



Michigan Street

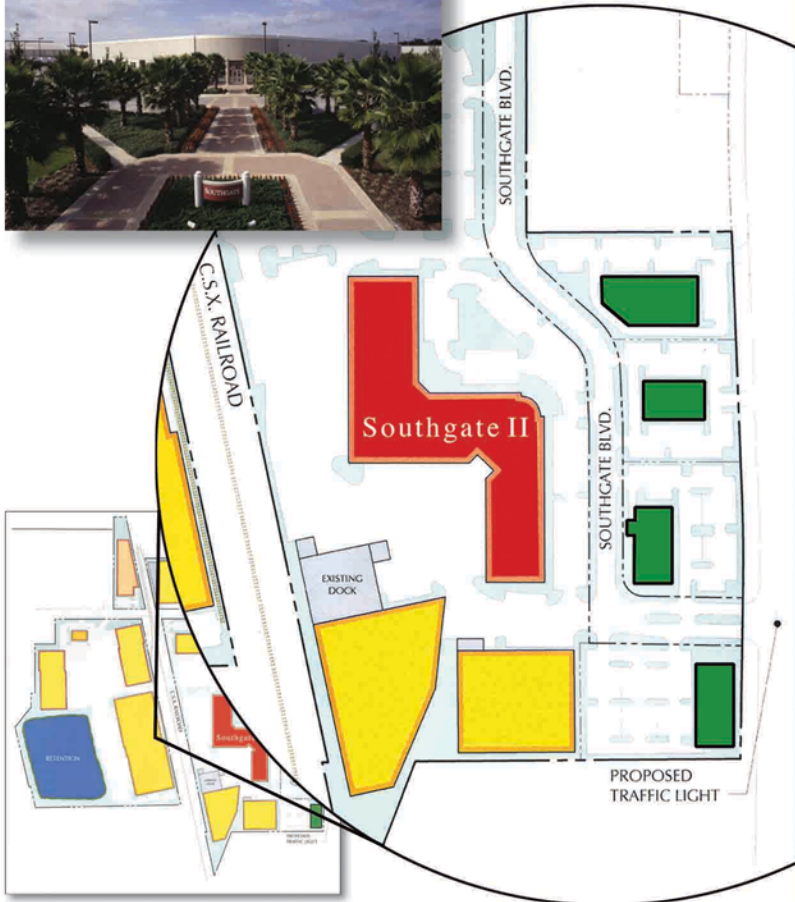


Pineloch Avenue



**NORTH**

Downtown Orlando  
Central Business District  
2.5 Miles




SOUTHGATE is the only mixed-use business and retail park along the South Orange Avenue corridor within its submarket. The retail component of this project, located within the southwest quadrant of South Orange and Pineloch Avenues, complements THE MARKET AT SOUTHSIDE located within the northeast quadrant of this intersection. Both projects have been developed, and continue to be leased and managed, by Pineloch Management Corporation.

Orange Avenue South

Demographics	1 mile	3 miles	5 miles
Population	9,536	109,803	266,743
Households	3,849	43,512	102,206
Average Household Income	\$60,300	\$46,603	\$48,840
Traffic Counts:	40,868 Average Daily Trips		

Source: 2002 Experian/Allied Geographic

 Prime Retail South Orange Avenue locations.

THE MARKET AT SOUTHSIDE is established at the premier community shopping center in South Orlando offering the community a 65,000 square-foot Publix mega-store and a renovated 54,000 square-foot Albertson's Supermarket supported by Office Depot, Blockbuster Video and a solid local tenant mix that includes banks, restaurants and specialty shops. The retail component of SOUTHGATE will enhance and meld into the retail mix currently within the South Orange Avenue corridor. The connectivity and location of SOUTHGATE provide accessibility to I-4, the Turnpike and the Beltway System, and offers ample supply of services for office operations and meeting the needs for amenities to user employees.

Orlando International Airport 4 miles.

