

FT GATLIN VILLAGE

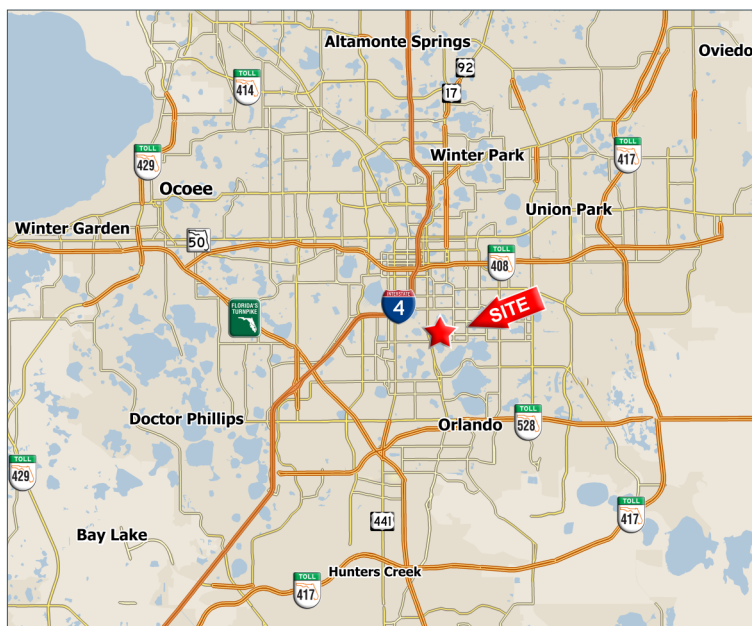
4401 S. Orange Avenue, Orlando, FL 32806



PROPERTY HIGHLIGHTS

- Great neighborhood center opportunity!
- Center undergoing a multimillion dollar renovation
- This center allows it's tenants to cater to both, a large residential and daytime population.
- Asking \$28/SF NNN
- Located at a heavily trafficked intersection.
- Strong household income in the immediate area.
- This center is ideal for any and all retail and professional office uses.
- Traffic Counts:
 - 42,000± VPD on Orange Ave.
 - 15,300± VPD on Holden Ave.

Demographics	1-Mile	3-Mile	5-Mile
Population	7,225	115,539	279,083
Average HH Income	\$86,524	\$62,697	\$58,952
Daytime Population	9,031	154,415	436,218



Gradon Willard

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3408 S. Orange Ave.
Suite B

Orlando, FL 32806

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#	Tenant	SF
4721-37	Gatlin Hall	4,738
4741	Available	1,562
4745	Available	1,709
4749	Available	1,840
4751	Available	2,283
4757	Front Porch	4,800
75	High End Nail Salon	1,955
101	Salon Suites	2,590
103	Salon Suites	2,590

#	Tenant	SF
105	Columbia Care	2,842
107	Available	1,397
109	Available	1,383
111	Vet Clinic	2,109
113	Available	2,090
117	Available	2,229
118	Available	1,394
119	Karate	2,760
4761	Available	683

#	Tenant	SF
4765	HairGazm	704
4769	Flow Barber	704
4773	Gail Barley	704
4777	Raptors Catering	704
4781	LEASE PENDING	683
4785	Tax Office	704
4789	Lima Services of Peru	704
4793-97	Brazas	1,408



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Trade Area Demographics

