



For Lease

SoDo Shopping Center

2300-2470 S Orange Ave, Orlando, FL 32806



Property Highlights

SoDo Shopping Center

- Comprised of a 255,633 GLA lifestyle shopping center.
- Situated 1.5 miles south of Downtown Orlando, the center occupies a prime location on S Orange Ave, experiencing a daily traffic volume of over 35,700± AADT.
- The center houses an impressive tenant mix encompassing various specialties, including fitness, health and beauty, restaurants and national destinations.
- 300 luxury, Class-A apartments reside on-site, complemented by 75,000 s.f. of fully-leased office space.
- Retail customers benefit from the convenience of eight access points and 1,747 reserved parking spaces.
- Three monument signs have been expanded for maximum visibility along S Orange Ave.
- SoDo Shopping Center serves as the primary venue for a range of annual community events, including Light Up SODO, Haunting on Main and The CardBoard Art Festival. These events attract thousands of additional visitors and contribute to the center's visitor count and community impact.

Key Tenants



Site Plan

■ AVAILABLE
□ LEASED



#	Tenant	SF
1	SouthState Bank	4,100
2	T-Mobile	3,000
3	AVAILABLE	3,735
4	Taco Bell	2,916
7	AVAILABLE	4,967
8	Big Dave's Cheesesteaks	1,593
9	Waxing the City	1,593
10	Custom T-Shirts and More	1,593
11	Largaespada - Goosehead Insurance	832
12	NAILSPA.COM	1,760

#	Tenant	SF
13	Massaga Envy	2,886
14	AVAILABLE - Medtail Space	4,943
15	Edward Jones	1,198
16	Orlando Orthopaedic Outpatient	14,528
17	Orlando Health	13,633
18	Orlando Health	11,375
19	Sodo Sushi Bar Grill	2,519
20	Sugar Divas Cakery	1,370
21	AVAILABLE	1,800
22	Foxhole Barbershop	1,135

#	Tenant	SF
23	Fleet Feet Sports Orlando	2,905
24	The Smoothie Room	1,419
25	Kolombia Cafe	1,380
26	F45 Training SODO FL	3,493
27	Jason's Deli	4,791
28	LA Fitness	49,875
29	Orlando Orthopaedic Center	29,420
30	Flippers Pizzeria	2,500
31	Advanced Dermatology & Cosmetics Surgery	3,547
32	Orlando Orthopaedic Center	3,668

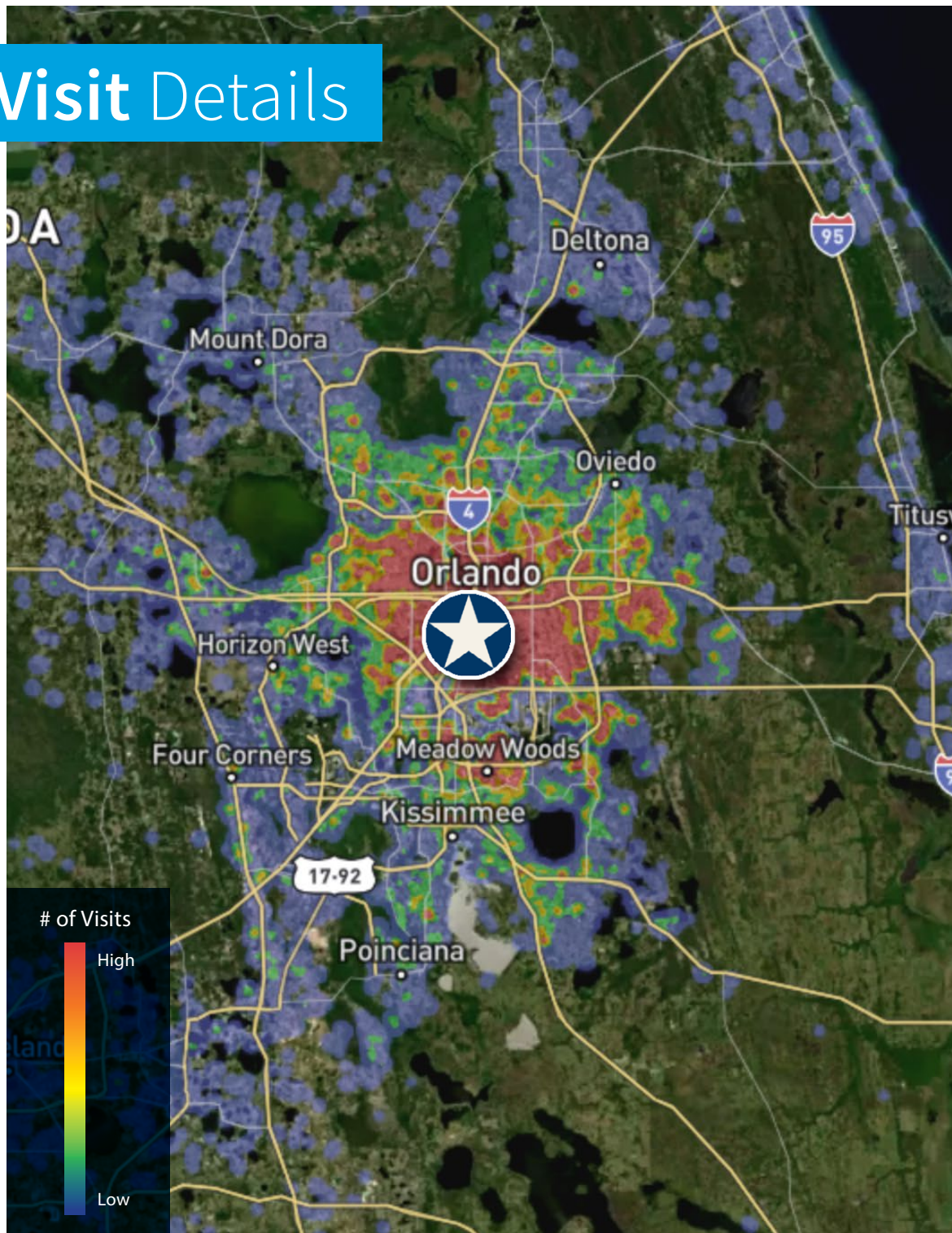
#	Tenant	SF
33	Orlando Ortho. Outpatient Surg	1,412
34	TJ Maxx	26,843
35	Phenix Salon Suites	6,237
36	Orlando Orthopaedic Center	1,441
37	Phenix Salon Suites	6,473
37A	Phenix Salon Suites	1,440
39	Revolution Lash Studio	1,444
40	Orlando Health	24,787
41	AVAILABLE	1,400
42	AVAILABLE	1,400



Market Overview

2025 Demographics	5 MIN	10 Min	15 Min
👤 Population	20,166	147,358	458,023
🏠 Households	9,087	63,687	181,964
📊 Average HH income	\$112,773	\$100,278	\$90,054
🛒 Businesses	2,874	14,684	34,850
🔍 Employees	60,499	173,457	363,802

Visit Details



Customer Data



2.4M Est. # of Annual Visits

562.9K Est. # of Annual Customers



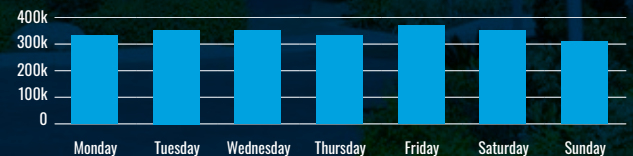
4.27 Avg. Visits/
Customer

55 Minutes/
Avg. Stay



Minutes/
Med. Stay **38**

Est. # of Daily Visits



Contact Us



Colette Santana
Senior Vice President
colette.santana@jll.com
+1 813 777 8611



Taylar Ling
Associate
taylar.ling@jll.com
+1 407 271 3067



Billy Rodriguez
Senior Vice President
billy.rodriguez@jll.com
+1 407 443 3925



Brandon McCalla
Vice President
brandon.mccalla@jll.com
+1 954 665 3113

