



# PLAZA ECCO

Orlando, Florida



**EXECUTE CONFIDENTIALITY AGREEMENT**  
**Offering Memorandum - COMING SOON**

**3107 S. Orange Ave**  
 Orlando, Florida 32806

**57,747 SF**  
 Total GLA

**Publix**  
 29,821 SF

**PDQ**  
 2,834 SF

**STARBUCKS**  
 2,500 SF

**+/- 8.0 Acres**  
 Total Lot

**2019-2021**  
 Year Built

**100%**  
 Occupancy

**38,100 VPD**  
 S. Orange Avenue

**\$1,500,000**  
 Estimated NOI

**Offered Free & Clear**  
 Existing Debt



## INVESTMENT HIGHLIGHTS

- Publix** Essential Publix Grocery Anchor - #1 Market Share in Florida
- Exceptionally Rare Publix Ground Lease thru 2039
- Publix Contractual Base Rent Increases and Pro-Rata Share of Expense Recoveries
- No Publix Purchase Rights
- Stand Alone Starbucks, PDQ, & Twistee Treat Outbuildings Included in Offering
- Tremendous Urban, Infill Demographics - 11.0% Proj. Population Growth and \$92,000 Average Household Income Immediately Surrounding the Property
- Located in Booming SoDo District, 2.0 Miles from Downtown Orlando Central Business District
- Middle of a World-Class Health Corridor - 2.5 Million Square Feet of Medical and Healthcare
- New 2019 Construction with Street Frontage and Prominent Signage
- Adjacent to New Institutional Quality 300-Unit Luxury Apartments with Average Resident Incomes exceeding \$120,000

**DEMOGRAPHIC OVERVIEW**

	1-Mile	2-Mile	3-Mile	5-Mile	Orlando MSA
<b>POPULATION</b>					
2025 Projection	10,542	46,953	133,912	335,312	2,908,242
2020 Estimate	9,500	43,788	124,111	308,980	2,638,858
% Growth 2020-2025	11.0%	7.2%	7.9%	8.5%	10.2%
<b>HOUSEHOLD INCOME</b>					
Average	\$91,943	\$78,616	\$71,990	\$69,928	\$82,905
Median	\$64,217	\$52,077	\$48,766	\$47,609	\$58,921
<b>EDUCATIONAL ATTAINMENT</b>					
Bachelor's Degree or Higher	41.0%	35.2%	32.8%	31.5%	33.0%

PRESENTED BY JLL  
**INVESTMENT ADVISORS**

**Brad Peterson**  
 Senior Managing Director  
 +1 407 745 3910  
 brad.peterson@am.jll.com

**Whitaker Leonhardt**  
 Senior Director  
 +1 407 745 3916  
 whitaker.leonhardt@am.jll.com

**Michael Brewster**  
 Director - Net Lease Advisor  
 +1 407 745 3911  
 michael.brewster@am.jll.com