Sandlake Station Shops

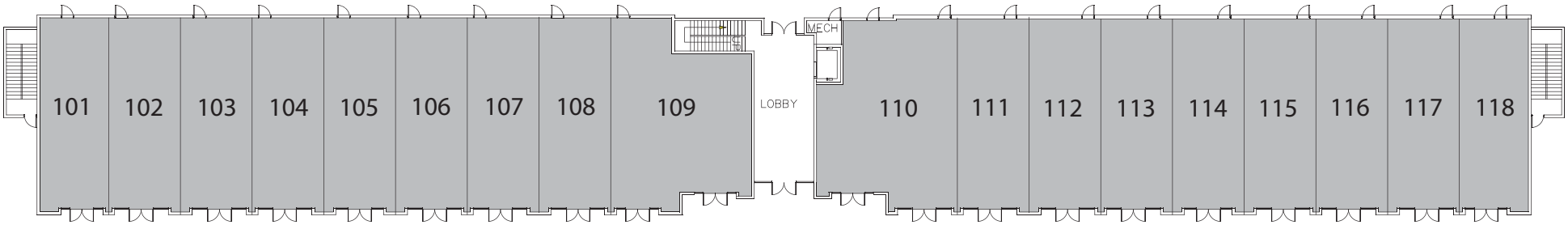
7803 S Orange Ave. Orlando, FL 32089

"The smart option"

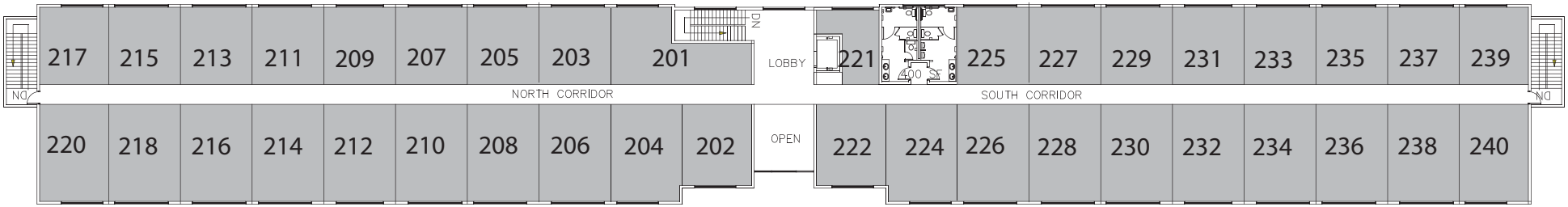
MIR DEVELOPMENTS

ANOTHER MIR DEVELOPMENTS PROJECT

Sandlake Station
Condominiums & Shops



FLOOR PLAN GROUND FLOOR | RETAIL



FLOOR PLAN 1ST FLOOR | OFFICES

Sandlake Station
Condominiums & Shops

DEMOGRAPHICS TABLE

	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION & GROWTH			
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%
OTHER DEMOGRAPHICS			
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
INCOME			
Average Household Income	$55,768	$56,004	$61,572
Median Household Income	$44,850	$41,989	$47,869
HOUSING			
Housing Units	2,527	24,221	73,386
Owner Occupied Units %	44.0%	35.1%	38.6%
RACE & ETHNICITY			
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 MIXED-USE DEVELOPMENT

Retail & Office Building

- 17,500 SF of Retail space on ground level with maximum Street exposure to S Orange Ave.
- 19,900 SF of Office Space located in the 1st floor.
- Flexible floor plan can accommodate different sizes. Maximum contiguous: 8,760 SF.
- Elegant design and high visibility.

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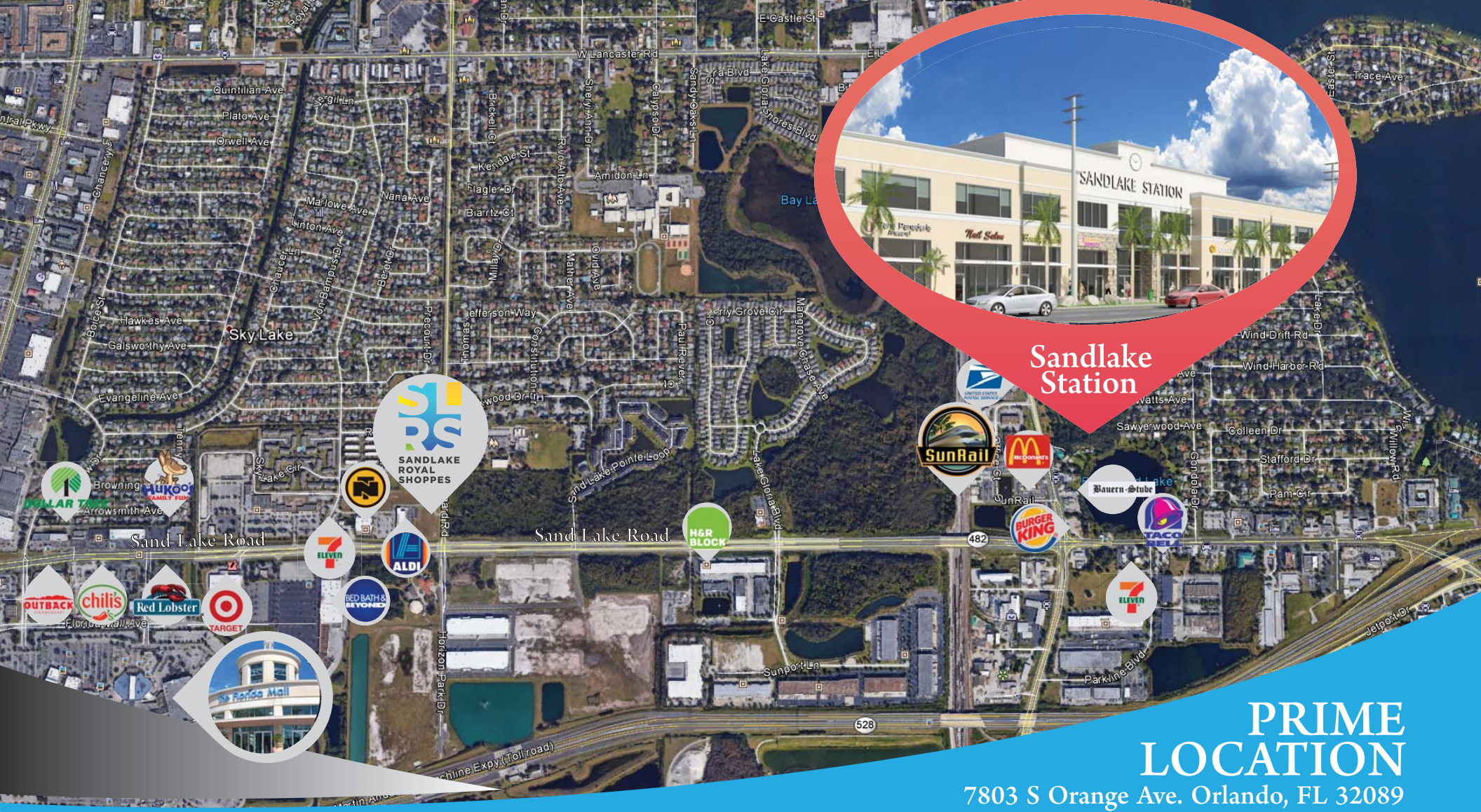

PRIME LOCATION

7803 S Orange Ave. Orlando, FL 32089

- 600 foot frontage on S. Orange Ave.
- Within 5 minutes from Orlando International Airport, and 10 minutes to Downtown Orlando.
- Across the street from the busiest Sandlake SUNRAIL Station.
- Easy access to State Road 528 (Beachline)

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