

FOR LEASE
1,205 - 7,575 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

- » 2,160 - 7,575 SF available end-cap space
- » 1,205 - 4,724 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

15,724 VPD

22,385 VPD
HOWELL BRANCH ROAD

37,446 VPD
ALOMA AVENUE

THE GROVE AT WINTER PARK 4270 Aloma Ave Winter Park, FL 32792		
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	AVAILABLE	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	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	AVAILABLE	4,724
186	AVAILABLE	1,328
196	AVAILABLE	7,225
PAD 5025	Babyland Day Care	3,348
PAD 1	Proposed QSR	2,160
PAD 2	Proposed Multi-Tenant	7,575
Total		122,086

Available



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