



Retail For Lease

Plaza Venezia

W. Sand Lake Rd. & Dr. Phillips Blvd. | Orlando, FL

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Property Highlights

- 6,000 SF available for lease, can be demised.
- 909 - 1,498 SF 2nd floor units available for lease.
- Easy access and excellent visibility off of Sand Lake Rd.
- In the heart of Dr. Phillips, one of the most sought-after retail markets in Orlando, servicing both tourists and affluent residents.
- Located 3 miles from the Orange County Convention Center, the second largest convention center in the U.S. hosting more than 1.5M guests each year.

Area Demographics



Population

3-Mile: 40,594
5-Mile: 158,815
7-Mile: 358,889



Daytime Population

3-Mile: 75,212
5-Mile: 208,656
7-Mile: 415,532



Average HH Income

3-Mile: \$138,763
5-Mile: \$95,542
7-Mile: \$87,479

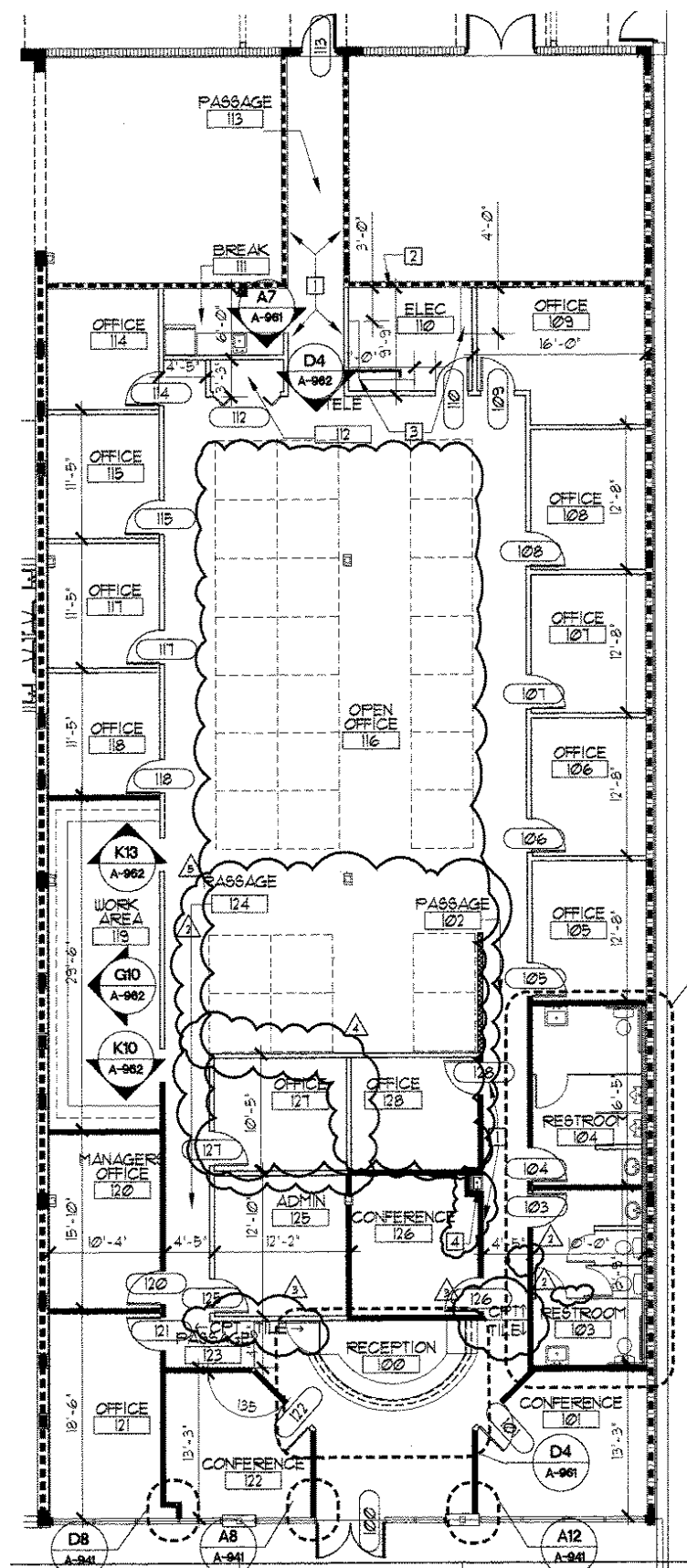


Households

3-Mile: 14,989
5-Mile: 60,519
7-Mile: 128,761

6,000 SF
Opportunity

54' Frontage
110' Depth
CAN BE DEMISED



Site Plan

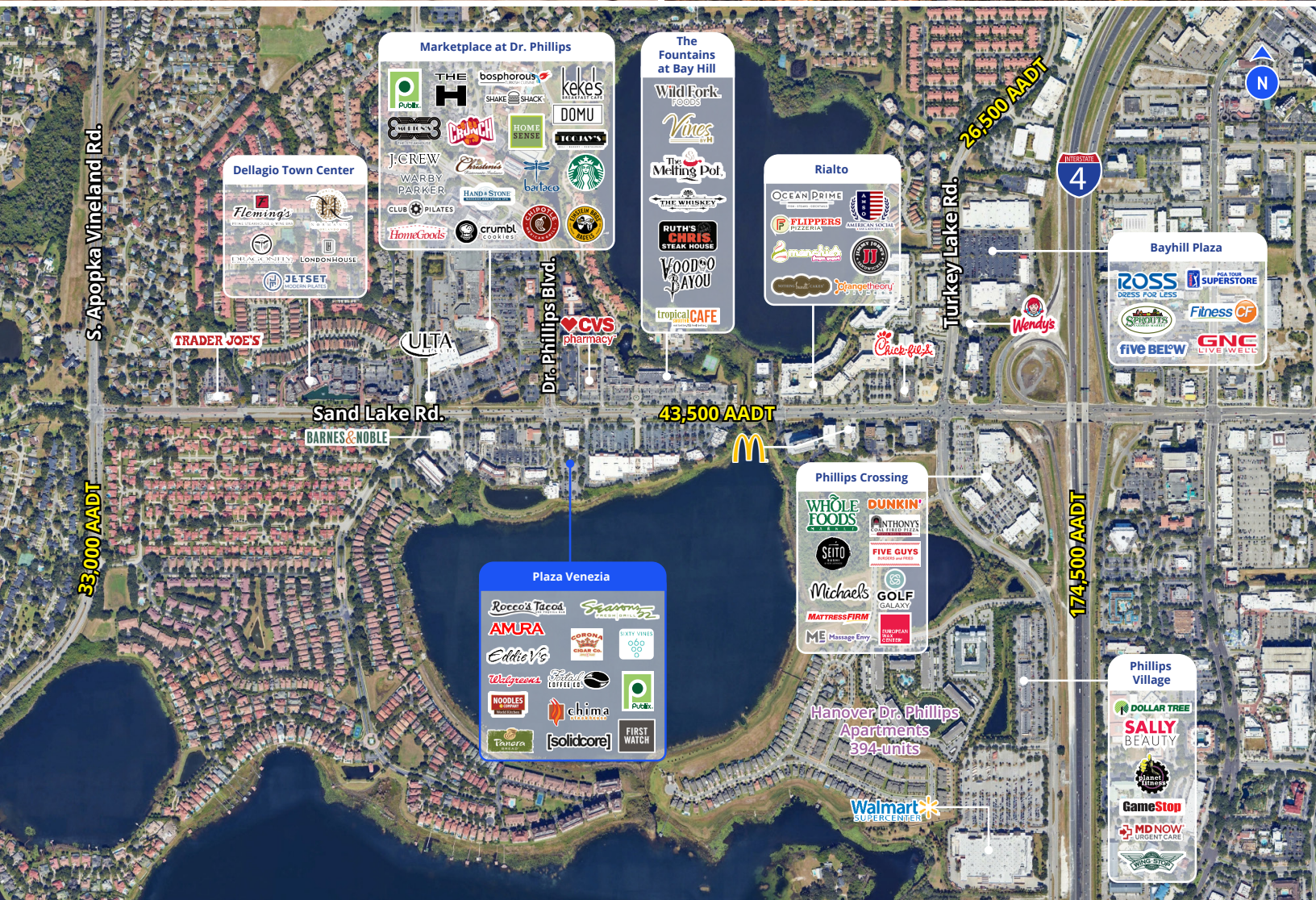


Unit	Tenant	Size
7468	Rocco's Tacos	7,900 SF
7488	Eddie V's	10,601 SF
7500	First Watch Restaurant	3,600 SF
7508	Magic Nails	3,457 SF
7524	Pure Envy Med Spa	2,006 SF
7532	Graham Chiropractic	1,950 SF
7536	South Beach Tan	2,475 SF
7538	Huey Magoo's	2,075 SF
7548	Harmony Tea Shoppe	2,075 SF
7556	Banfield Pet Hospital	3,000 SF
7560	[Solidcore]	3,000 SF
7564	Supercuts	1,510 SF
7572	Hot N Juicy Crawfish	4,976 SF
7586	Sola Salon Studios	6,880 SF

Unit	Tenant	Size
7594	Trellis 925	5,644 SF
7598	Millenia Partners	2,282 SF
7602	Smile Design Dentistry	2,827 SF
7604	Coming Available	1,498 SF
7606	Sylvan Learning Center	1,324 SF
7608	Revival IV Lounge	1,066 SF
7610	Foxtail Coffee	1,463 SF
7619	T-Mobile	1,812 SF
7626	Available	6,000 SF
7640	Publix	51,420 SF
201	Coming Available	1,152 SF
201B	Available	980 SF
205	Rullo Psych Associates	329 SF
206	Your Mortgage Choice	678 SF

Unit	Tenant	Size
208	Simple Tax	316 SF
209	365 Realty	315 SF
210	Dynasty Senior Care	315 SF
211	Coming Available	909 SF
212	Auto Advisor Services	515 SF
213	FB Mortgage Solutions LLC	541 SF
214	Matrice Center for Healing	541 SF
220	Doctor Phillips Modern Dentist	2,600 SF
225	Corona Cigar Company	2,600 SF
7700	Season's 52	8,000 SF
7722	Lizzy's Live Jazz Plus	3,400 SF
7724	Saffron Indian Cuisine	1,500 SF
7726	Fresh&Co	2,500 SF

Unit	Tenant	Size
7730	Madras Cafe	2,000 SF
7732	Cedar's	2,620 SF
7740	Wells Fargo Bank	3,550 SF
7760	Sixty Vines	7,652 SF
7782	Bay Hill Jewelers	1,590 SF
7784	Bay Hill Florist	1,106 SF
7786	Amura Japanese Gourmet	4,995 SF
7792	Corona Cigar Company	4,499 SF
7822	Noodles & Company	2,751 SF
7822A	Verizon Wireless	849 SF
7824	Planet Smoothie	800 SF
7826	Panera Bread	4,500 SF
7830	Chima Brazilian Steak House	7,330 SF



Regency
Centers.

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