

# FORMER RESTAURANT ON S. ORANGE AVE.

3138 S Orange Ave., Orlando, FL 32806

Colliers  
INTERNATIONAL



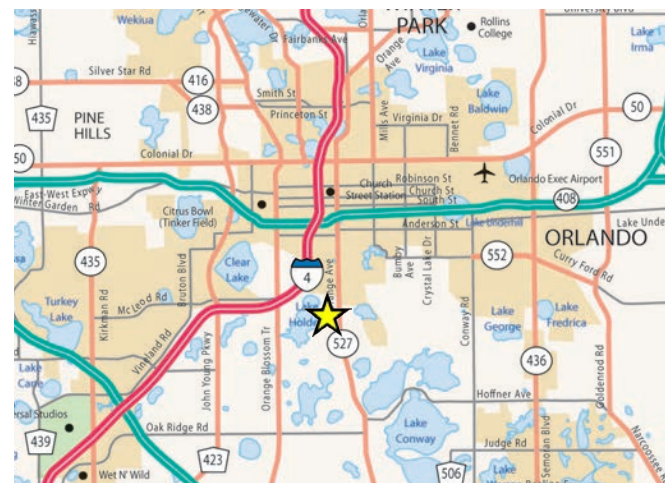
## Property Highlights

- 4,937 SF former restaurant (4,250 SF building and 687 SF patio) on 1.16± acre lot available for lease, 52 parking spaces existing
- Area enjoys very low retail vacancy rates making this parcel a rare opportunity
- Exceptional visibility and access from S. Orange Ave. & Southgate Commerce Blvd. seeing over 36,000 vehicles per day
- Signage opportunities on building facade and monument along S. Orange Avenue
- 2 miles south of Downtown Orlando's Central Business District
- Approx. 1 mile south of Orlando Regional Medical Center (880 beds), Arnold Palmer Hospital (158 beds) & Winnie Palmer Hospital (273 beds) with nearly 18,000 total employees

## Demographics

	<a href="#">1 Mile</a>	<a href="#">3 Miles</a>	<a href="#">5 Miles</a>
Total Population	8,788	113,839	281,070
Daytime Population	18,111	127,926	256,425
Households	4,003	47,451	114,921
Average HH Income	\$66,811	\$54,726	\$53,972
Median Age	43.4	36.6	35.2

## Location



## Contact Us

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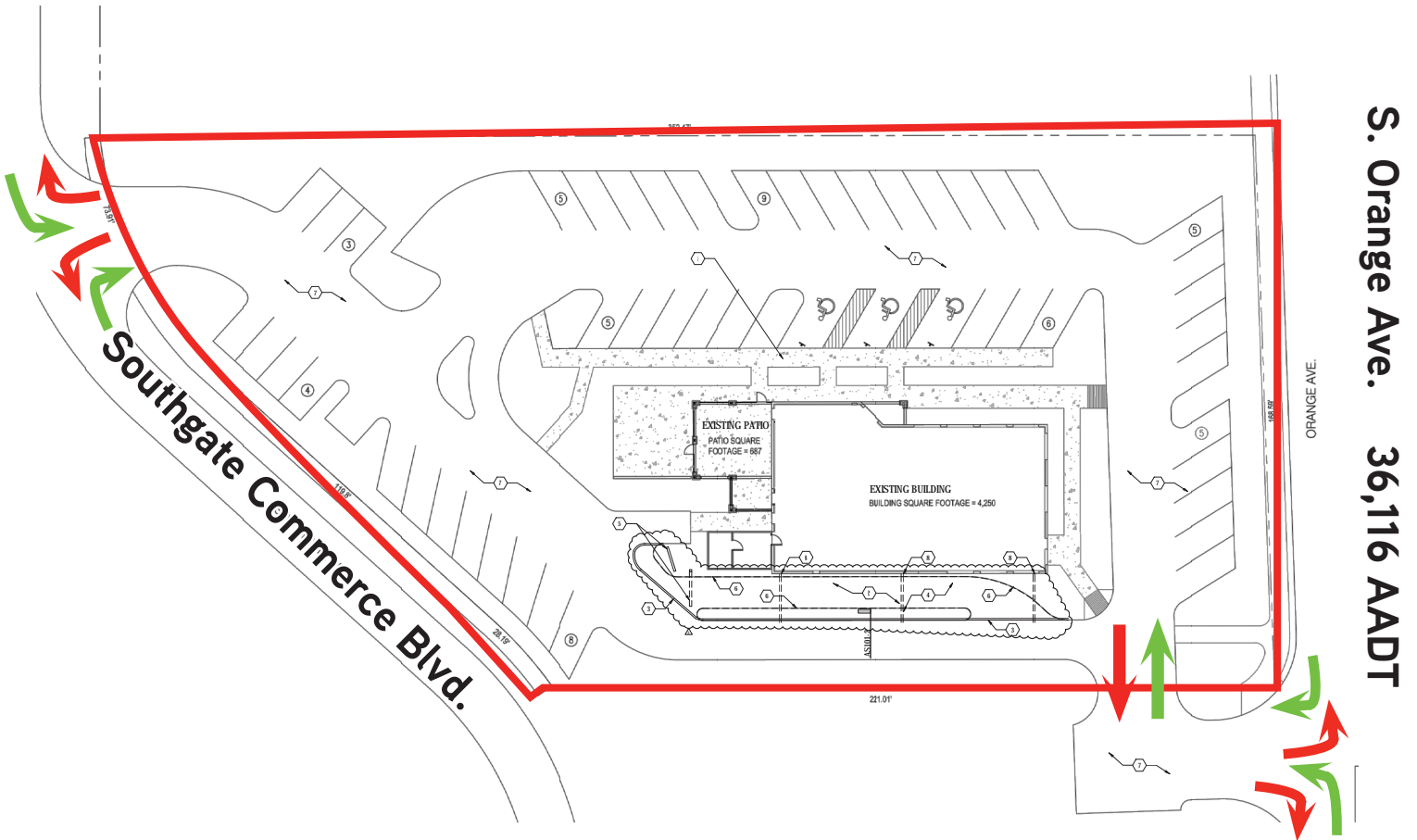


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## Site Plan



## Current Site Photos



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## Area Retail

