

# Avenue Shoppes

8204 Crystal Clear Lane  
Orlando, FL 32809

1,275 square feet  
1,600 square feet  
2,958 square feet



**\$12.00 psf  
NNN**



## Features:

- Zoned C-3
- High visibility center located in front of The Florida Mall, facing Orange Blossom Trail
- Traffic Count—53,000 cars per day
- Surface and Underground Parking available
- Strong Demographics: 59,107 people living within 3 miles with an average Household income of \$51,304  
163,218 people living within 5 miles with an average Household income of \$39,206  
63,954 people work within 3 miles of site (daytime population)



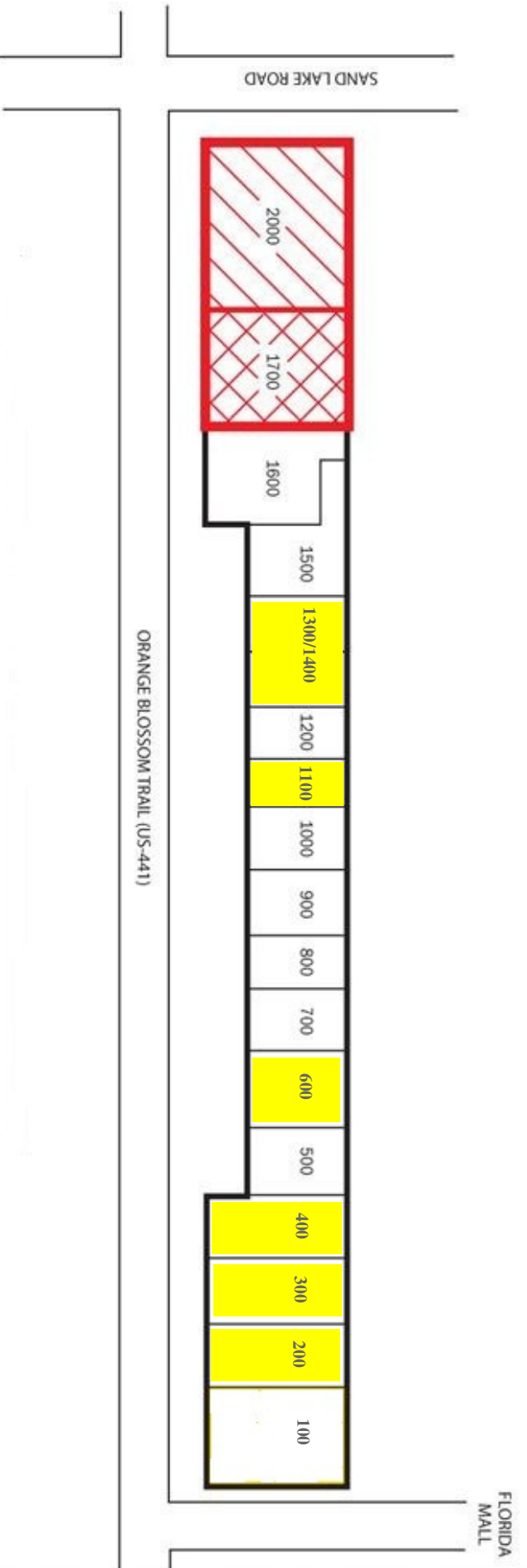
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Southeastern Realty Group, Inc.

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## BUILDING DATA

SUITE NO.	TENANT NAME	SUITE NO.	TENANT NAME
100	BOB & ELLIOTS PIANO	1000	SMART ACCOUNTING SOLUTIONS
200	AVAILABLE - 2,958 SF	1100	AVAILABLE - 1,275 SF
300	AVAILABLE - 2,958 SF	1200	LE ALTERATIONS
400	AVAILABLE - 2,958 SF	1300	SPACE AVAILABLE - 2,498 SF
500	HERNANDEZ INSURANCE, LLC	1400	SPACE AVAILABLE
600	AVAILABLE - 1,600 SF	1500	DENTAL BR
700	ADVANCE AMERICA	1600	NOTTER SCHOOL OF CULINARY ARTS, LLC
800	NOTTER SCHOOL	1700	KING
900	AAA MASSAGE, INC.	2000	KING