

FOR LEASE
1,205 - 7,225 SF

The Grove at Winter Park

4270 Aloma Ave
Orlando, FL 32792



Juan P. Restrepo

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JBL
ASSET MANAGEMENT

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AVAILABILITIES

- » 7,225 SF available end-cap space
- » 1,205 - 1,328 SF in-line space available

PROPERTY HIGHLIGHTS

- » The Grove at Winter Park benefits from a dense residential base (100K+/- population, 3-mile radius), a strong 59,000+ average daily traffic count, excellent curb appeal, a number of recent capital improvements and outstanding overall fundamentals
- » The Orlando MSA was ranked as one of the top 10 fastest growing MSAs in the U.S. in 2021
- » Positioned between two fully signalized entrances

TRAFFIC COUNTS

- » 37,446 VPD on Aloma Avenue
- » 22,385 VPD on Howell Branch Road
- » 15,724 VPD on Old Howell Branch Road

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	12,647	100,626	272,075
Households	5,496	41,285	104,372
Average HH Income	\$83,730	\$94,640	\$103,854
Daytime Population	16,170	133,817	372,362



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THE GROVE AT WINTER PARK		
4270 Aloma Ave		
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Suite	Tenant	SF
104-106-108	Chen Med	10,537
112	Light on Sugar	935
114-120	My Salon Suites	5,573
124	Barber Shop	940
126	Kumon Learning	984
128-130	Ivory Dental	2,156
132	Florida Fitness Equipment	4,954
136	Pet Supplies	8,000
140-142	Twisted Root	3,931
144	Gosen Insurance	1,248
146	AVAILABLE	1,267
150-152	Brooks Rehabilitation	3,190
154	Jay Nails	4,320
156	Mr. Wok	1,491
158	AVAILABLE	1,205
162	Grounding Roots	1,200
164	24 Hour Fitness	39,795
170-172	AF Food Kitchen	1,908
174	The Hertz Corporation	1,174
178	University Eye Care	1,412
182	Carbon Elements	4,724
186	AVAILABLE	1,328
196	AVAILABLE	7,225
PAD 5025	Babyland Day Care	3,348
Total		112,351
Available		



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