

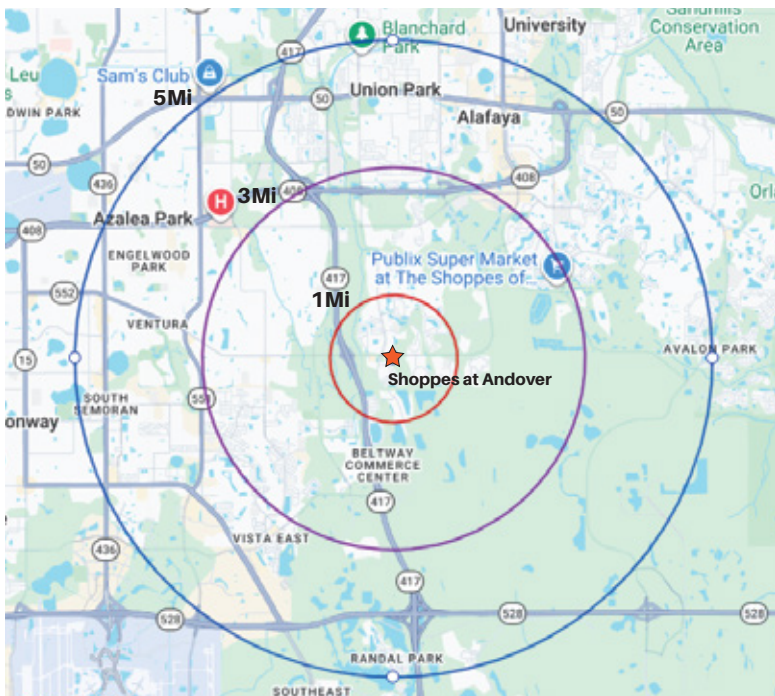
SHOPPES AT ANDOVER

3020 Lamberton Boulevard, Orlando, FL 32825



SPACE AVAILABLE

▪ 1,750 SF



DEMOGRAPHICS



Estimated Population:

1 MILE - 11,068

3 MILES - 70,160

5 MILES - 234,543



2028 Population Projections:

1 MILE - 12,488

3 MILES - 73,264

5 MILES - 235,722



Average Household Income:

1 MILE - \$42,130

3 MILES - \$56,161

5 MILES - \$77,452



Average Daily Traffic Counts:

Curry Ford Road - 40,107

PROPERTY OVERVIEW

Shoppes at Andover is a 21,599 SF retail strip shopping center on Curry Ford Road just off the Central Florida Greenway (Route 417). Shoppes at Andover is shadow anchored by a Publix Supermarket and a new Starbucks Drive-Thru. Located in a highly populated area at the entrance to Andover Lakes in East Orlando.

LEASING CONTACT

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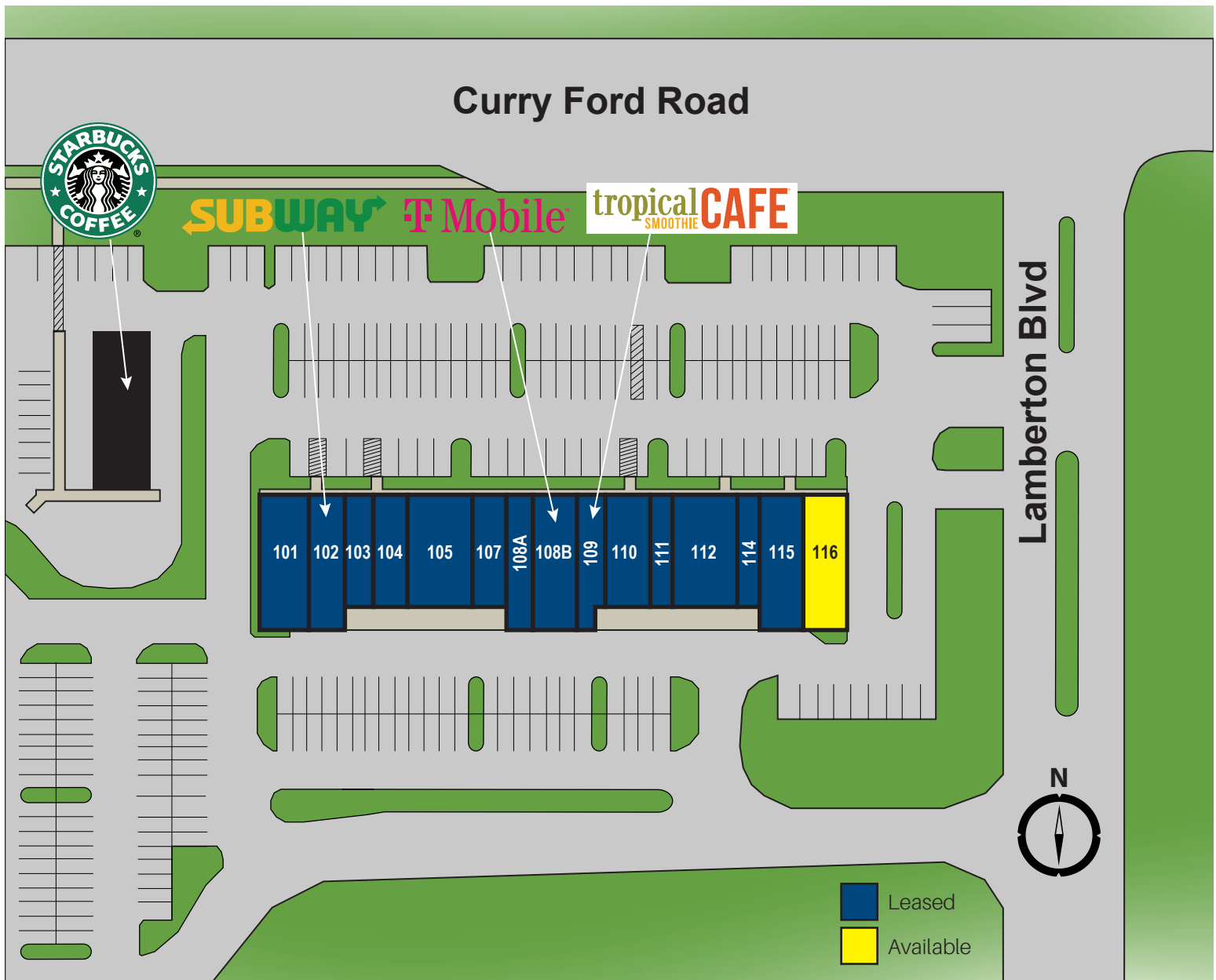
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SUBWAY

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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
101	Ferrara Pizza & Pasta	2,100	109	Tropical Smoothie Cafe	1,050
102	Subway	1,400	110	Sabor Del Caribe Latin Food	1,542
103	The Flower Nook	925	111	ALFA Barbershop	925
104	Angel Nails & Spa	1,233	112	Five Tenets Martial Arts Center	2,158
105	East Orlando Wellness	2,158	114	Lush Med Spa	925
107	Mobile Tax Service Inc.	1,233	115	China Brothers	1,750
108A	Big Paws Grooming Salon	1,050	116	AVAILABLE	1,750
108B	T-Mobile	1,400			
					TOTAL 21,599 SF

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