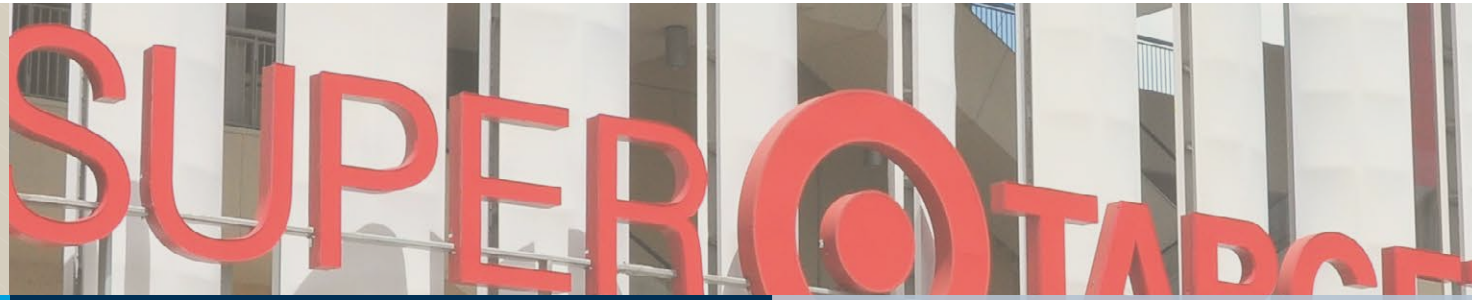


For Lease

SoDo Shopping Center

2300-2470 S Orange Ave, Orlando, FL 32806

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Property Highlights

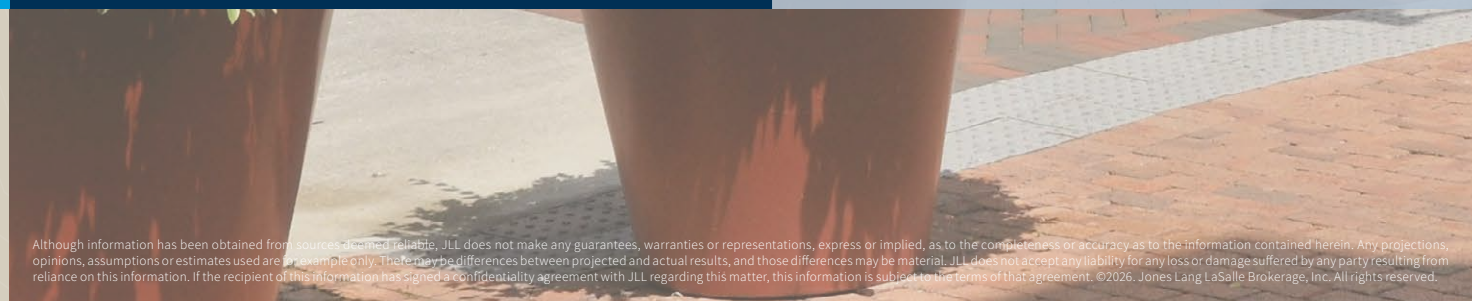
SoDo Shopping Center

- 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

SUPER TARGET · ORLANDO HEALTH · LA FITNESS · T.J.maxx · Phenix Salon Suites · TACO BELL · Massage Envy · F45 TRAINING · FLIPPERS PIZZERIA · T-Mobile · Jason's deli

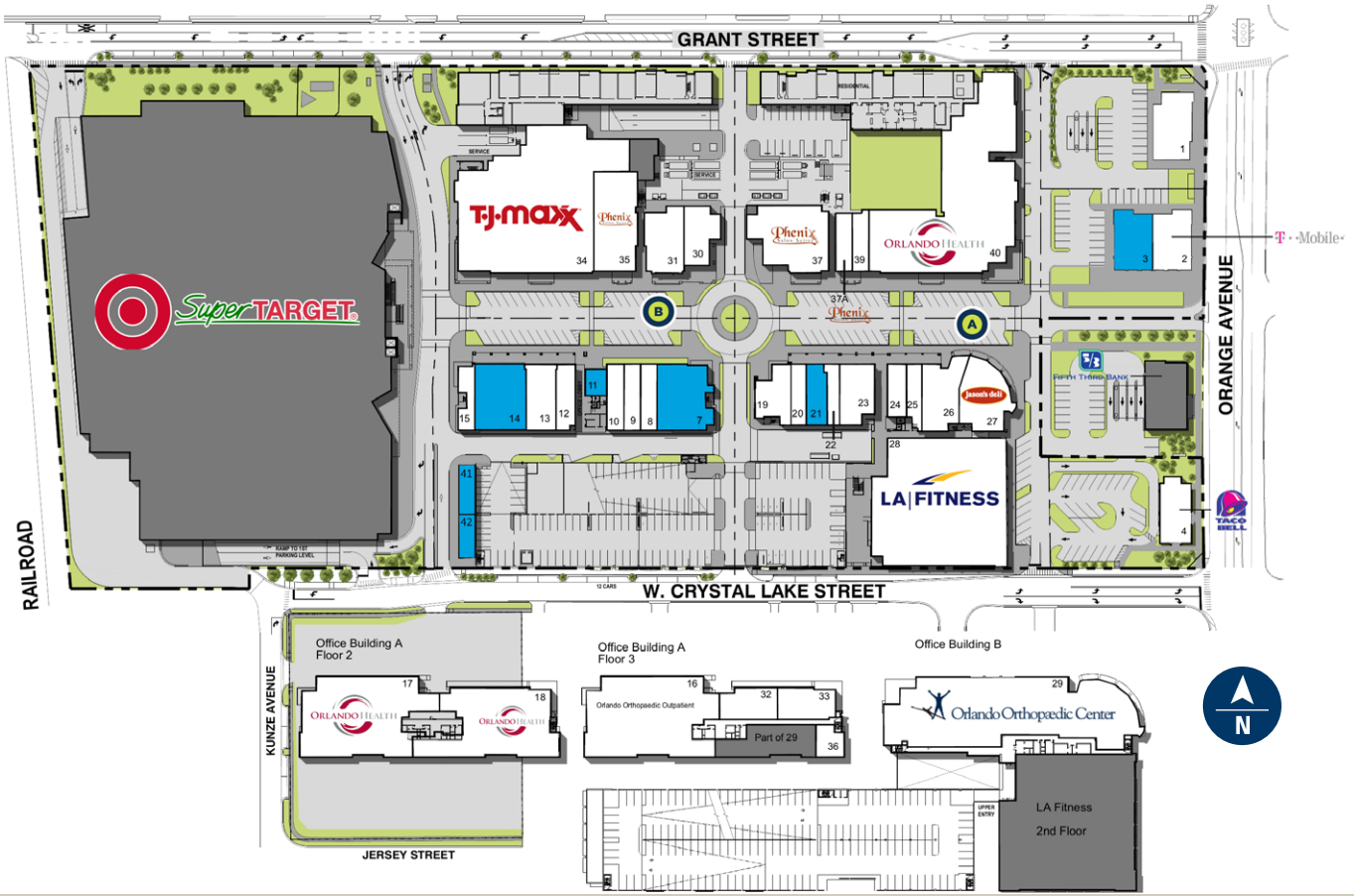
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Site Plan

- 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 - 2nd Gen. Restaurant	4,967
8	Big Dave's Cheesesteaks	1,593
9	Waxing the City	1,593
10	Custom T-Shirts and More	1,593
11	AVAILABLE	832
12	NAILSPAZ.COM	1,760

#	Tenant	SF
13	Massage 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

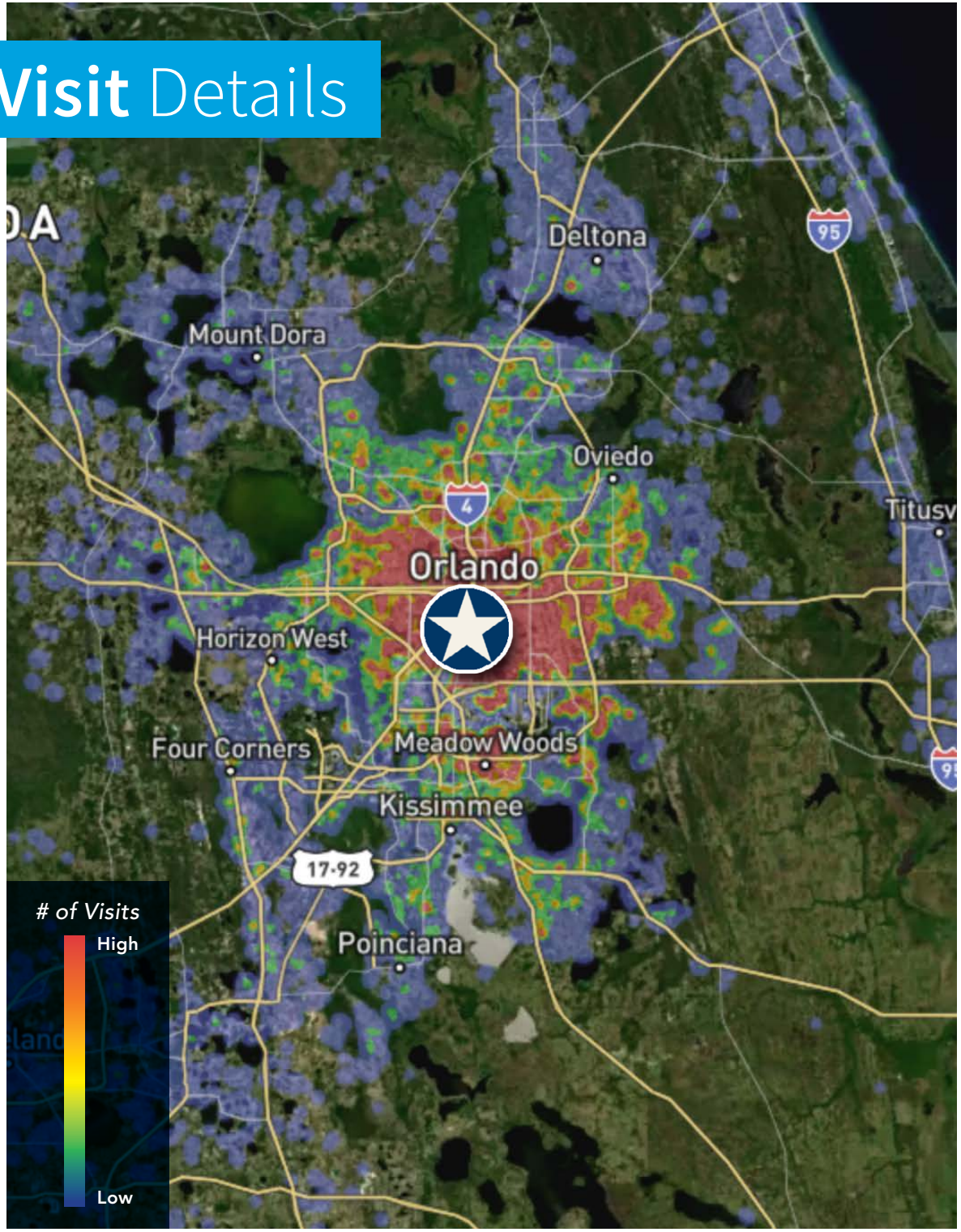
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Market Overview

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	10,212	127,392	335,498
Households	4,474	56,392	138,597
Average HH income	$148,685	$109,530	$108,569
Businesses	1,328	11,113	21,784
Employees	36,069	140,591	242,378

Visit Details



Customer Data

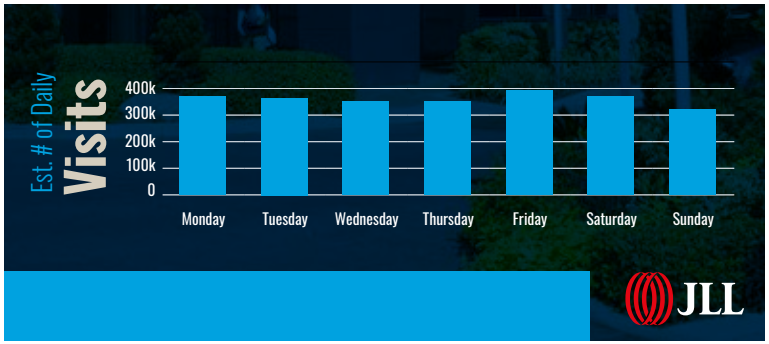
2.6M Est. # of Annual **Visits**

617.0K Est. # of Annual **Customers**

4.22 Avg. Visits/ Customer Annually

50 Minutes/ Avg. Stay

Minutes/ Med. Stay **35**



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