Southgate

SHOPPING CENTER

4649 S ORANGE BLOSSOM TRAIL
ORLANDO, FL 32839



JLL

RETAIL SPACE FOR LEASE



ALDI · dd's DISCOUNTS · Dedicated Senior Medical Center, A CHEMMED COMPANY · Aaron's · AutoZone · TAKE 5



The property

147,584 GLA SHOPPING CENTER

GROCERY-ANCHORED RETAIL DESTINATION

- 147,584 GLA, grocery-anchored shopping center directly on South Orange Blossom Trail (US-441), offering prominent visibility and access in one of Orlando's most established retail corridors
- High traffic exposure on the lighted intersection of South Orange Blossom Trail and Holden Ave for a combined count of 78,100 vehicles per day (VPD)
- Established national tenant mix highlighted by ALDI and AutoZone and further complemented by dd's DISCOUNTS, Aaron's and more
- Convenient customer access with multiple ingress and egress points, substantial roadway frontage on both thoroughfares and ample surface parking

The surroundings

ORANGE BLOSSOM TRAIL CORRIDOR

PROMINENT RETAIL & COMMERCIAL HUB

- Established commercial corridor encompassed in national retailers and neighborhood services that attract recurring daytime shopping visits
- Less than one mile and a 3-minute drive from I-4's dedicated Orange Blossom Trail Exits 80A/B
- Three-mile residential and daytime populations featuring more than 126,000 residents and a daytime population count of over 186,000
- Well-situated in proximity to other nearby retail draws, including the SoDo District (2.6 mi), the Mall at Millenia (3.0 mi) and the Florida Mall (3.7 mi)

- PROPERTY GALLERY -









Suites 4620 and 4625



Southgate Shopping Center

Tenant roster

SUITE	TENANT	SF
4613	Dedicated Senior Medical Center	15,000
4617	Aaron's	15,015
4620	Available*	15,003
4625	Available*	7,100
4629	dd's DISCOUNTS	23,000
OP-1	Available Pad 1 (Drive-Thru)	Up to 2,000 SF
	ALDI	16,929
	Beauty Exchange	12,000
	AutoZone Auto Parts	39,805
	Take 5 Oil Change	1,732
TOTAL		**147,584**

* Combined for a contiguous total of 22,103 SF.

SITE PLAN



Aerial overview

Strong market. Strong location.



Demographics

10-minute drive time

126,216
Population

186,526
Daytime population

47,217
Households

$90,245
Avg. HHI

35.8
Avg. age

CONSUMER PROFILES: THE SOUTHGATE S.C. MARKET



City Greens

Environmentally-conscious professionals balancing urban careers with sustainable living
Median Age: 41.5
Median HH Income: $102,505
LifeMode Group: Suburban Shine
Socioeconomic Traits: Socially-engaged, dual-income professionals who own homes. Digitally-savvy, actively vote and recycle while building savings through IRA contributions.



Metro Fusion

Highly-mobile, young renters who are well-connected through social media and its influence
Median Age: 33.0
Median HH Income: $57,855
LifeMode Group: Metro Vibes
Socioeconomic Traits: Primarily in multifamily housing and prioritize social media for both leisure and work. Shopping is predominantly at shopping centers but will use apps for food.



Welcome Waves

Young families and workers building new lives in the United States
Median Age: 30.1
Median HH Income: $52,642
LifeMode Group: Urban Threads
Socioeconomic Traits: Encompasses young families who are budget-conscious renters and prioritize necessities such as clothing, vehicle maintenance and travel to visit family overseas.



City Commons

New households raising the next generation
Median Age: 29.3
Median HH Income: $29,134
LifeMode Group: Urban Threads
Socioeconomic Traits: Resilient young urban families who balance full-time jobs with raising children. They shop at discount supermarkets and enjoy QSRs while putting emphasis on brand purchases and streaming platforms.

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