



Suite 200

Suite 202

For Lease | 2nd Floor Availability

Southgate Mixed-Use Center

S. Orange Ave. & Southgate Commerce Blvd. | Orlando, FL

Property Highlights

- 1,378 SF and 1,514 SF for lease, can be combined up to 2,892 SF.
- Ideal for retail/office/medical users.
- 1 mile south of downtown Orlando.
- Close proximity to I-4 and SR-408.
- Strong daytime population of 169,975 within 3 miles.
- Located just south of Orlando Health's main campus with 1,882 beds.

Owned/Managed by



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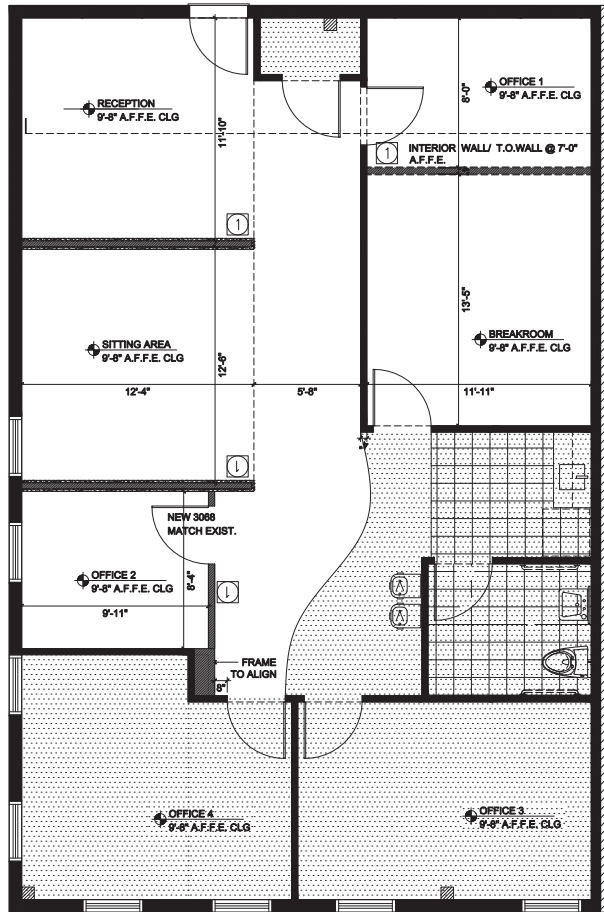
Existing Tenants



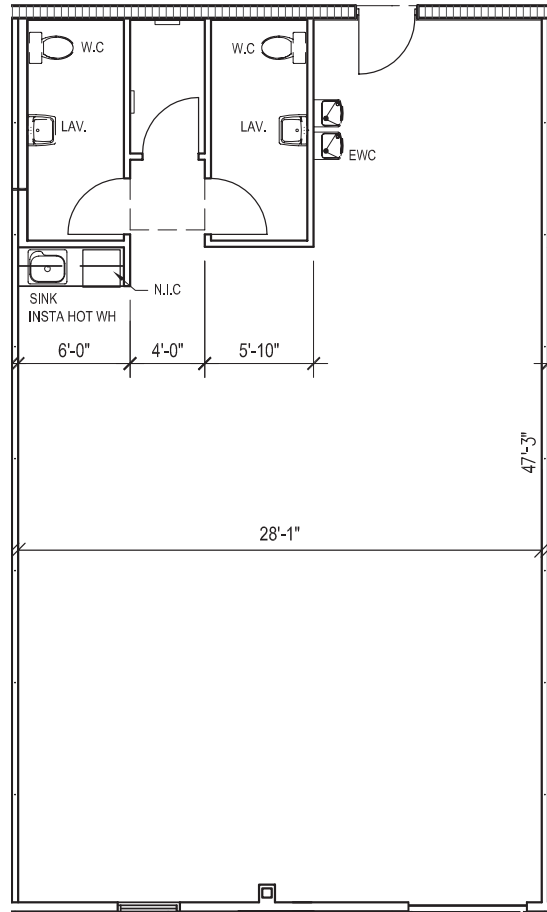
Accelerating success.

Floor Plans

Suite 200 | 1,514 SF



Suite 202 | 1,378 SF



Area Demographics



Population

1-Mile: 9,062
3-Mile: 122,403
5-Mile: 301,951



Daytime Population

1-Mile: 12,123
3-Mile: 169,975
5-Mile: 388,152



Average HH Income

1-Mile: \$93,523
3-Mile: \$71,945
5-Mile: \$69,009



Households

1-Mile: 4,061
3-Mile: 50,621
5-Mile: 123,356

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Market Aerial



167,000 AADT



21,500 AADT

W. Kaley St.

32,500 AADT

11,200 AADT

S. Orange Ave.

38,138 AADT

W. Michigan St.

E. Pineloch Ave.

Southgate Mixed-Use Center

- WILLYA FLATS
- FLORIAN'S
- FLORIAN'S
- FLORIAN'S

SoDo Shopping Center

- Target
- Super Target
- ME Massage Envy
- TACO BELL
- FLIPPERS PIZZERIA
- TJ-maxx
- FITNESS
- Jason's deli
- ORLANDO HEALTH
- T-Mobile

Market at Southside

- DOLLAR TREE
- GameStop
- FIREHOUSE SUBS
- ROSS DRESS BAZAR
- at&t
- PET SUPERMARKET

Market at Southside

- Publix
- Walmart Neighborhood Market
- Youfit
- Office DEPOT
- HAND & STONE
- GNC
- Great Clips
- SUBWAY
- Applebee's
- Hallmark
- Domino's
- Chick-fil-A
- FBI&T
- H&R BLOCK
- PEACH VALLEY
- PNC
- ZOE'S KITCHEN

Lucky's Corner

- PACIFIC
- TWISTEE TREAT
- SPORT CLIPS
- MOOYAH
- GLOBAL QUALITIES
- STARBUCKS
- CLUB PILATES
- THE JOINT chiropractic

Walgreens



Boone High School

Blankner K-8 School

Walgreens