

**FOR LEASE**  
1,205 - 7,575 SF

# The Grove at Winter Park

4270 Aloma Ave  
Orlando, FL 32792



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**JBL**  
ASSET MANAGEMENT

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## AVAILABILITIES

- » 2,160 - 7,575 SF available end-cap space
- » 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

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22,385 VPD  
HOWELL BRANCH ROAD

37,446 VPD  
ALOMA AVENUE

**THE GROVE AT WINTER PARK**  
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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	AVAILABLE	4,954
136	Pet Supplies	8,000
140-142	QW Sports Bar	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
186-196	AdventHealth	8,566
PAD 5025	Babyland Day Care	3,348
PAD 1	Proposed QSR	2,160
PAD 2	Proposed Multi-Tenant	7,575
<b>Total</b>		<b>122,086</b>

Available



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