

# Southgate Office/Retail

## Prime Location

2 Miles South of Orlando Central Business District

- Multi-Tenant Building
- Corner of Orange Ave. and Southgate Blvd.
- 5:1000 Parking



For Further Information Contact:

**Greg Wilson**

Director – Leasing & Property Management

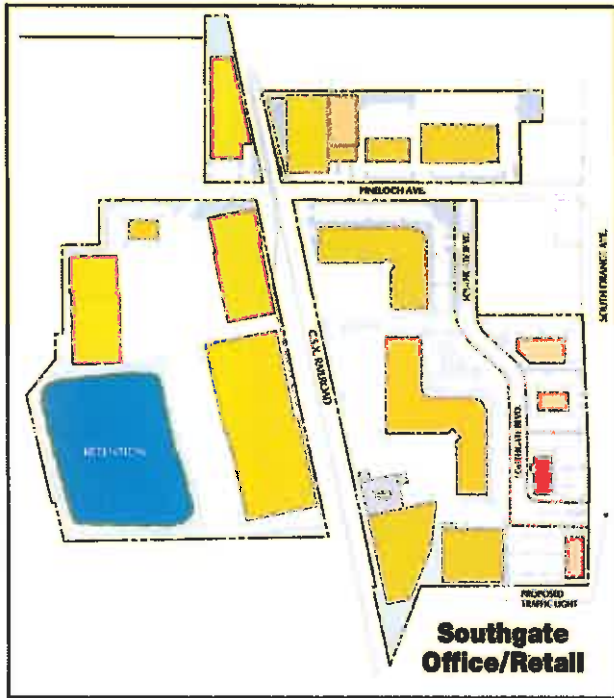
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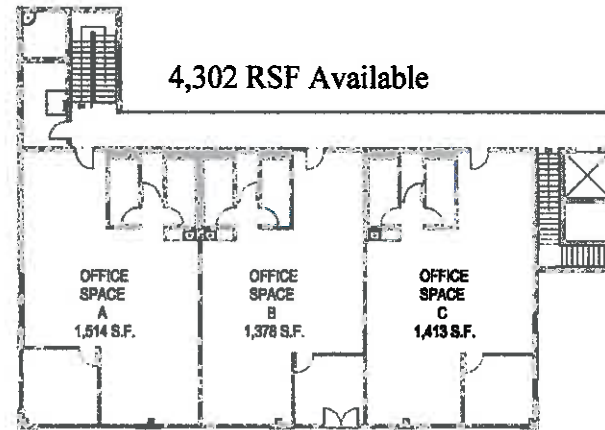


**Subject Address: 3150/3154 S. Orange Avenue**



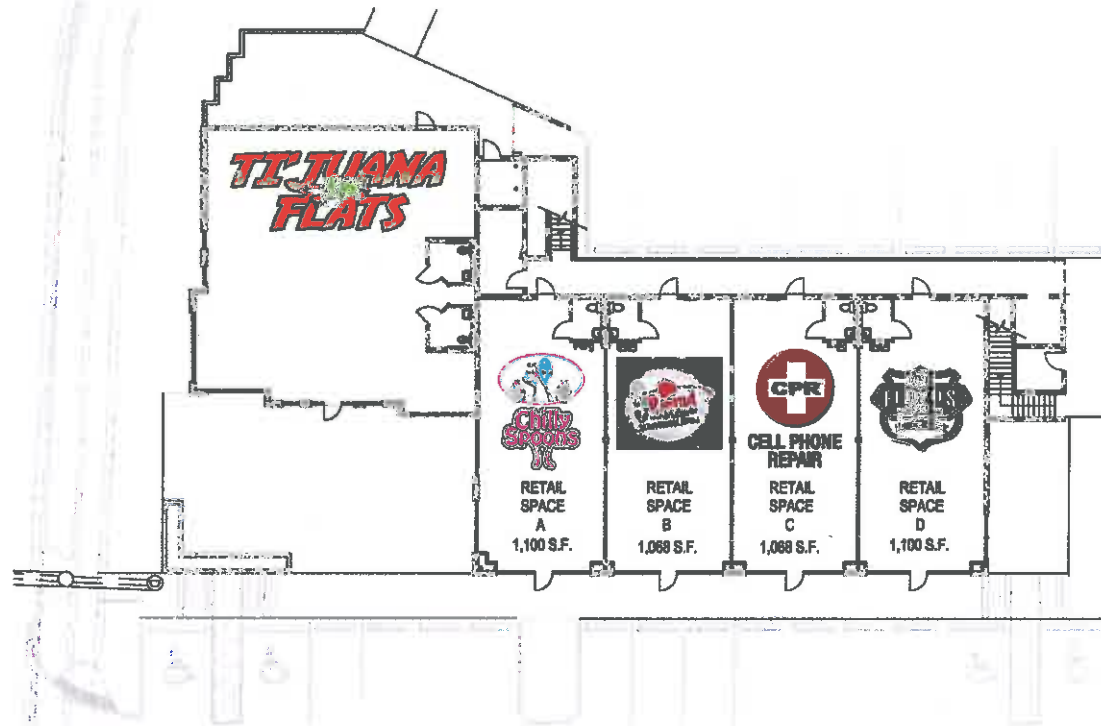
Demographics	1 mile	3 miles	5 miles
Population	9,550	119,997	287,299
Growth	37.1%	32.1%	11.6%
Median Household Income	\$44,249	\$61,582	\$50,869
Daytime Population	9,340	117,568	284,183
Traffic Counts:	83,700+ Average Daily Trips		

Source: 2011 Colliers International



**Second Floor – Office Spaces**

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**