



VERANDA PARK

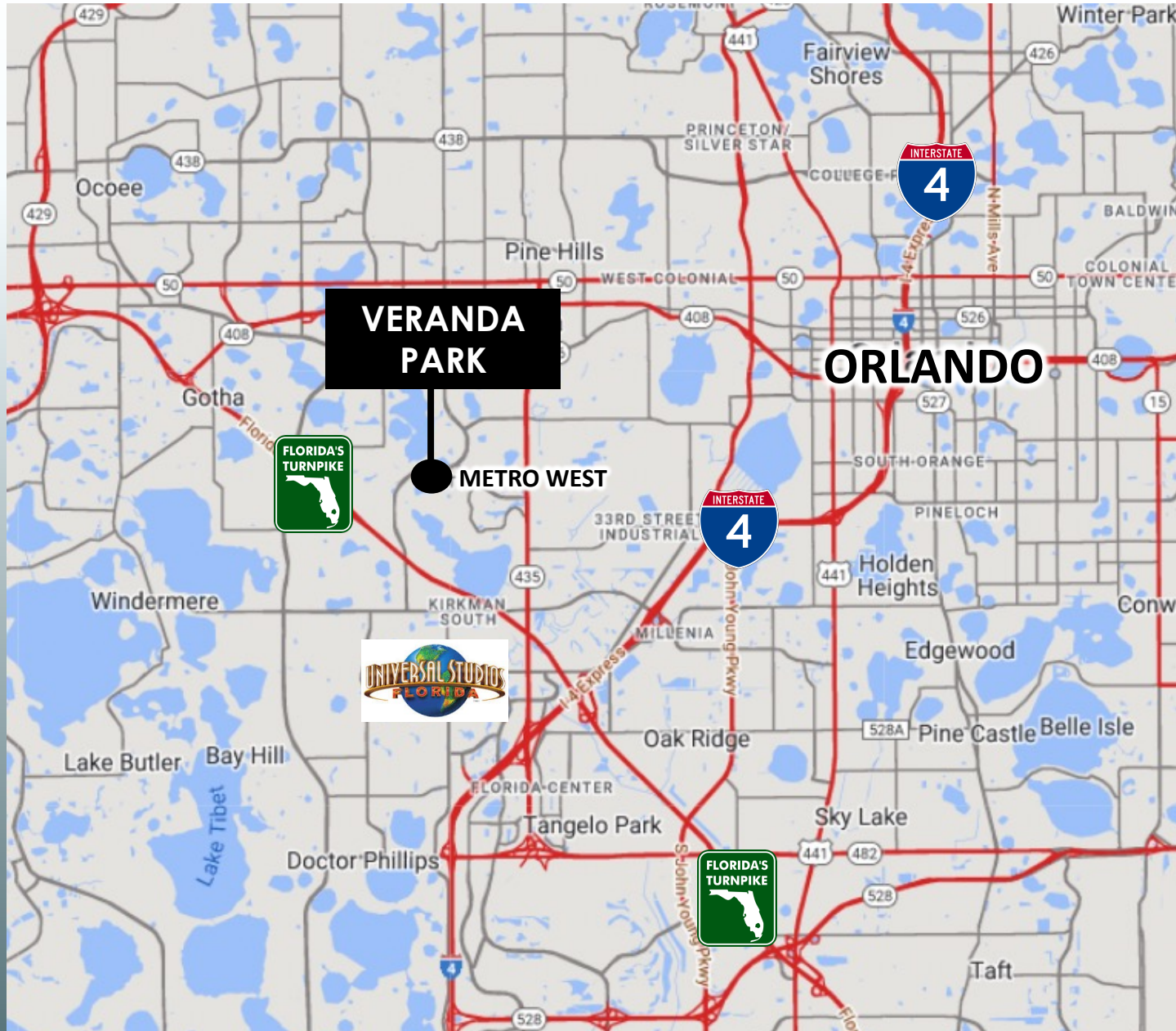
2121 S HIAWASSEE RD | ORLANDO, FL 32835

**PREMIER RETAIL SPACE AVAILABLE IN THE
HEART OF METROWEST!**

22,208 SF AVAILABLE



LOCATION, LOCATION

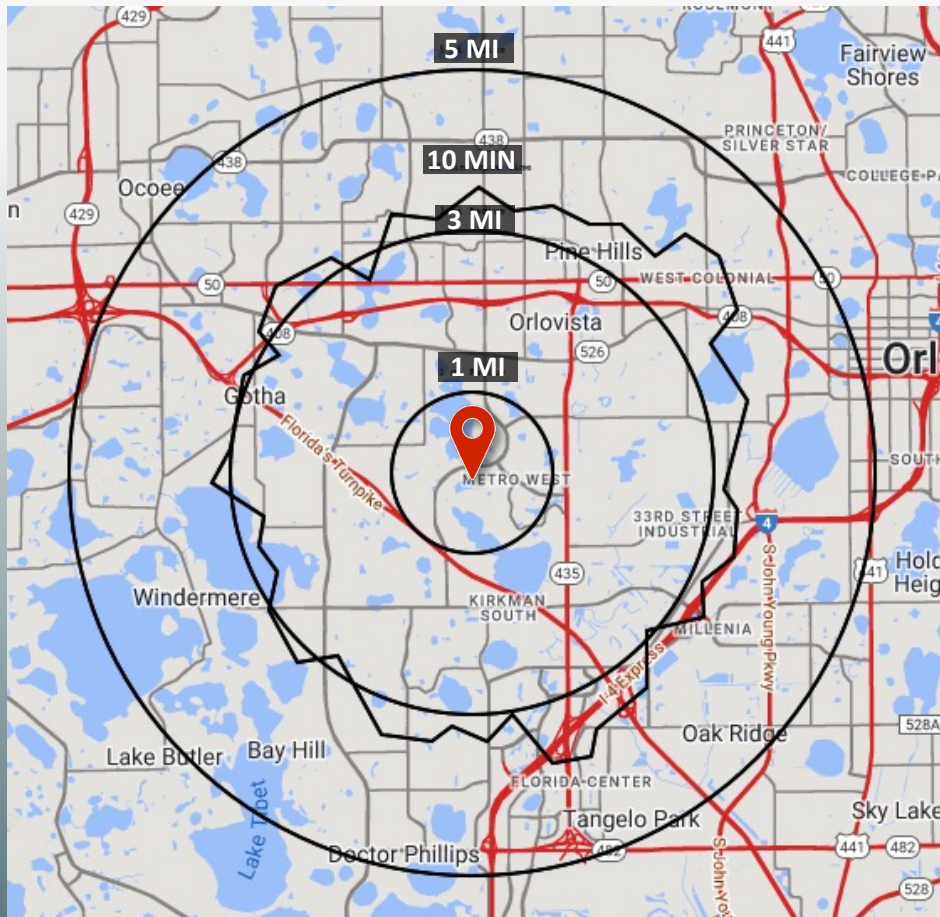


ALL AROUND METROWEST



DEMOGRAPHICS

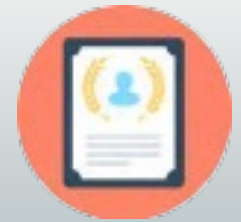
| | 1 MILE | 3 MILE | 5 MILE | 10 MIN DRIVE |
|---------------------------|-----------|-----------|----------|--------------|
| 2024 POPULATION | 15,816 | 110,655 | 275,588 | 97,027 |
| AVG HH INCOME | \$112,223 | \$103,353 | \$93,902 | \$100,247 |
| MEDIAN AGE | 31.6 | 35.0 | 36.1 | 35.0 |
| DAYTIME POPULATION | 10,131 | 48,046 | 131,023 | 47,965 |



1 MILE HIGHLIGHTS



\$112,223
AVG HH INCOME



74.4%
HIGHER EDUCATION



10,131
EMPLOYEES



1,882
BUSINESSES



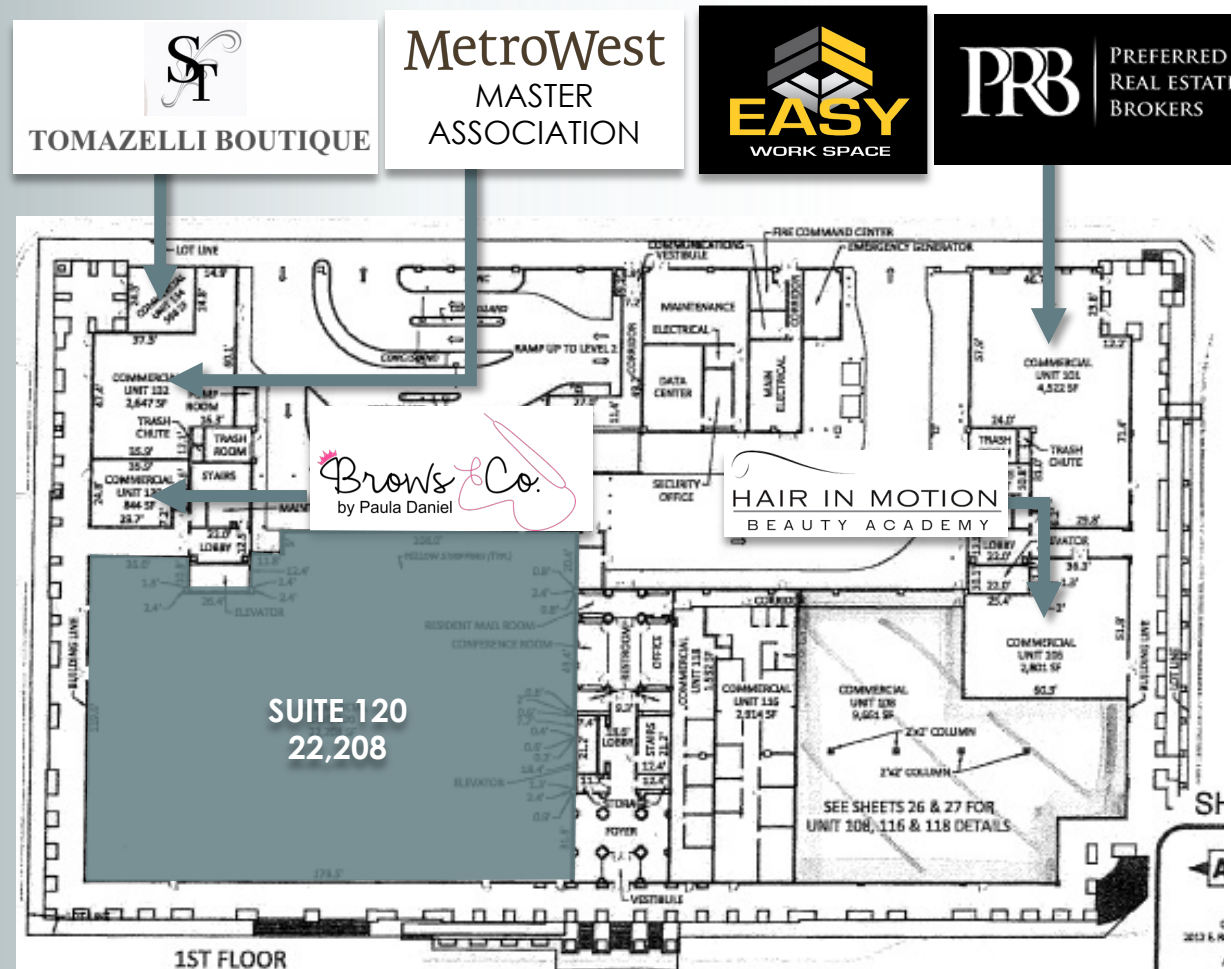
SITE SPECIFICATIONS



- **22,208 SF AVAILABLE**
- STRONG DAYTIME POPULATION
- AFFLUENT AND DENSE RESIDENTIAL POPULATION
- LARGE CONTIGUOUS SPACE AVAILABLE
- EASY ACCESS TO DOWNTOWN AND SURROUNDING ATTRACTIONS
- GARAGE PARKING

SITE PLAN

| SUITE | TENANT | SF |
|------------|-------------------------------|---------------|
| 101 | PREFERRED REAL ESTATE BROKERS | 4,672 |
| 106 | HAIR IN MOTION | 2,888 |
| 108 | EASY WORK SPACE | 9,661 |
| 116 | EASY WORK SPACE | 3,148 |
| 118 | EASY WORK SPACE | 1,664 |
| 120 | AVAILABLE | 22,208 |
| 130 | BROWS AND CO LLC | 1,287 |
| 132 | METROWEST MASTER ASSOC. | 2,232 |
| 134 | ASTEC SERVICES LLC | 625 |



ST
TOMAZELLI BOUTIQUE

MetroWest
MASTER ASSOCIATION

EASY
WORK SPACE

PRB | PREFERRED REAL ESTATE BROKERS

Brows & Co.
by Paula Daniel

HAIR IN MOTION
BEAUTY ACADEMY

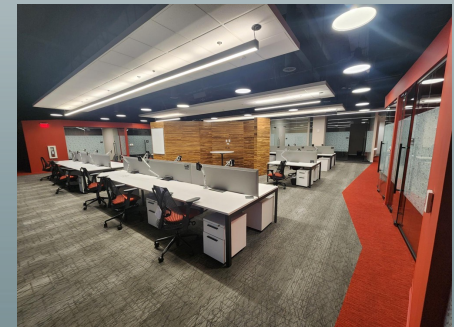
SUITE 120
22,208

SEE SHEETS 26 & 27 FOR UNIT 108, 116 & 118 DETAILS

SUITE 120



This suite features private offices, conference rooms, communal workspaces, a kitchen and bleacher seating for large gatherings.



RETAILER VISION

SEEKING TENANTS TO
ENHANCE THE EXISTING
SURROUNDING AREA



IDEAL USERS

- GYM
- MEDICAL
- CORPORATE HEADQUARTERS
- URBAN GROCER
- BOUTIQUE EXPERIENCIAL



CONTACT ACRE



Lic. Real Estate Broker

SANDI BARGFREDE

Managing Partner
sandi@acrefl.com
(407) 491-8149

JAMIE EADS

Associate
jamie@acrefl.com
(407) 690-0796

SERVING RETAIL MARKETS THROUGHOUT FLORIDA

CENTRAL FLORIDA | 47 E. ROBINSON STREET | SUITE 230 | ORLANDO, FL 32801
WEST COAST FLORIDA | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609
OFFICE | (407) 392.2055 | **FAX** | (321) 400.1138 | WWW.ACREFL.COM



@acreflorida