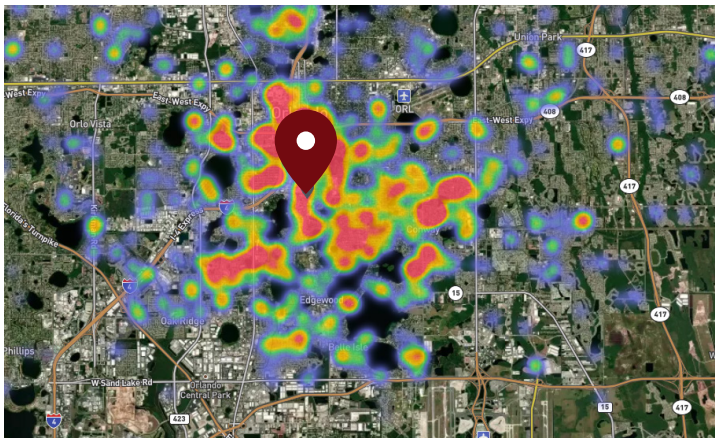
Orange Avenue Square

2323 S. Orange Avenue
Orlando, Florida 32806
Lat 28.516, Long -81.376

FULLY LEASED

PROPERTY HIGHLIGHTS

- Orlando MSA
- Prime Location Directly on South Orange Avenue Retail Corridor, Located Just Two Miles South of Downtown Orlando
- Located Across from Target-Anchored SoDo Development
- Walking Distance from Orlando Health
- Parking on Street and in Rear
- Access from Signalized Intersection
- Combined Traffic Count: 60,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,739	124,657	327,382
Daytime Population	54,847	232,352	464,252
Total Households	4,424	54,729	133,756
Avg. HH Income	$139,023	$101,349	$99,756

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
A	Orlando Healh CareSpot	3,600
B-C	Hili Fitness	1,900
D	Tropical Smoothie Cafe	1,500

TOTAL 7,000

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
39,700

EST. # OF VISITS ANNUALLY
97,300

AVG. VISITS / CUSTOMER
2.48

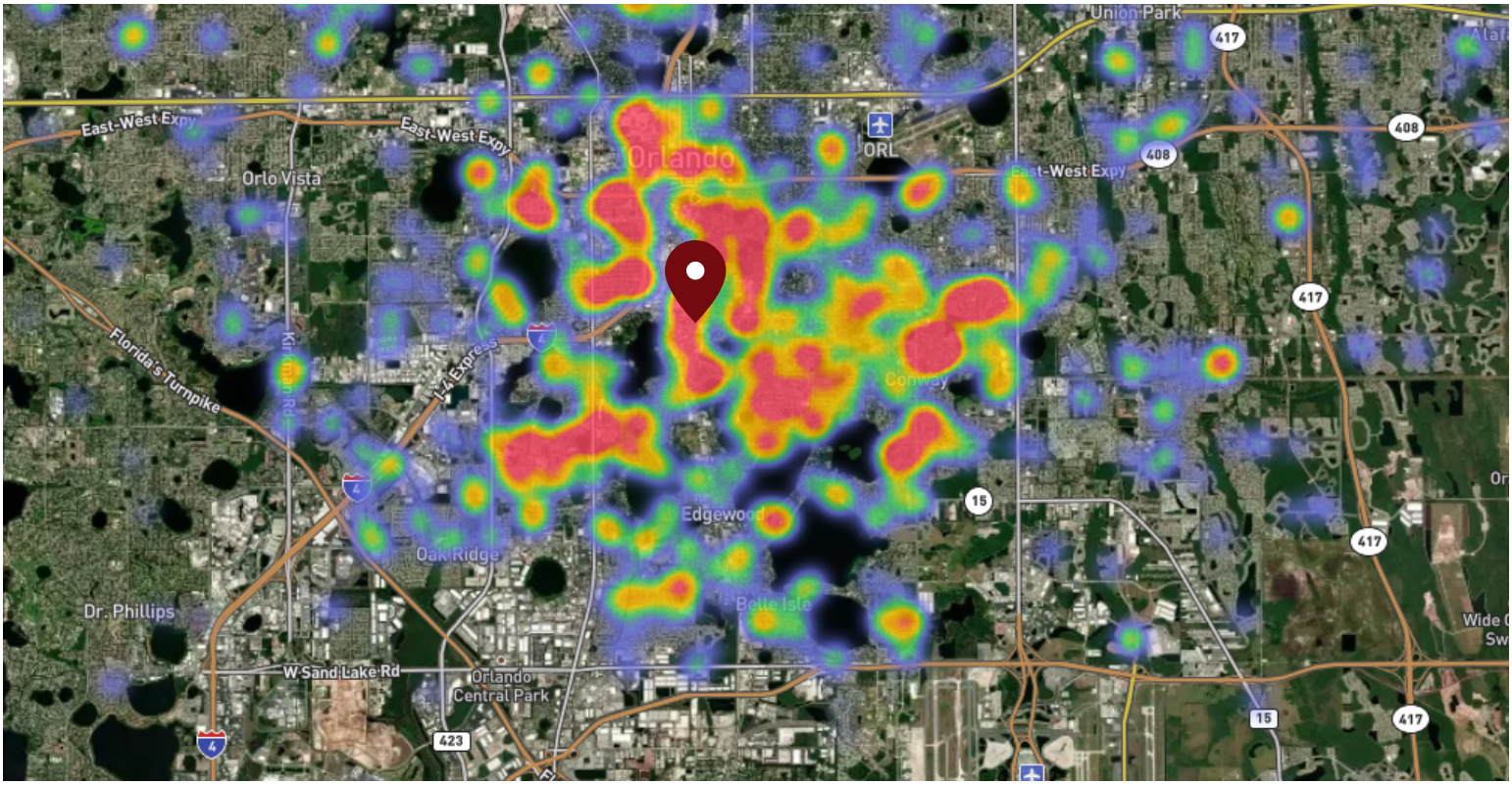
AVG. LENGTH-OF-STAY / VISIT
59 Min

TOP 3 DAYS	# OF VISITS
Monday	16,491
Thursday	16,397
Tuesday	15,645

TOP 3 HOURS	# OF VISITS
11AM-12 PM	20,046
12-1 PM	19,679
10-11 AM	17,431

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2024 - May 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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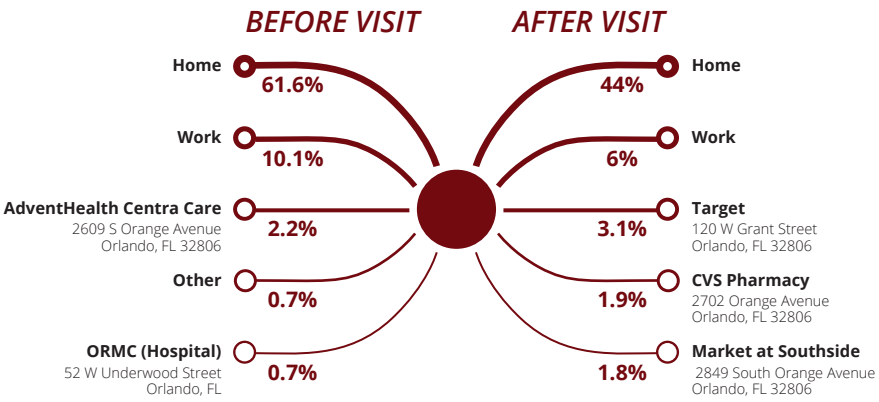
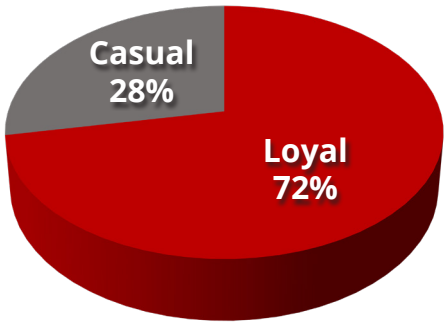
CUSTOMER JOURNEY - TOP 5 PLACES



CUSTOMER LOYALTY



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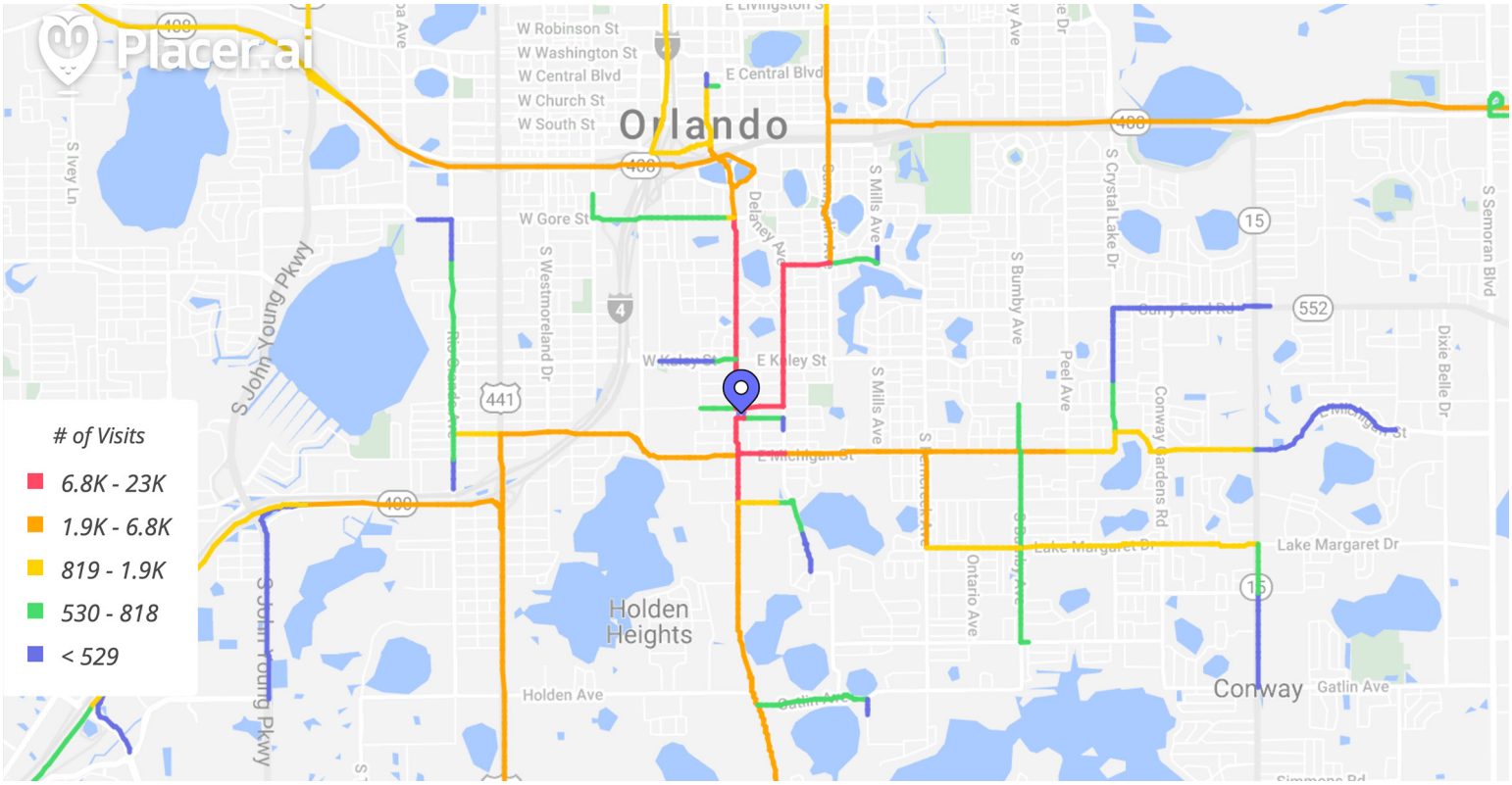
CUSTOMER JOURNEY



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