



FOR LEASE > RETAIL

PLAZA VENEZIA

W. SAND LAKE RD. & DR. PHILLIPS BLVD. // ORLANDO, FL

PROPERTY HIGHLIGHTS

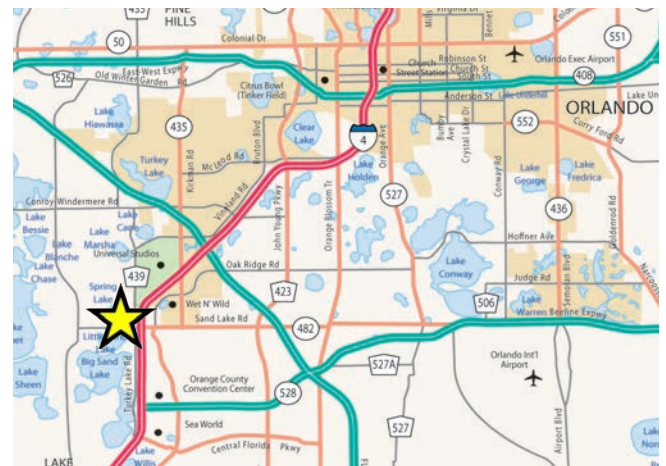
- 2nd floor office available for lease 2,282-6,800 SF.
- 202,522 mixed-use development in the heart of Dr. Phillips, which services both tourists and affluent residents.
- Easy access and excellent visibility off of Sand Lake Road.
- Dr. Phillips is one of the most sought-after retail markets in Orlando with the second lowest vacancy rate in Central Florida while boasting the largest total inventory of square footage.
- Located 3 miles from the Orange County Convention Center, the second largest convention center in the U.S. which hosts 1.5 million guests each year.
- Owned and managed by: **Regency Centers.**

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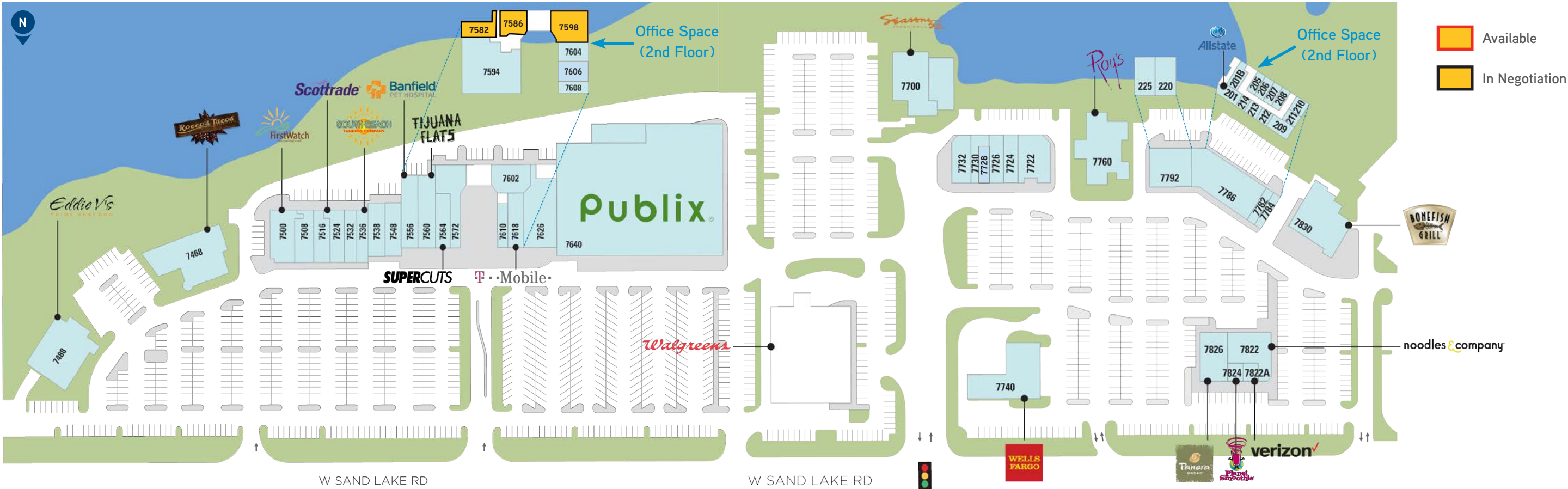
LOCATION MAP



AREA DEMOGRAPHICS

	3-Mile	5-Mile	7-Mile
Population	38,684	147,143	334,283
Daytime Population	80,585	210,001	416,538
Average HH Income	\$117,880	\$83,846	\$75,091
Households	14,246	55,639	119,617

SITE PLAN



Retail Unit	Tenant	Size (SF)
7468	Rocco's Tacos	7,900
7488	Eddie V's	10,601
7500	First Watch	3,600
7508	Magic Nails	3,457
7524	Scotttrade	2,006
7532	Graham Chiropractic	1,950
7536	South Beach Tan	2,475
7538	Huey Magoo's Chicken Tenders	2,075
7548	Majestic Cleaners	2,075
7556	Banfield	3,000
7560	Tijuana Flats	3,000
7564	Supercuts	1,510
7572	Hot N Juicy Crawfish	4,976

Retail Unit	Tenant	Size (SF)
7582	IN NEGOTIATION	2,873
7586	IN NEGOTIATION	4,255
7594	Co-working Space & Business	5,644
7598	IN NEGOTIATION	2,282
7602	Smile Design	2,827
7604	Sunbelt Title Agency	1,498
7606	Guruv Yoga	1,324
7608	State Farm	1,066
7610	Starbucks	1,463
7619	T-Mobile	1,812
7626	Coldwell Banker	6,000
7640	Publix	51,420

Retail Unit	Tenant	Size (SF)
201	Allstate	1,152
201B	Prenatal Impressions 3D Ultras	980
205	MRA Homes	329
206	Rullo Psych Associates	678
208	Simple Tax	316
209	365 Realty	315
210	Silo Group	315
211	E-Pro Direct	909
212	Auto Advisor Services	515
213	Reinon Skin	541
214	Bodytalk	541
220	Five Star Dental	2,600
225	Corona Cigar Company	2,600
7700	Season's 52	8,000
7722	Shala's Salon and Spa	3,400

Retail Unit	Tenant	Size (SF)
7724	Saffron Indian Cuisine	1,500
7726	Regal Realty	1,500
7728	Simply Gyros	1,000
7730	Jalan	2,000
7732	Cedar's	2,620
7740	Wells Fargo	3,550
7760	Roy's	7,652
7782	Bay Hill Jewelers	1,590
7784	Bay Hill Florist	1,106
7786	Amura Japanese Gourmet	4,995
7792	Corona Cigar Company	4,499
7822	Noodles & Company	2,751
7822A	Verizon	849
7824	Planet Smoothie	800
7826	Panera Bread	4,500
7830	Bonefish Grill	7,330

MARKET AERIAL

