visitors annually, owned by Simon Property Group
- Located adjacent to a 340,000± r.s.f. freestanding retail (Power Center), built in 1989 with abundant parking
- Terrace at Florida Mall is anchored by Marshall's, Bed Bath & Beyond, American Signature Furniture and Target
- 272 ± surface parking spaces; ratio of 5.3/1,000 with extensive cross access to additional parking field
- Proximity to neighboring retail establishments such as Carrabba's, Red Lobster, Chillis, Panera Bread, Aldi, Publix, Home Depot and Walmart
- Easily accessed via W Sand Lake Rd and less than three miles from the Beachline Expressway and Florida Turnpike and Sand Lake Sun Rail stop

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# Property Highlights

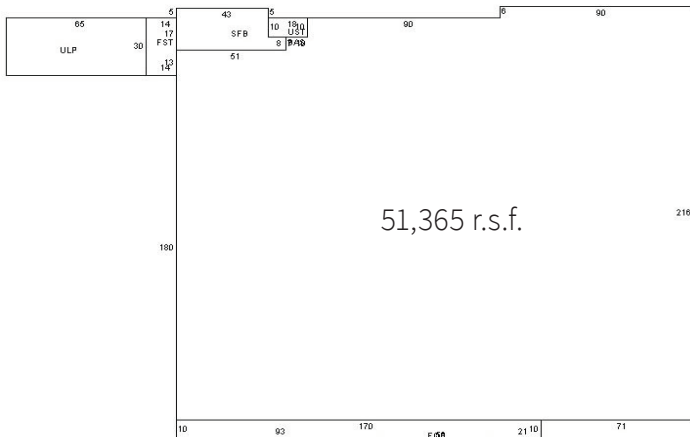


Terrace at the Florida Mall



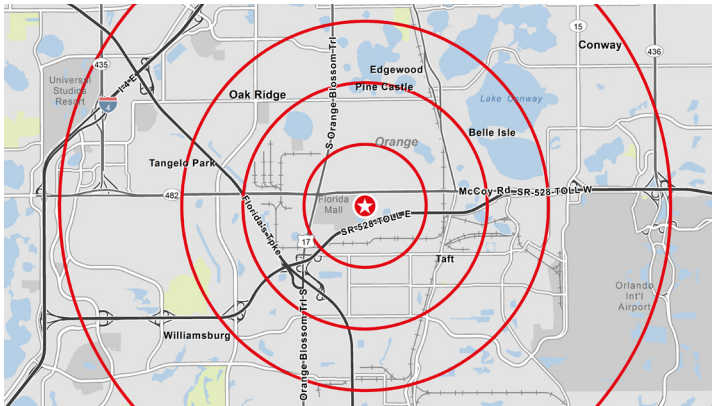
## Neighboring tenants

Suite	Tenant	RSF	Suite	Tenant	RSF
90	Interstate All Battery Center	2,172	124	CF Orthodontic Specialist	2,700
90B	SafeRide	2,143	128	Jenny Craig	2,180
70	DK Nails and Spa	1,438	134	Nail Salon	2,250
50A	Original Mattress Factory	2,976	164	Shoes for crews	2,700
40	Once Upon a Child	3,338	170	United Trophy	2,700
30	Cafe Pinar	2,596	176	Future Stars Preschool	3,618
100	American Signature Furniture	51,230	730	Marshalls	35,000
106	Bed Bath & Beyond	25,385	254	Power Strength Gym	12,000
106B	Orange County Tax Collector	25,321	266	Avenue	
110/120	Minerva Bridal	8,000			

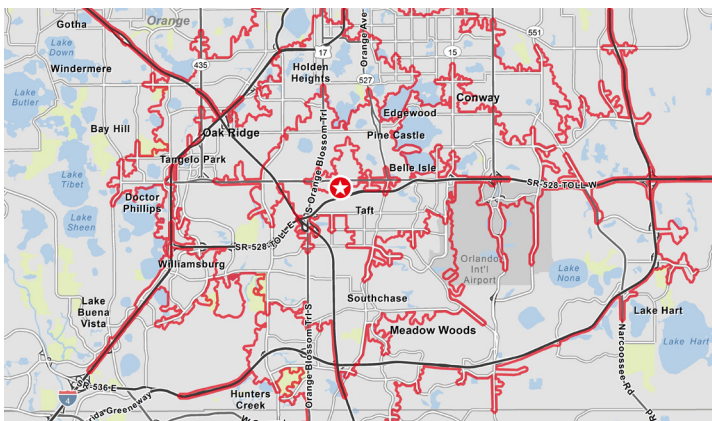




# Demographics



2017 Estimated Radius Ring Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	5,118	22,386	56,458	182,427
Population Growth 5 Year Projection	5,421	24,165	61,539	199,283
Median Age	34	34	34	35
Average Household Income	\$56,287	\$53,810	\$55,004	\$58,296
Median Household income	\$44,707	\$40,128	\$39,324	\$42,007
Households with Income Over \$50,000	708	2,968	7,562	27,920
Households with Income Over \$75,000	341	1,465	3,869	15,175
Population College Educated or Higher	370	1,953	5,894	28,663
Daytime Population (Employees)	9,546	39,649	67,313	170,139
Business Establishments	673	2,376	4,051	9,660



2017 Estimated Drive Time Demographics	5 Minutes	10 Minutes	15 Minutes	20 Minutes
Population	4,377	35,573	140,513	362,827
Population Growth 5 Year Projection	4,636	38,531	153,282	399,727
Median Age	33	35	35	35
Average Household Income	\$55,322	\$59,526	\$57,048	\$62,641
Median Household income	\$43,668	\$41,805	\$40,855	\$44,164
Households with Income Over \$50,000	572	5,193	20,267	61,149
Households with Income Over \$75,000	277	2,808	10,871	34,787
Population College Educated or Higher	317	3,964	19,688	66,198
Daytime Population (Employees)	3,846	52,058	141,612	312,232
Business Establishments	285	3,151	8,372	17,130



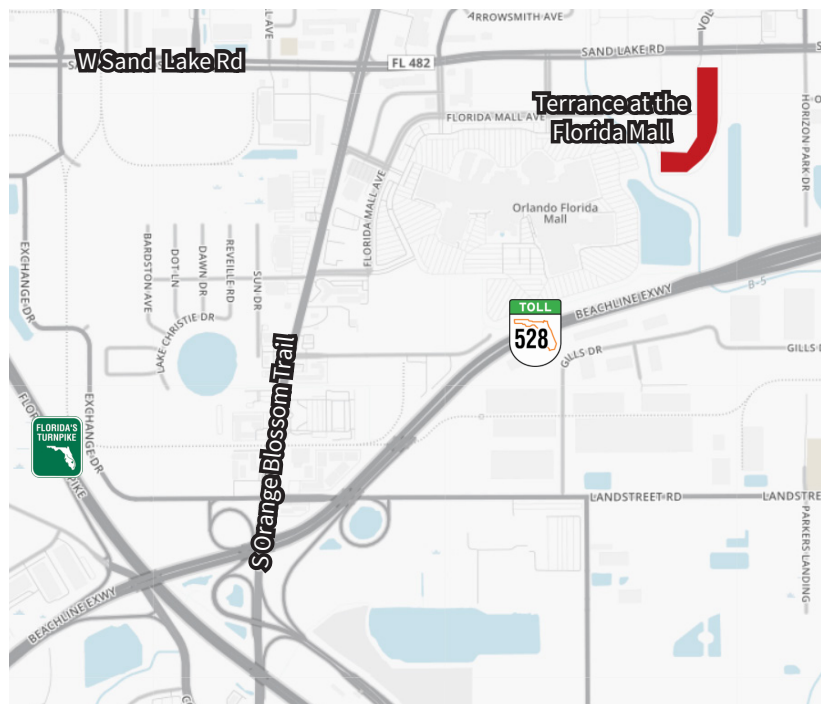


### Property highlights

- Built 1989
- 51,365 RSF Fee Simple building (Retail-Big Box)
- Zoned P-D - Un-Incorporated Orange County
- Ideal for retail or office use (Government, Call center, School, Back Office)
- Duke Energy - Utilities
- Street frontage on W Sand Lake Rd (287 feet)
- Highly visible Pylon signage on W Sand Lake Rd
- 272± surface parking available; ratio of 5.3/1,000

### High traffic area

- Sand Lake Road - ±44,706 AADT
- S Orange Blossom Trail - ±71,000 AADT
- State Road 528 (Beachline) visibility
- Dedicated turn lanes and signalized intersection



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