



Retail For Lease

Plaza Venezia

W. Sand Lake Rd. & Dr. Phillips Blvd. | Orlando, FL

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Property Highlights

- 909-980 SF 2nd floor units available for lease
- Easy access and excellent visibility off of Sand Lake Rd.
- In the heart of Dr. Phillips, one of the most sought-after retail markets in Orlando, servicing both tourists and affluent residents
- Located 3 miles from the Orange County Convention Center, the second largest convention center in the U.S. hosting more than 1.5M guests each year

Area Demographics



Population

3-Mile: 40,594
5-Mile: 158,815
7-Mile: 358,889



Daytime Population

3-Mile: 75,212
5-Mile: 208,656
7-Mile: 415,532



Average HH Income

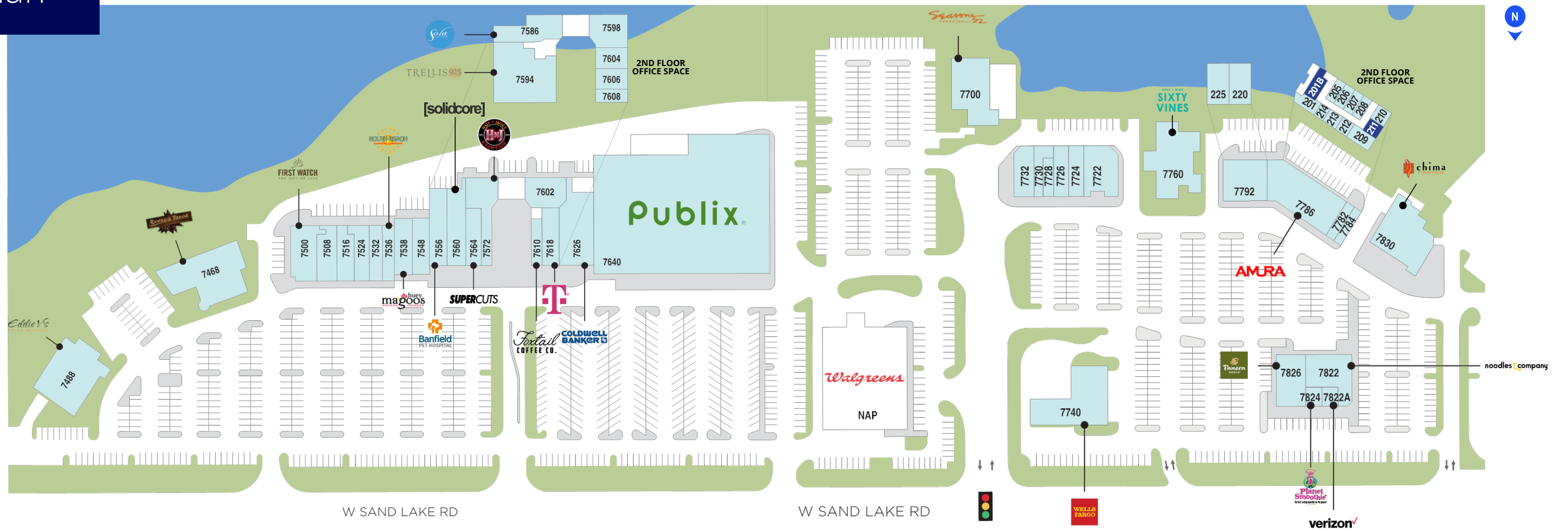
3-Mile: \$138,763
5-Mile: \$95,542
7-Mile: \$87,479



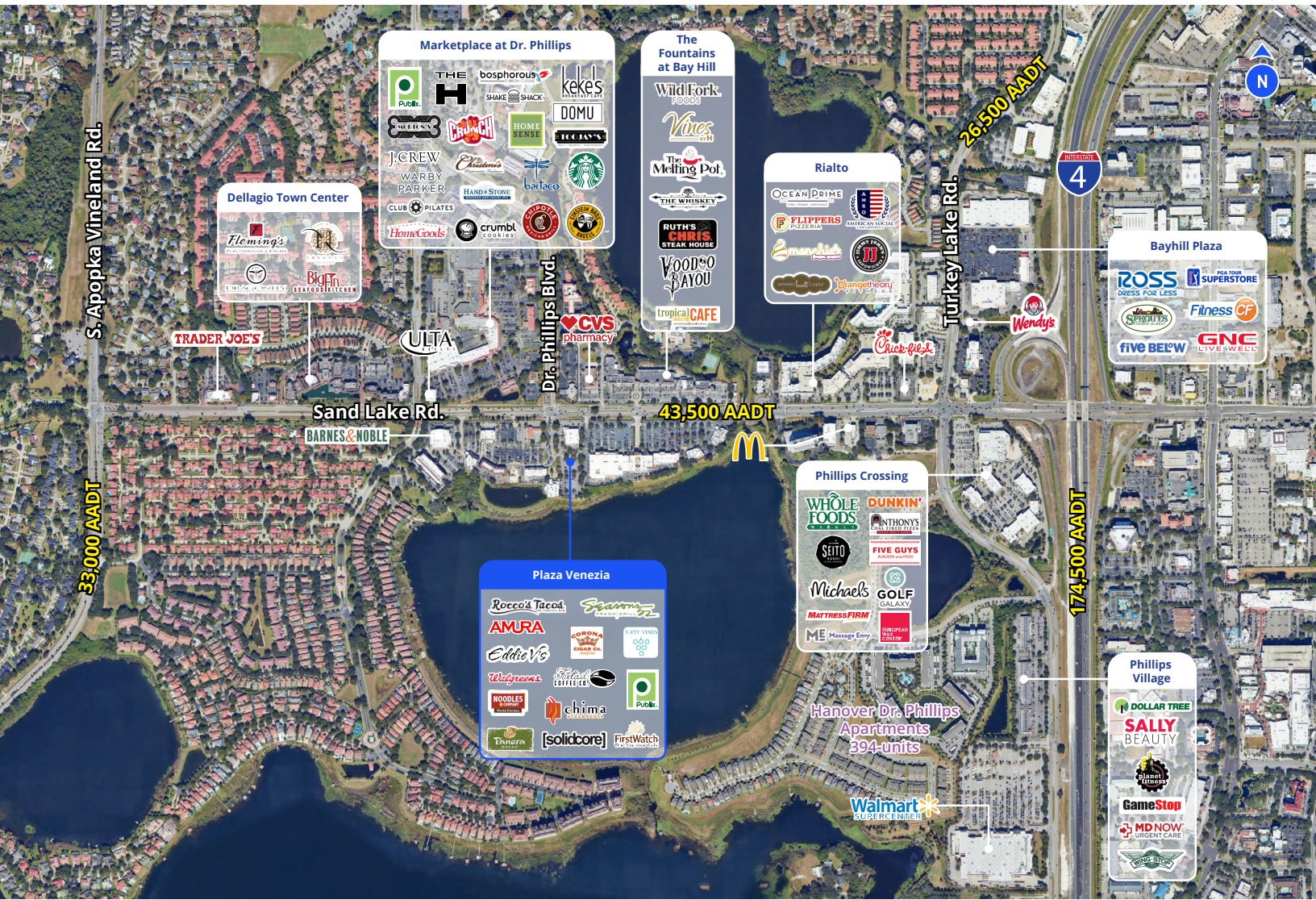
Households

3-Mile: 14,989
5-Mile: 60,519
7-Mile: 128,761

Site Plan



Unit	Tenant	Size	Unit	Tenant	Size	Unit	Tenant	Size	Unit	Tenant	Size
7468	Rocco's Tacos	7,900 SF	7594	Trellis 925	5,644 SF	208	Simple Tax	316 SF	7730	Madras Cafe	2,000 SF
7488	Eddie V's	10,601 SF	7598	Millenia Partners	2,282 SF	209	365 Realty	315 SF	7732	Cedar's	2,620 SF
7500	First Watch Restaurant	3,600 SF	7602	Smile Design Dentistry	2,827 SF	210	Dynasty Senior Care	315 SF	7740	Wells Fargo Bank	3,550 SF
7508	Magic Nails	3,457 SF	7604	Sunbelt Title Agency	1,498 SF	211	Coming Available	909 SF	7760	Sixty Vines	7,652 SF
7524	Pure Envy Med Spa	2,006 SF	7606	Sylvan Learning Center	1,324 SF	212	Auto Advisor Services	515 SF	7782	Bay Hill Jewelers	1,590 SF
7532	Graham Chiropractic	1,950 SF	7608	Revival IV Lounge	1,066 SF	213	FB Mortgage Solutions LLC	541 SF	7784	Bay Hill Florist	1,106 SF
7536	South Beach Tan	2,475 SF	7610	Foxtail Coffee	1,463 SF	214	Matrice Center for Healing	541 SF	7786	Amura Japanese Gourmet	4,995 SF
7538	Huey Magoo's	2,075 SF	7619	T-Mobile	1,812 SF	220	Doctor Phillips Modern Dentist	2,600 SF	7792	Corona Cigar Company	4,499 SF
7548	Harmony Tea Shoppe	2,075 SF	7626	Coldwell Banker	6,000 SF	225	Corona Cigar Company	2,600 SF	7822	Noodles & Company	2,751 SF
7556	Banfield Pet Hospital	3,000 SF	7640	Publix	51,420 SF	7700	Season's 52	8,000 SF	7822A	Verizon Wireless	849 SF
7560	[Solidcore]	3,000 SF	201	Del Carmen Insurance Agency	1,152 SF	7722	Lizzy's Live Jazz Plus	3,400 SF	7824	Planet Smoothie	800 SF
7564	Supercuts	1,510 SF	201B	Available	980 SF	7724	Saffron Indian Cuisine	1,500 SF	7826	Panera Bread	4,500 SF
7572	Hot N Juicy Crawfish	4,976 SF	205	Rullo Psych Associates	329 SF	7726	Fresh&Co	2,500 SF	7830	Chima Brazilian Steak House	7,330 SF
7586	Sola Salon Studios	6,880 SF	206	Your Mortgage Choice	678 SF						



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