

# For Sale

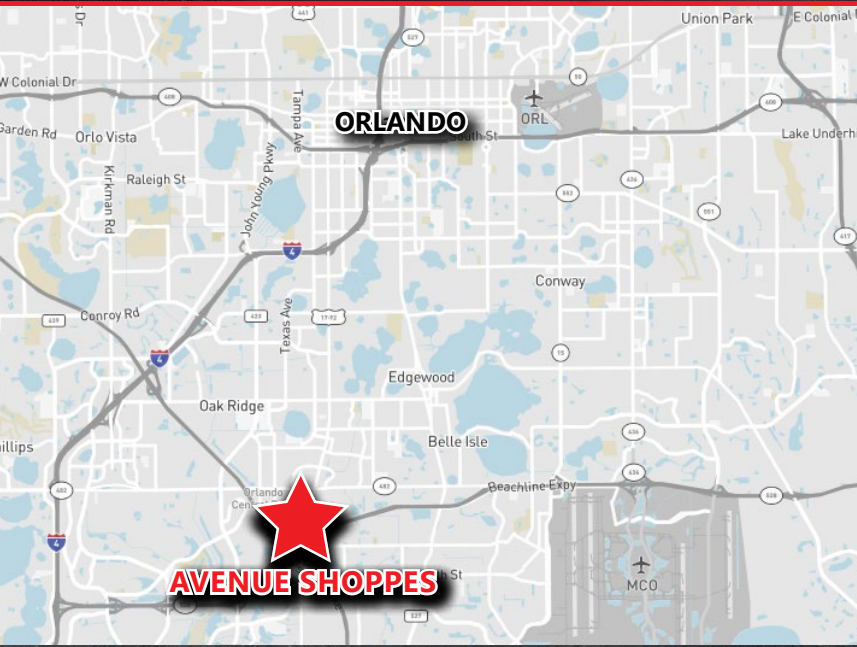
## AVENUE SHOPPES 42,196 SF Retail Strip Center & Outparcel to The Florida Mall

ORLANDO, FLORIDA



ASKING PRICE : **\$8,350,000**  
CAP RATE : **6.25%**  
NOI : **\$521,814**

### PROPERTY SUMMARY



<b>PROPERTY NAME:</b>	Avenue Shoppes
<b>ADDRESS:</b>	8204 Crystal Clear Lane Orlando, Florida 32809
<b>GLA:</b>	42,196 s.f.
<b>BUILT/RENOV:</b>	1988 / 2020
<b>ACREAGE:</b>	2.74 AC
<b>LEASED:</b>	94%
<b>TRAFFIC COUNT:</b>	67,000 VPD on S. Orange Blossom Trail

### INVESTMENT SALES ADVISORY

**JOHN KRZYMSKI**  
Senior Director, Capital Markets  
+1 708 289 8115 | John.Krzymski@am.jll.com

**EMMA WILSON**  
Production Associate, Capital Markets  
+1 407 247 2325 | Emma.Wilson@am.jll.com

**MAX KRZYMSKI**  
Director, Capital Markets  
+1 708 289 1115 | Max.Krzymski@am.jll.com

**TYLER HICKS**  
Analyst, Capital Markets  
+1 352 536 5754 | Tyler.Hicks@am.jll.com

## Investment Highlights



Avenue Shoppes is a direct outparcel to the Florida Mall, a top performing mall in the US, allowing it to generate increased exposure to the over 20MM visitors that travel to the shopping center destination each year.



The Property benefits from approximately 600 feet of frontage on Orange Blossom Trail (US 17-92) – a main passageway through the state of Florida, and strong visibility from the Sand Lake Rd intersection.



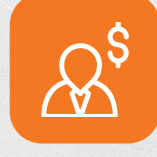
The Orlando tourism industry generated over \$75BB in annual economic impact in 2019 and is slated to grow considerably over the coming years – Avenue Shoppes is well-positioned to benefit from this tourism as it is located on one of the main arteries that feeds directly into the Universal and iDrive Tourist Districts.



Between 2010 and 2020, Florida's population grew by 14.6% which is double the rate of overall US population growth and the third fastest growing market in the United States, outpacing fast-growing metros such as Atlanta, Austin and Tampa.



Avenue Shoppes has a strong track record of historical occupancy and ability to promptly re-lease units if they become available.



The Central Florida retail market is one of the most prominent in the US, providing an investor a strong performing asset for any portfolio, that will always have an active buyer pool.

