FOR LEASE > RETAIL

PLAZA VENEZIA

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





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

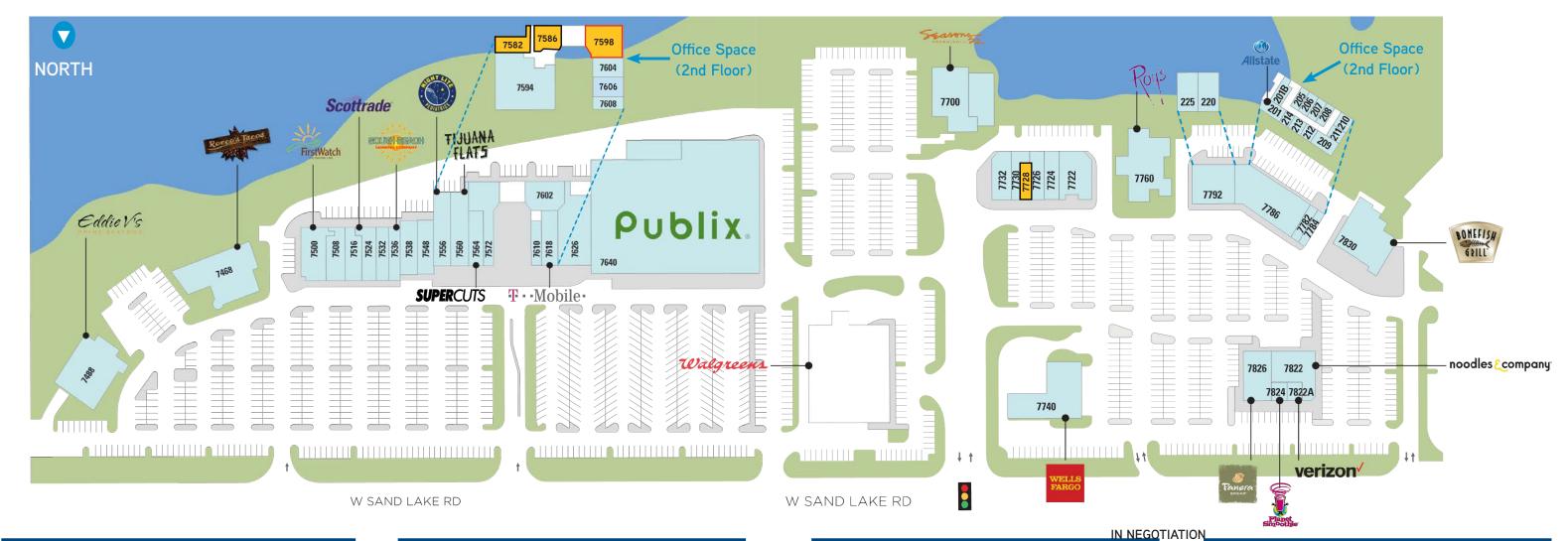
	3-Mile	<u>5-Mile</u>	7-Mile
Total Population	38,684	147,143	334,283
Daytime Population	80,585	210,001	416,538
Average HH Income	\$117,880	\$83,846	\$75,091
Households	14,246	55,639	119,617

Location Map



Owned & Regency Managed by: Centers.

East Site Plan West Site Plan



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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		

		IN NEGO
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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

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Retail Unit	Tenant	Size (SF)		
7724	Saffron Indian Cuisine	1,500		
7726	Regal Realty	1,500		
7728	IN NEGOTIATION	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		

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Market Aerial







