

FOR LEASE > RETAIL

# PLAZA VENEZIA

W. Sand Lake Rd. & Dr. Phillips Blvd.  
Orlando, FL 32819

Colliers  
INTERNATIONAL



## Property Highlights

- > 2nd floor office available for lease 2,282 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 1.4 million guests each year.

## Demographics

	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Total 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

## Location Map



Owned & Managed by: **Regency Centers.**

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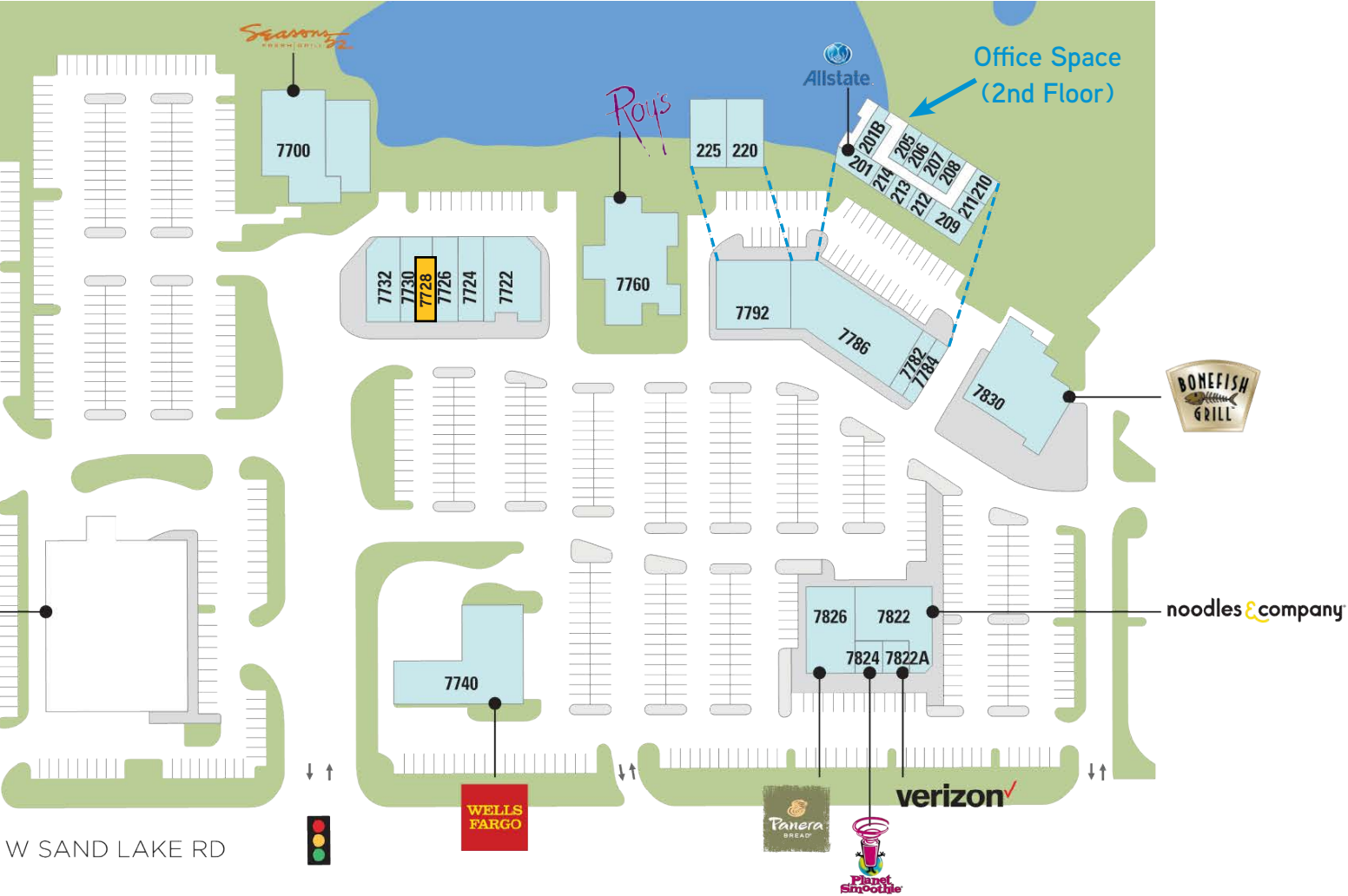
East Site Plan



PLAZA VENEZIA		
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	Scottrade	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	Night Lite Pediatric Center	3,000
7560	Tijuana Flats	3,000
7564	Supercuts	1,510
7572	Hot N Juicy Crawfish	4,976

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Retail Unit	Tenant	Size (SF)
7582	IN NEGOTIATION	2,873
7586	IN NEGOTIATION	4,255
7594	Co-working Space & Business	5,644
7598	AVAILABLE	2,282
7602	Smile Design	2,827
7604	Sunbelt Title Agency	1,498
7606	Guruy 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

West Site Plan





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## Market Aerial

