



# Sandlake Royal Shoppes

505 S Sand Lake Road. Orlando, FL 32089

“The new Retail and Offices experience”



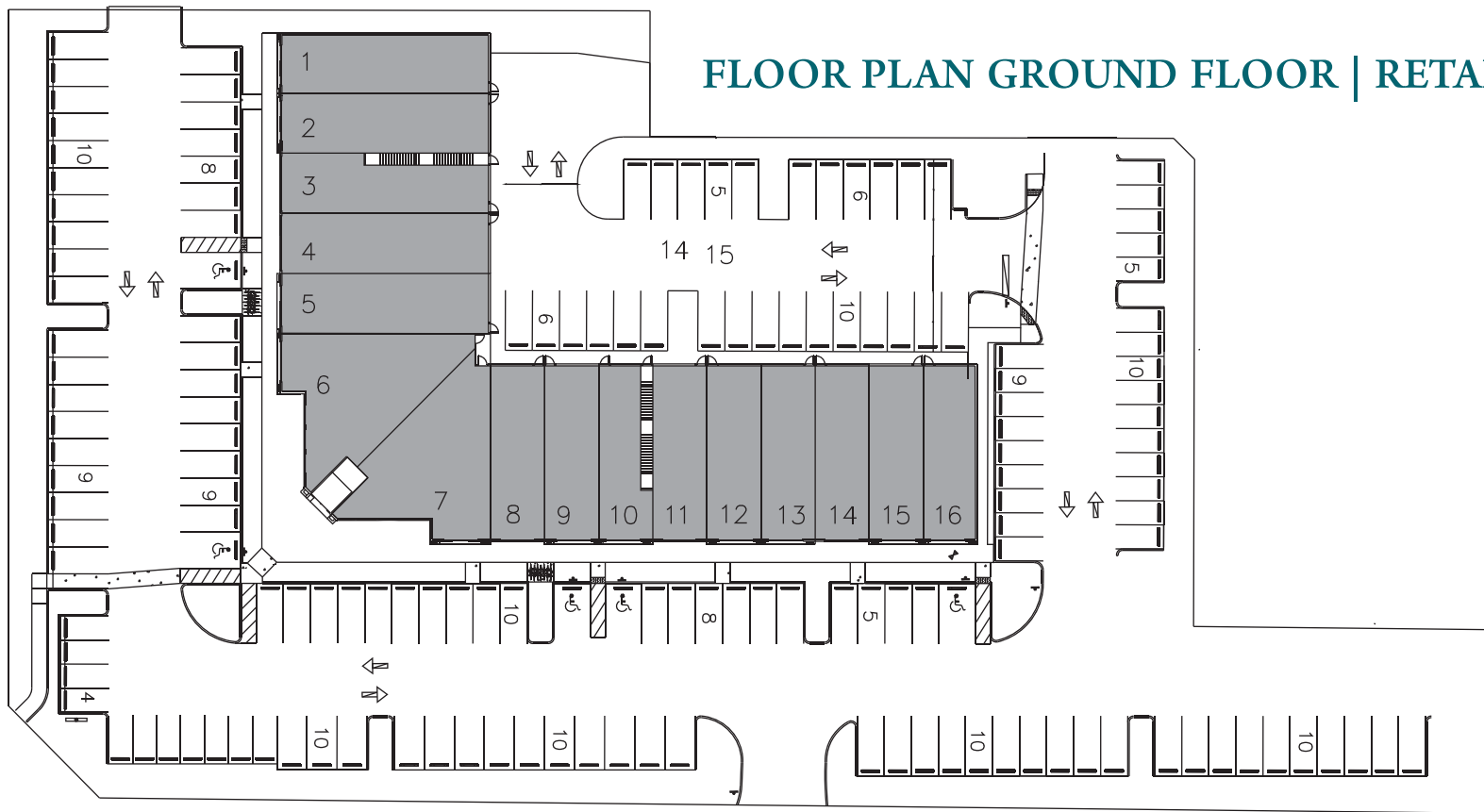
**MIR**  
DEVELOPMENTS

ANOTHER MIR DEVELOPMENTS PROJECT

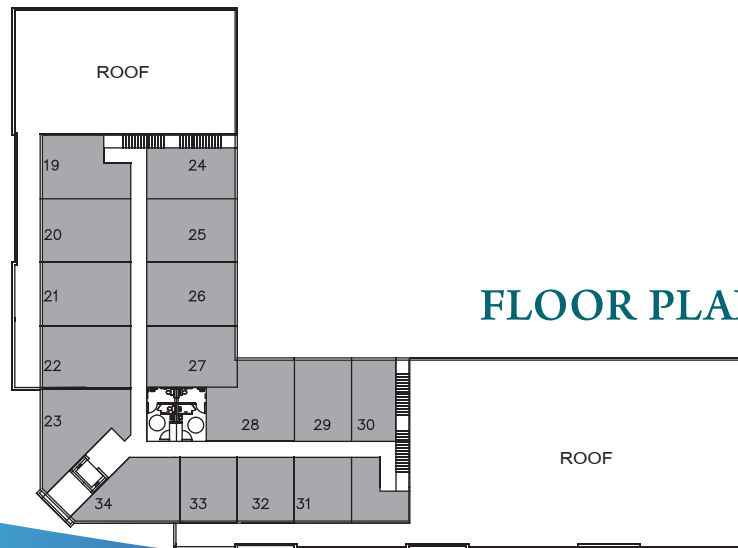


**SANDLAKE  
ROYAL  
SHOPPES**

## FLOOR PLAN GROUND FLOOR | RETAIL



## FLOOR PLAN 1ST FLOOR | OFFICES





### DEMOGRAPHICS TABLE

	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>POPULATION &amp; GROWTH</b>			
Total Population	6,869	58,303	170,716
Daytime Population	12,033	65,407	169,107
Population Growth %, 2015-2020	1.05%	1.55%	1.49%
<b>OTHER DEMOGRAPHICS</b>			
Total Households	2,184	20,383	62,426
Households w/Income \$50k+	778	6,958	25,319
Average Household Size	3.14	2.86	2.66
Median Age	33.4	33.2	34.8
<b>INCOME</b>			
Average Household Income	\$55,768	\$56,004	\$61,572
Median Household Income	\$44,850	\$41,989	\$47,869
<b>HOUSING</b>			
Housing Units	2,527	24,221	73,386
Owner Occupied Units %	44.0%	35.1%	38.6%
<b>RACE &amp; ETHNICITY</b>			
White Population %	58.1%	51.4%	55.2%
Black Population %	18.1%	28.0%	26.7%
Hispanic Population %	26.6%	45.1%	37.5%
Asian Population %	4.7%	4.3%	4.1%

## New Retail & Office Development

- Two-story building, consisting of 20,300 SF ground floor retail spaces and 10,900 SF 1st floor Office Spaces.
- Ample parking
- Flexible Floor Plan that can be adapted to different sizes, for multiple tenant scenarios.
- Unique design with style and distinction.





## Sandlake Royal Shoppes

## Prime Location

505 S Sand Lake Road. Orlando, FL 32089

- Within 10 minutes from Orlando International Airport, and 1.5 miles to Sand Lake Road SUNRAIL Station.
- Close to the largest mall in Florida and nearby the biggest retail chains of the US.
- Corner Parcel on W Sand Lake Rd and Winegard St. with maximum exposure.
- High Traffic Area:  
44,000 AADT on Sand Lake Rd  
70,000 AADT on Orange Blossom Trail.  
Proximity to State Road 528 (Beachline)