



Sodo S.C.

Orlando, FL

Orlando-Kissimmee-Sanford (FL)



Spencer Phelps

Leasing Representative

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AERIAL



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GROSS LEASABLE AREA (GLA)	255,633 SF
PARKING SPACES	1,653
PARKING RATIO	6.47 per 1,000 SF



DENSITY AERIAL



Property Overview

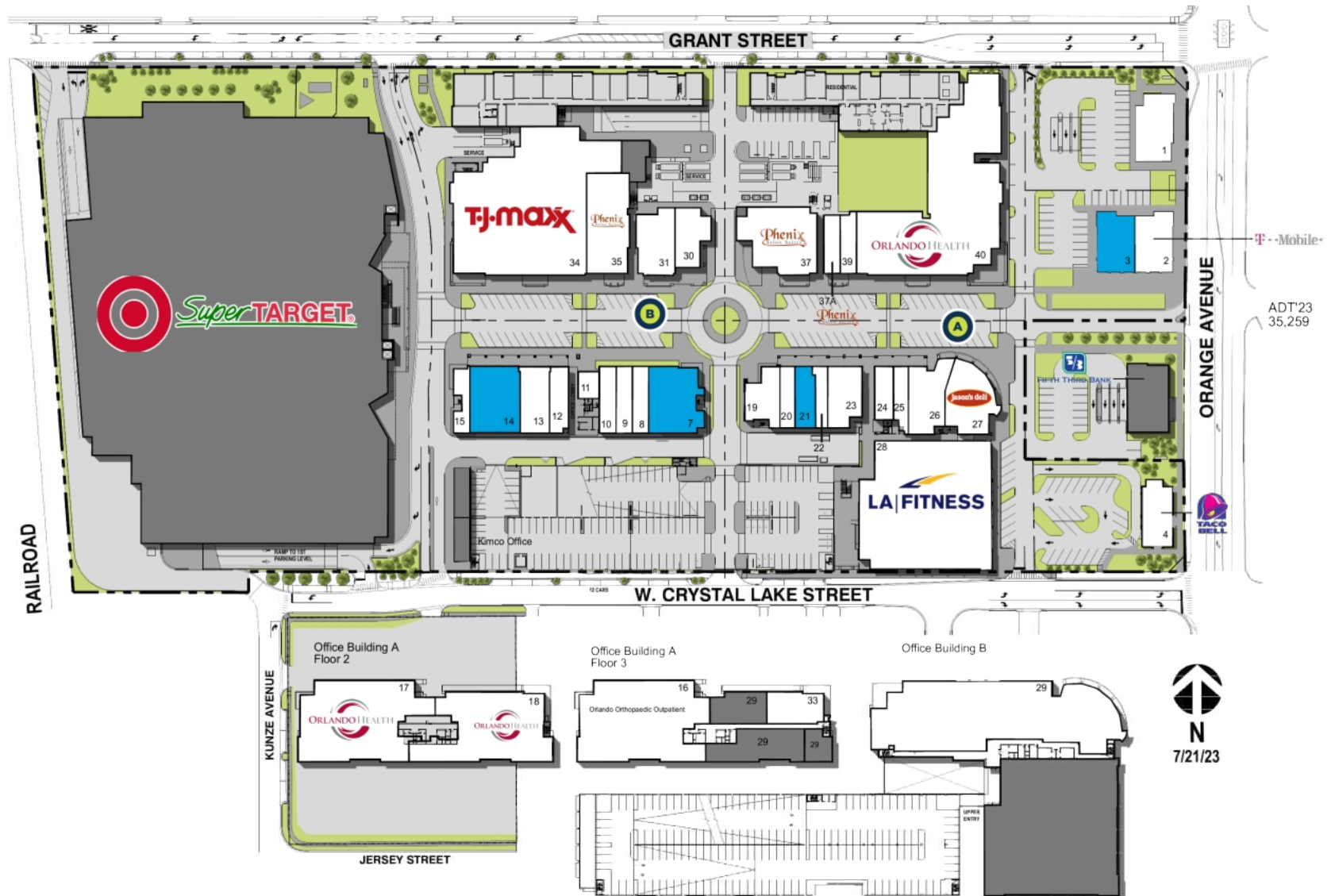
SoDo is a 22-acre transit adjacent urban infill mixed-use development located just south of Downtown Orlando, Florida. The development consists of 300 multi-family units and +/- 100,000 square feet of fully leased medical office space.

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■ Available ■ Non-Controlled ● A Curbside Pick-up



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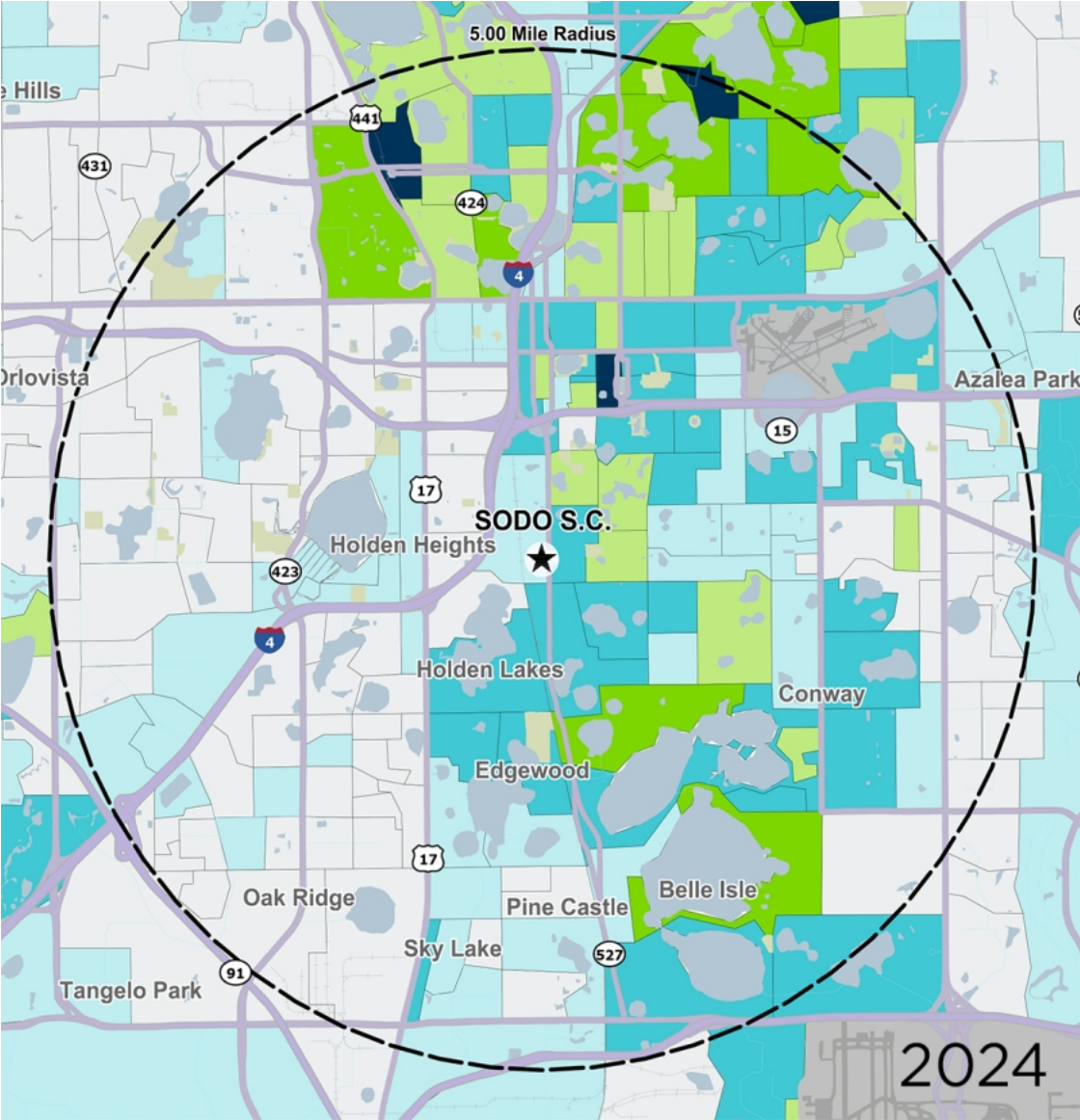
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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 SouthState Bank	4,100	15 Edward Jones	1,198	27 Jason's Deli	4,791
2 T-Mobile	3,000	16 Orlando Orthopaedic Outpatient	15,940	28 LA Fitness	49,875
3 Available	3,735	17 Orlando Health	13,633	29 Orlando Orthopaedic Center	34,529
4 Taco Bell	2,916	18 Orlando Health	11,375	30 Flippers Pizzeria	2,500
7 Available (Former Restaurant)	4,967	19 Sodo Sushi Bar Grill	2,519	31 Advanced Dermatology & Cosmetics Surgery	3,547
8 Big Dave's Cheesesteaks	1,593	20 Sugar Divas Cakery	1,370	33 Orlando Ortho. Outpatient Surg	0
9 Waxing the City	1,593	21 Available	1,800	34 TJ Maxx	26,843
10 Custom T-Shirts and More	1,593	22 Foxhole Barbershop	1,135	35 Phenix Salon Suites	6,237
11 Largaespada - Goosehead Insurance	832	23 Fleet Feet Sports Orlando	2,905	37 Phenix Salon Suites	6,473
12 NAILSPA.Z.COM	1,760	24 The Smoothie Room	1,419	37A Phenix Salon Suites	1,440
13 Massage Envy	2,886	25 Kolombia Cafe	1,380	39 Revolution Lash Studio	1,444
14 Available (Former Medical)	4,943	26 F45 Training SODO FL	3,493	40 Orlando Health	24,787

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,293	124,327	325,994
Daytime Pop	42,533	268,674	533,372
Households	4,390	54,569	133,578
Average HH Income	\$124,567	\$100,705	\$99,277
Median HH Income	\$89,395	\$68,822	\$66,523
Per Capita Income	\$54,459	\$45,094	\$41,120

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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S. Orange Ave. & Grant St., Orlando, FL



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