

# Southgate Office/Retail

## Immediate Occupancy

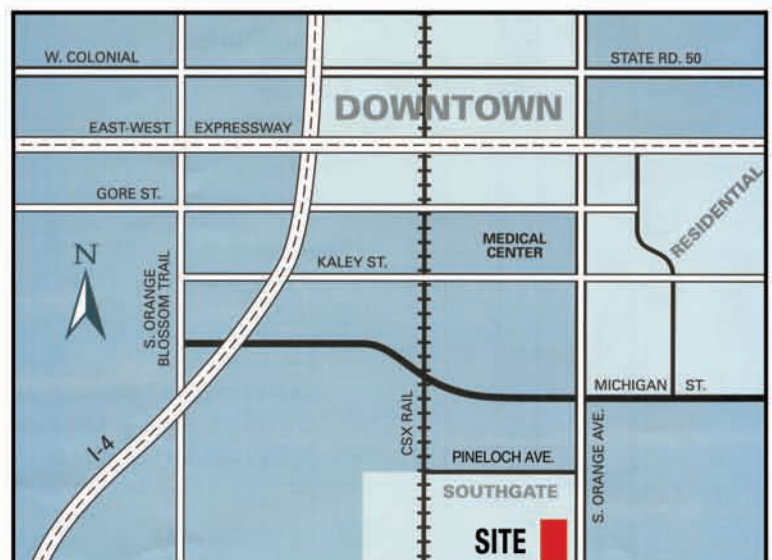
### Prime Location

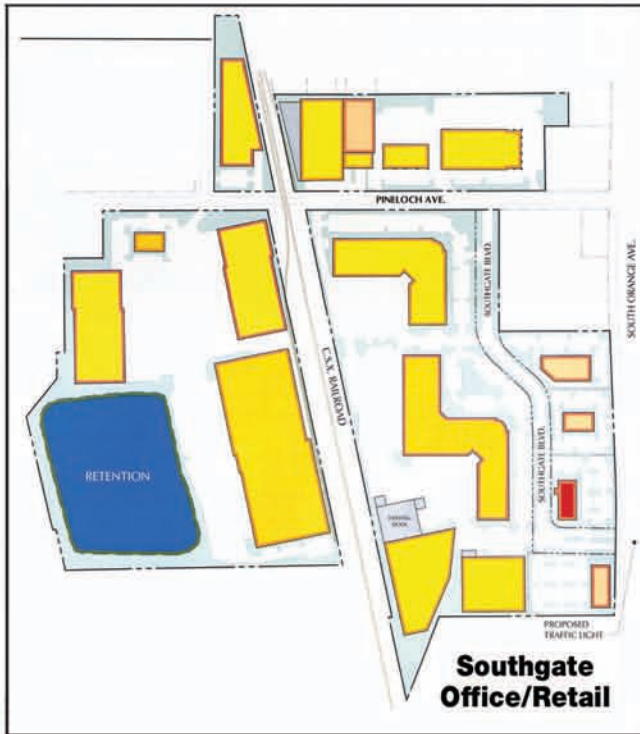
2 Miles South of Orlando Central Business District

- Corner of Orange Ave. and Southgate Blvd.
- Restaurant Pad: Tijuana Flats Pre-Lease
- Multi-Tenant Building –
- Retail: 4,300 SF (1st Floor)
- Office: 4,300 SF (2nd Floor)
- 5:1000 Parking



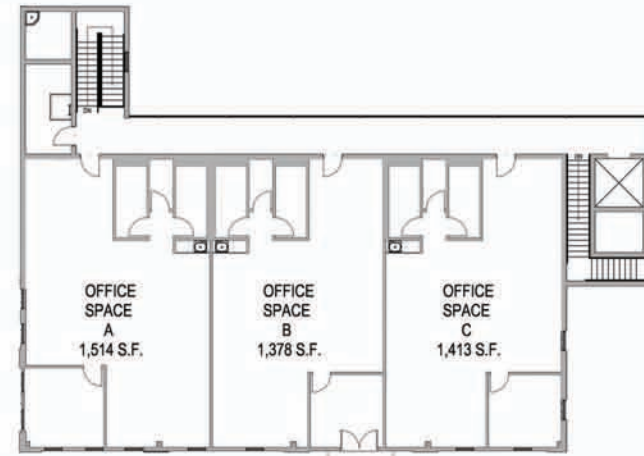
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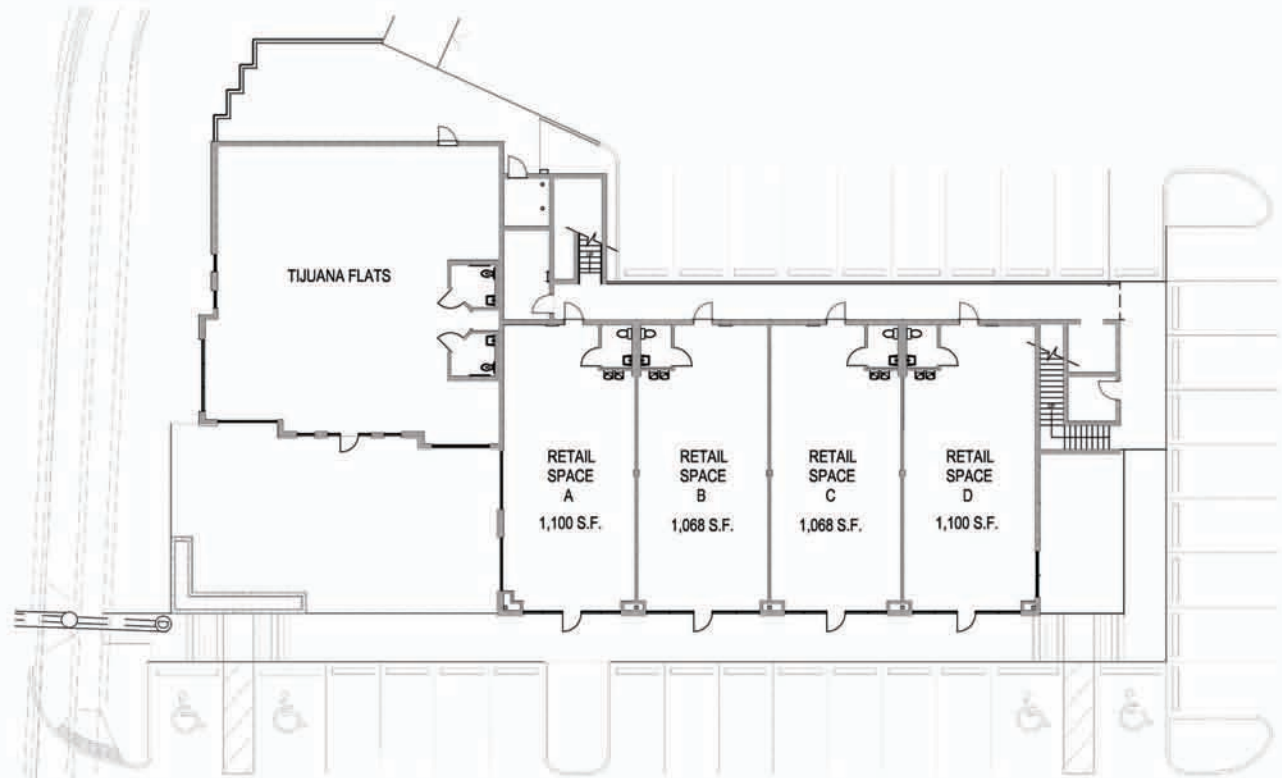
Demographics	1 mile	3 miles	5 miles
Population	8,886	114,923	279,747
Households	3,920	47,188	114,213
Median Household Income	\$65,062	\$47,926	\$48,942
Traffic Counts:	83,700+ Average Daily Trips		

Source: 2008 CB Richard Ellis, Inc.



**Second Floor – Office Spaces for Lease**

Southgate is a mixed-use development that includes Class A office space, light industrial, bulk warehouse space and retail. The location and connectivity of Southgate provides access to I-4, the Turnpike and the Beltway System. Southgate is located within minutes of the Orlando CBD and the International Airport. The leasing and marketing efforts at Southgate have proven to be a flexible, economical alternative to the downtown office user while accommodating light industrial and warehouse users.



**First Floor – Tijuana Flats and Retail Storerooms for Lease**