

FOR LEASE
1,205 - 7,500 SF

The Grove at Winter Park

4270 Aloma Ave
Orlando, FL 32792



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JBL
ASSET MANAGEMENT

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AVAILABILITIES

- » 2 Pads Site Available (Proposed QSR 2,021 SF, Proposed Building 7,500 SF)
- » 1,205 - 4,954 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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15,724 VPD
OLD HOWELL BRANCH ROAD

22,385 VPD
HOWELL BRANCH ROAD

ALOMA AVENUE

37,446 VPD

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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	iSmash	4,954
136	Pet Supplies	8,000
140-142	Red Bowl Asian Bistro	3,931
144	AVAILABLE	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	Crunch Fitness	39,795
170-172	AF Food Kitchen	1,908
174	The Hertz Corporation	1,174
178	University Eye Care	1,412
182	Trek Bicycles	4,724
186-196	AdventHealth	8,566
PAD 5025	Babyland Day Care	3,348
PAD 1	Proposed QSR	2,021
PAD 2	Proposed Building	7,500

Available



AdventHealth

186-196

TREK

182

178

174

170-172

CRUNCH

164

162

158

156

154

150-152

148

144

Red Bowl

140-142

PET SUPPLIES PLUS

iSmash

136

132

130-128

KUMON

124

MY SALON

114-120

112

ChenMed

108-106-104

Babyland

Bilingual Academy Center

5025

Proposed QSR

PAD SITE AVAILABLE

Retention Pond

0.3383 AC

Proposed Building

PAD SITE AVAILABLE

Wawa

NAP

GAS PUMP

NAP

KFC

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