



# VERANDA CLUB

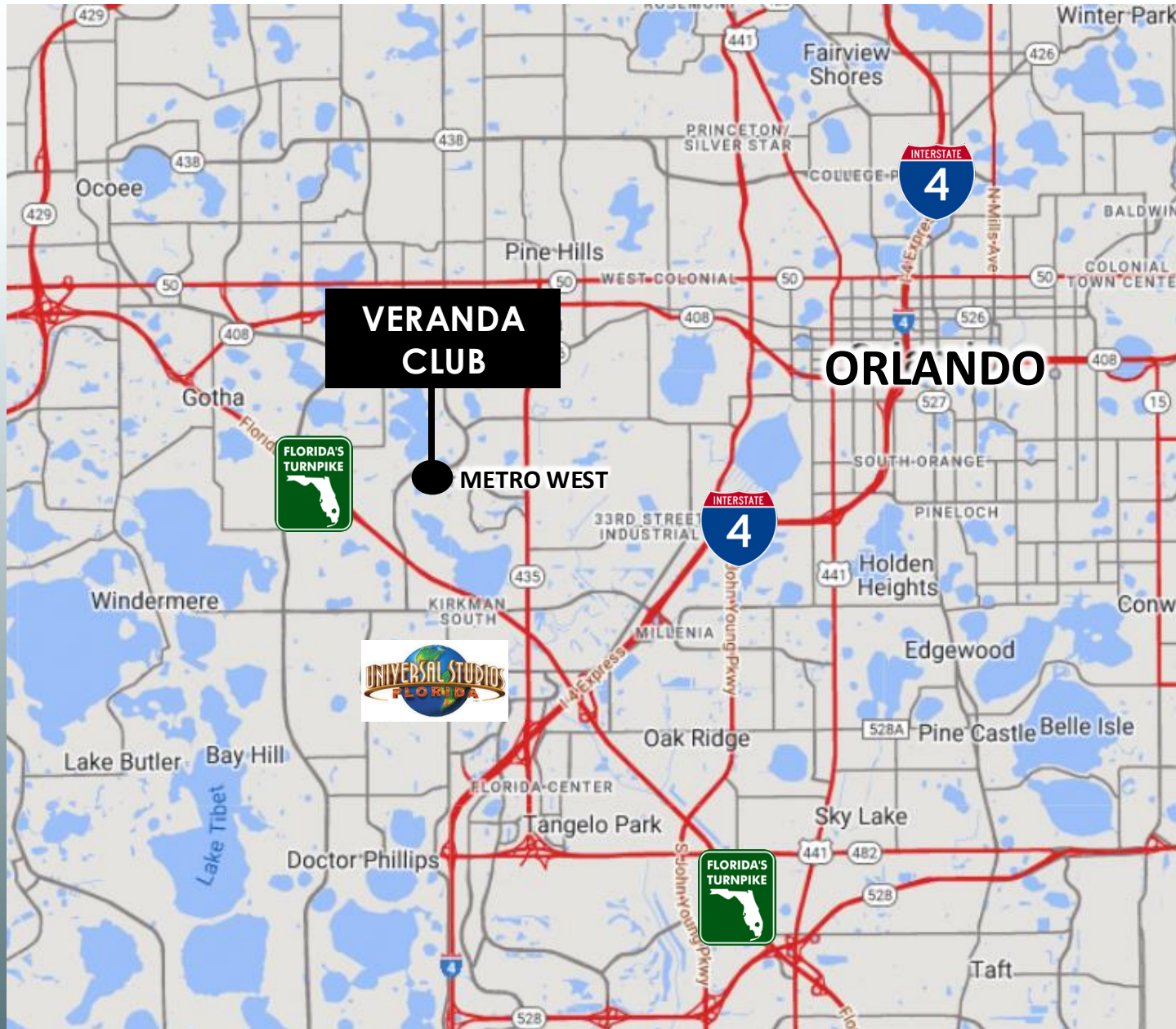
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2121 S HIAWASSEE RD | ORLANDO, FL 32835

PREMIER RETAIL/OFFICE SPACE AVAILABLE  
IN THE HEART OF METROWEST!



# LOCATION, LOCATION





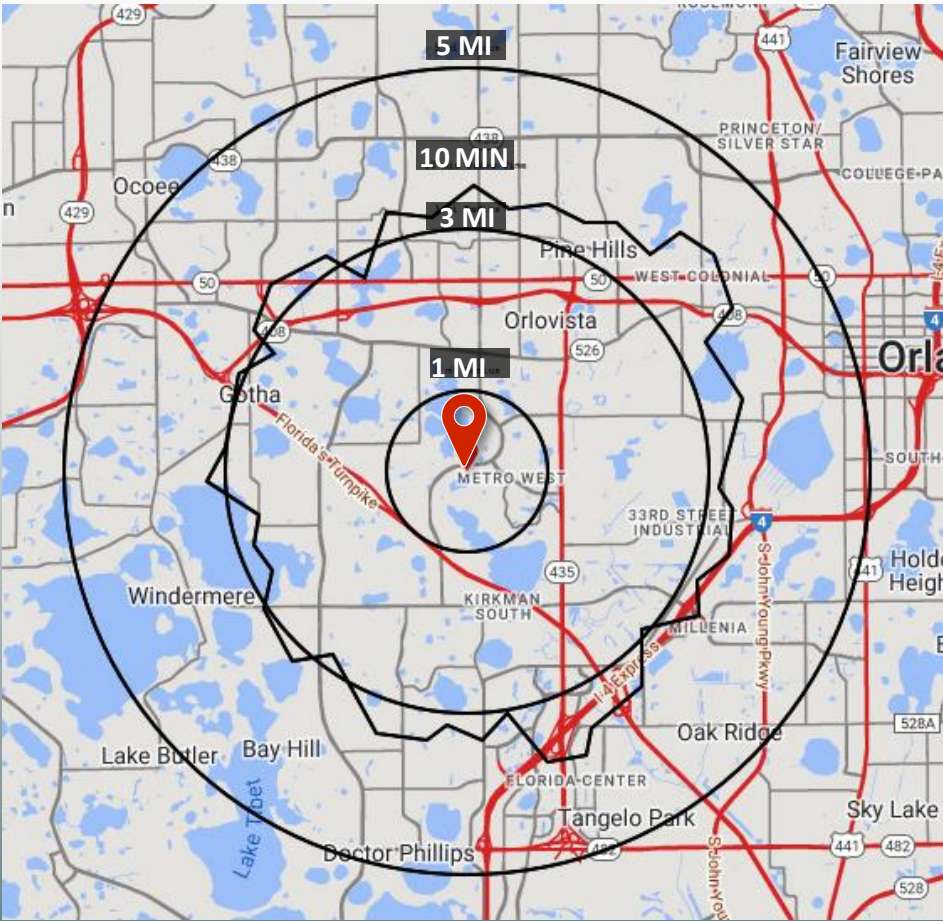
# ALL AROUND METROWEST





# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
<b>2025 POPULATION</b>	16,383	116,999	282,834	99,430
<b>AVG HH INCOME</b>	\$92,474	\$100,850	\$95,493	\$99,530
<b>MEDIAN AGE</b>	33.8	35.4	36.0	35.5
<b>DAYTIME POPULATION</b>	14,157	77,967	208,768	74,969



## 1 MILE HIGHLIGHTS



**1,880**  
BUSINESSES



**73.1%**  
HIGHER EDUCATION



**10,109**  
EMPLOYEES



**\$92,474**  
AVG HH INCOME



# SITE SPECIFICATIONS

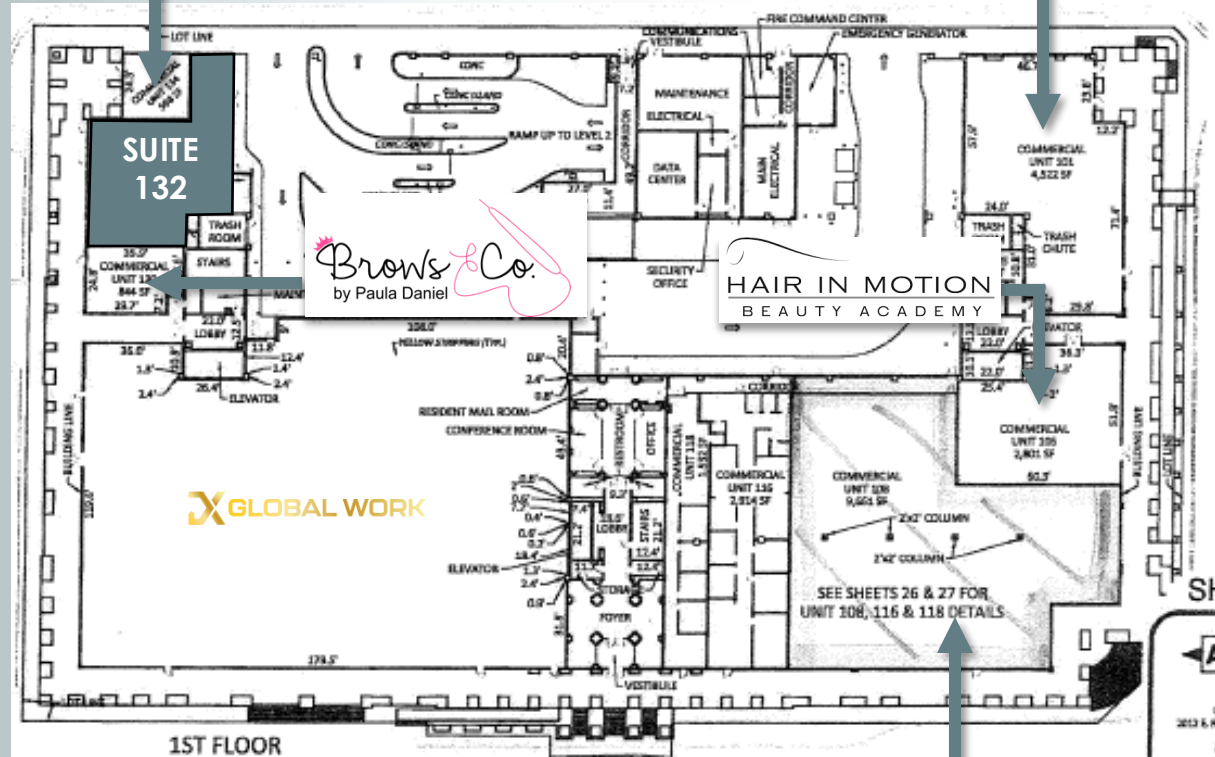
- **2,232 SF AVAILABLE**
- 150 ON-SITE MULTI-FAMILY UNITS
- STRONG DAYTIME POPULATION
- AFFLUENT AND DENSE RESIDENTIAL POPULATION
- TRADITIONAL OFFICE SPACE AVAILABLE
- EASY ACCESS TO DOWNTOWN AND SURROUNDING ATTRACTIONS
- GARAGE PARKING



# 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	DX GLOBAL WORK	22,208
130	BROWS AND CO LLC	1,287
<b>132</b>	<b>AVAILABLE</b>	<b>2,232</b>
134	ASTEC SERVICES LLC	625

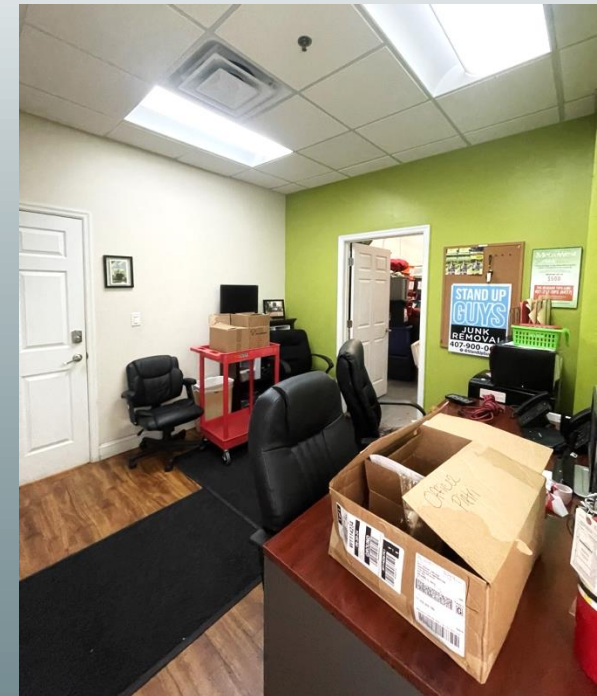


# SUITE 132



## SUITE FEATURES

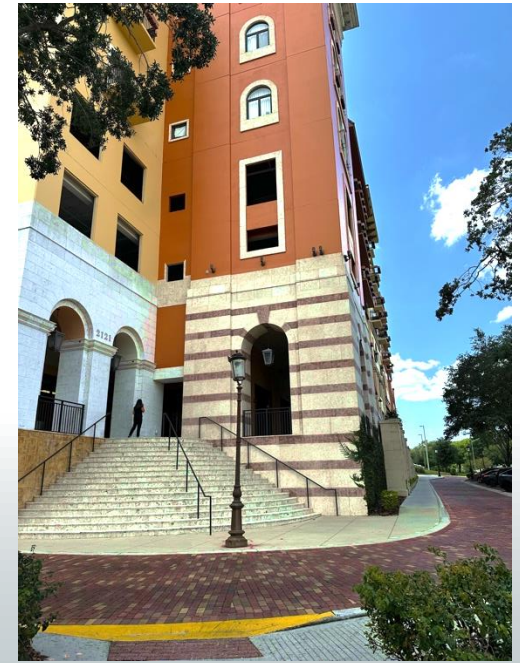
- ✓ PRIVATE OFFICES
- ✓ CONFERENCE ROOM
- ✓ LARGE STORAGE SPACE
- ✓ DEDICATED KITCHEN AREA





# RETAILER VISION

SEEKING TENANTS TO  
ENHANCE THE EXISTING  
SURROUNDING AREA



## IDEAL USERS

- ✓ GROCERY
- ✓ COFFEE
- ✓ OFFICE USERS
- ✓ QUICK SERVICE
- ✓ BOUTIQUE
- ✓ FITNESS



# CONTACT ACRE



Lic. Real Estate Broker

## **SANDI BARGFREDE**

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

## **SAMMY GABBAI**

Leasing Associate  
sammy@acrefl.com  
(407) 402-9194

## **SERVING RETAIL MARKETS THROUGHOUT FLORIDA**

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