Shoppes at Andover

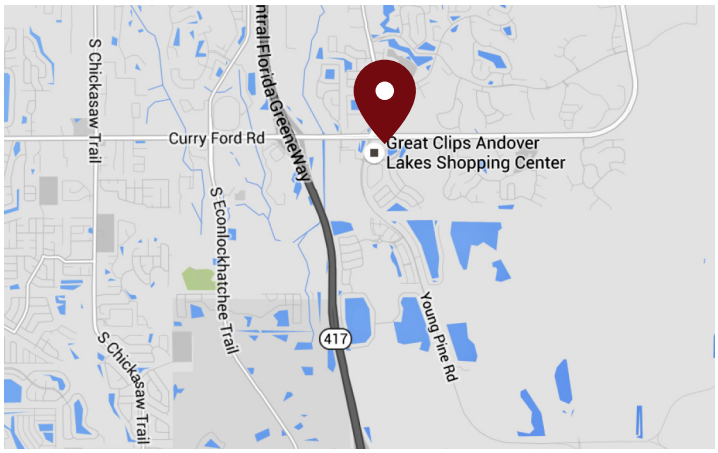
3020 Lamberton Boulevard
Orlando, FL 32825
Lat 28.509, Long -81.236

FOR LEASE

1,750 SF ENDCAP WITH DRIVE-THRU AVAILABLE

PROPERTY HIGHLIGHTS

- Publix Shadow Anchored
- Located in a Highly Populated Area at the Entrance to Andover Lakes in East Orlando
- Close Proximity to SR 417
- Monument Signage Available
- Adjacent to New Starbucks Drive-Thru
- Combined Traffic Count: 54,145 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,163	70,537	239,877
Daytime Population	7,732	44,640	180,499
Total Households	3,748	24,548	86,725
Avg. HH Income	$109,685	$111,274	$96,948

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

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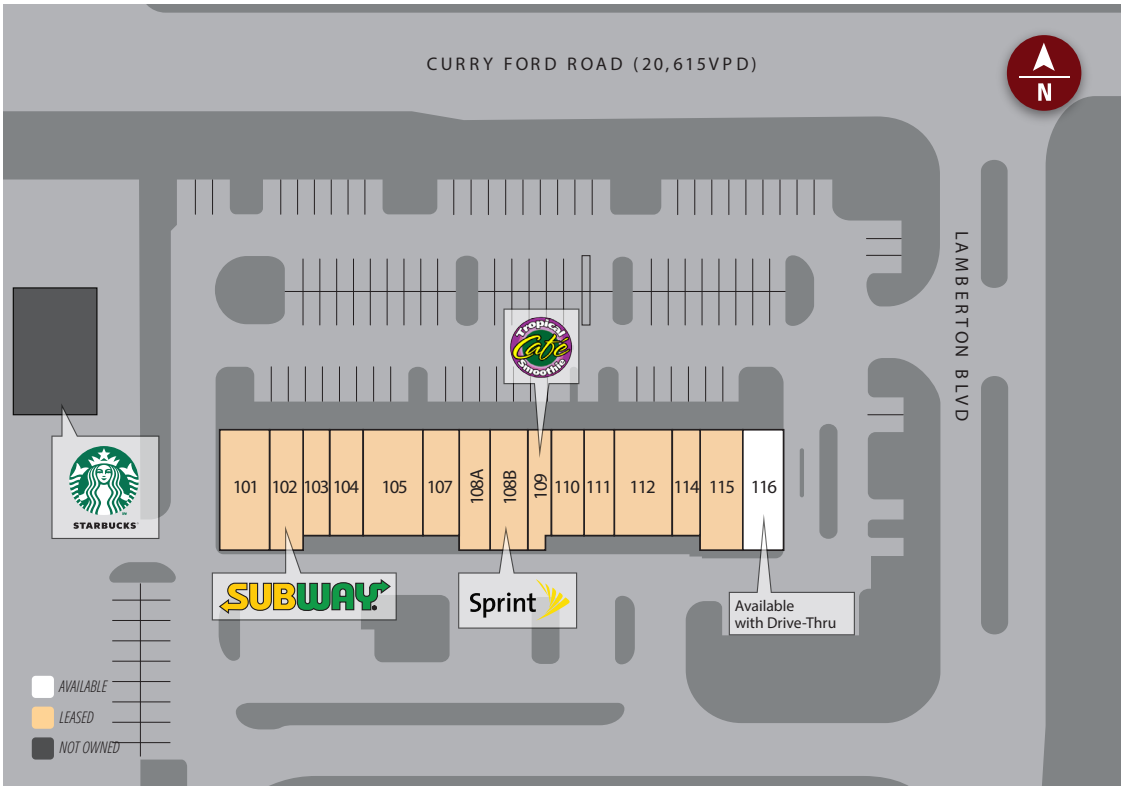

SITE PLAN

Suite	Tenant	Size
101	Ferrara Pizza & Pasta	2,100
102	Subway	1,400
103	Flower Nook	925
104	Angel Nails	1,233
105	East Orange Wellness	2,158
107	Eli Tax	1,233
108A	Big Paws Grooming	1,050
108B	Sprint	1,400
109	Tropical Smoothie Cafe	1,050
110	Latin Restaurant	1,542
111	Barber Shop	925
112	Five Tenets Karate	2,158
114	Jordan's VIP Med Spa	925
115	China-Japan	1,750
116	AVAILABLE	1,750

TOTAL 21,599

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
80,400

EST. # OF VISITS ANNUALLY
308,100

AVG. VISITS / CUSTOMER
3.83

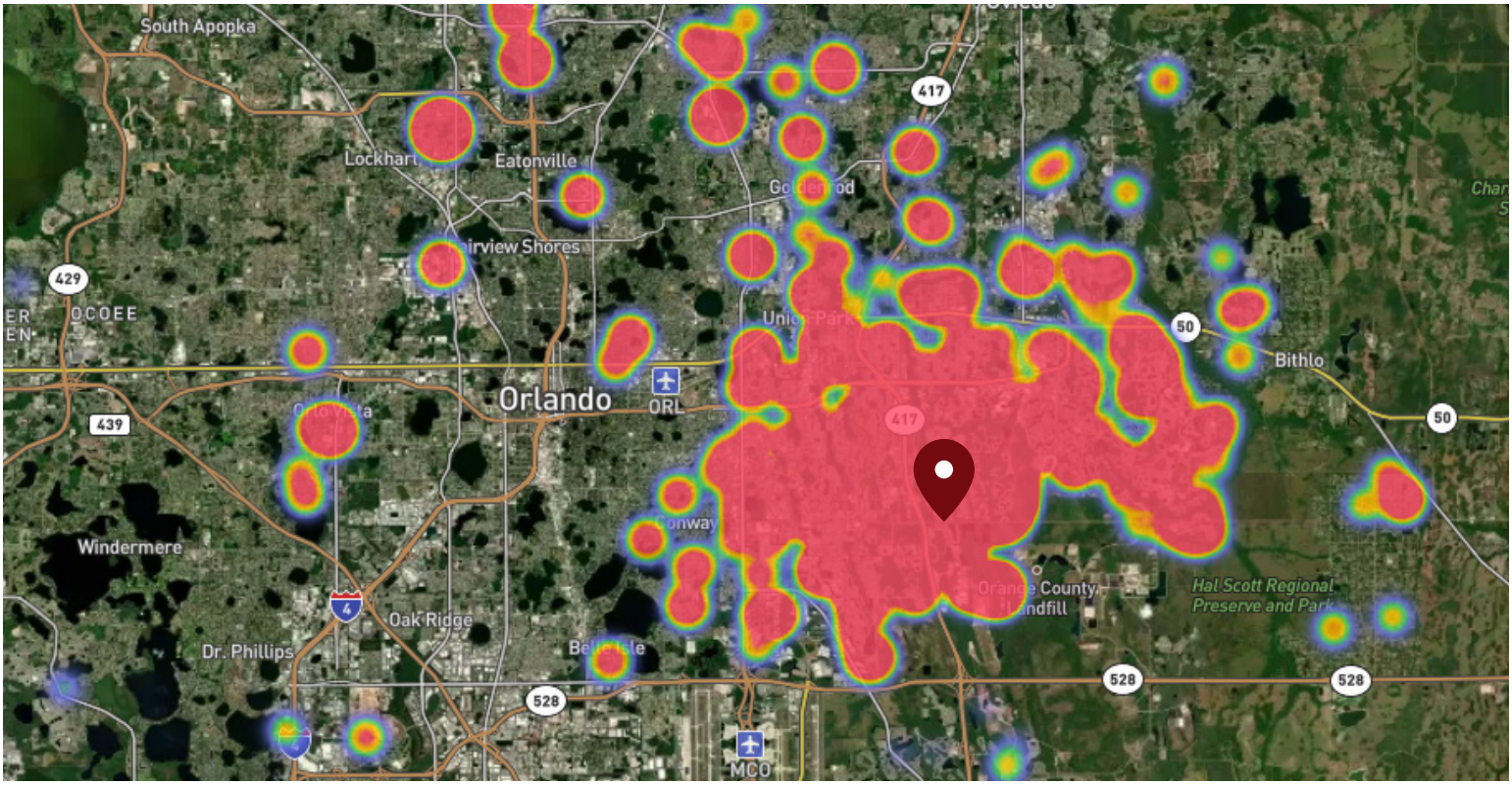
AVG. LENGTH-OF-STAY / VISIT
30 Min

TOP 3 DAYS	# OF VISITS
Friday	49,913
Wednesday	46,077
Saturday	45,821

TOP 3 HOURS	# OF VISITS
6-7 PM	52,428
5-6 PM	49,871
12-1 PM	46,104

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



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

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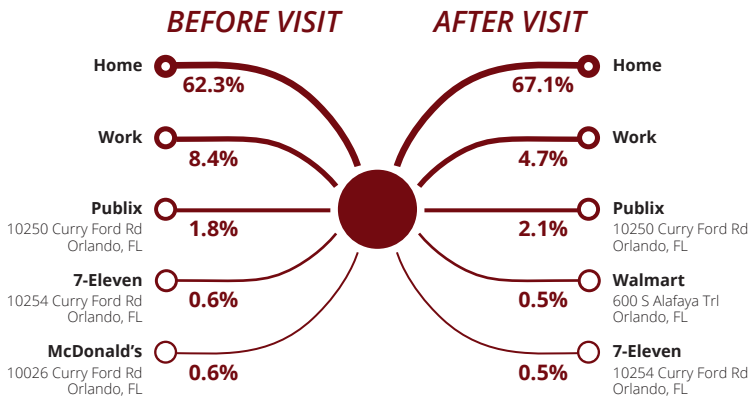
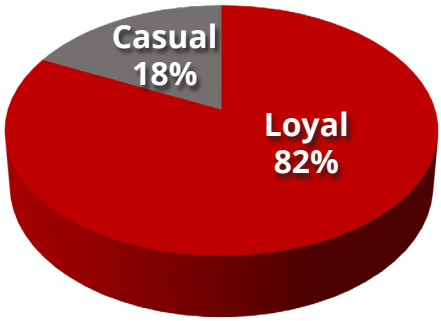
CUSTOMER JOURNEY - TOP 5 PLACES



CUSTOMER LOYALTY



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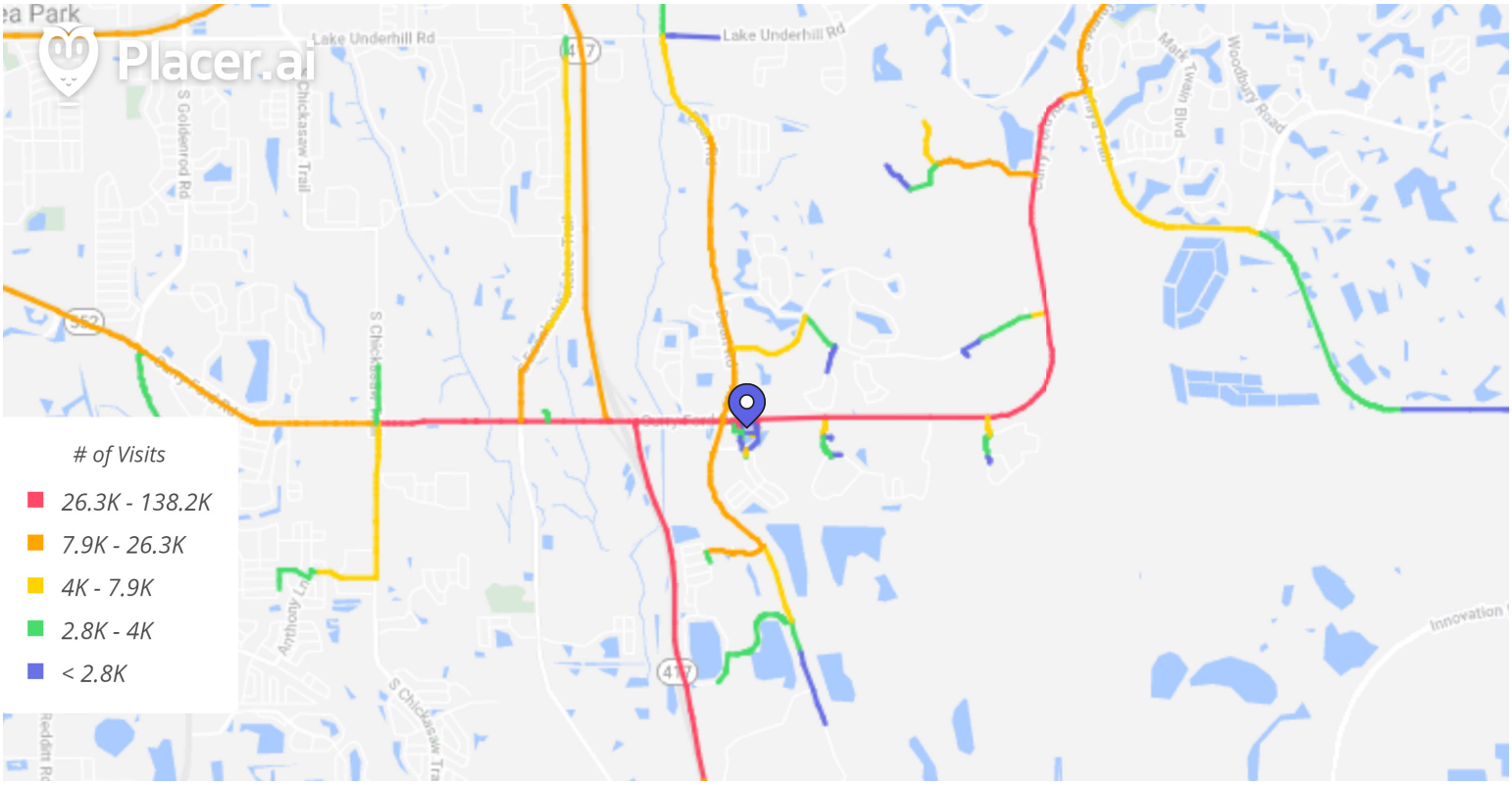
CUSTOMER JOURNEY



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