



# Grand Oaks Village

Orlando, FL

Orlando-Kissimmee-Sanford (FL)



**Spencer Phelps**  
Leasing Representative  
(407) 302-6518  
sphelps@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA) 86,269 SF

PARKING SPACES 469

PARKING RATIO 5.44 per 1,000 SF

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[www.kimcorealty.com/116730](http://www.kimcorealty.com/116730)



DENSITY AERIAL

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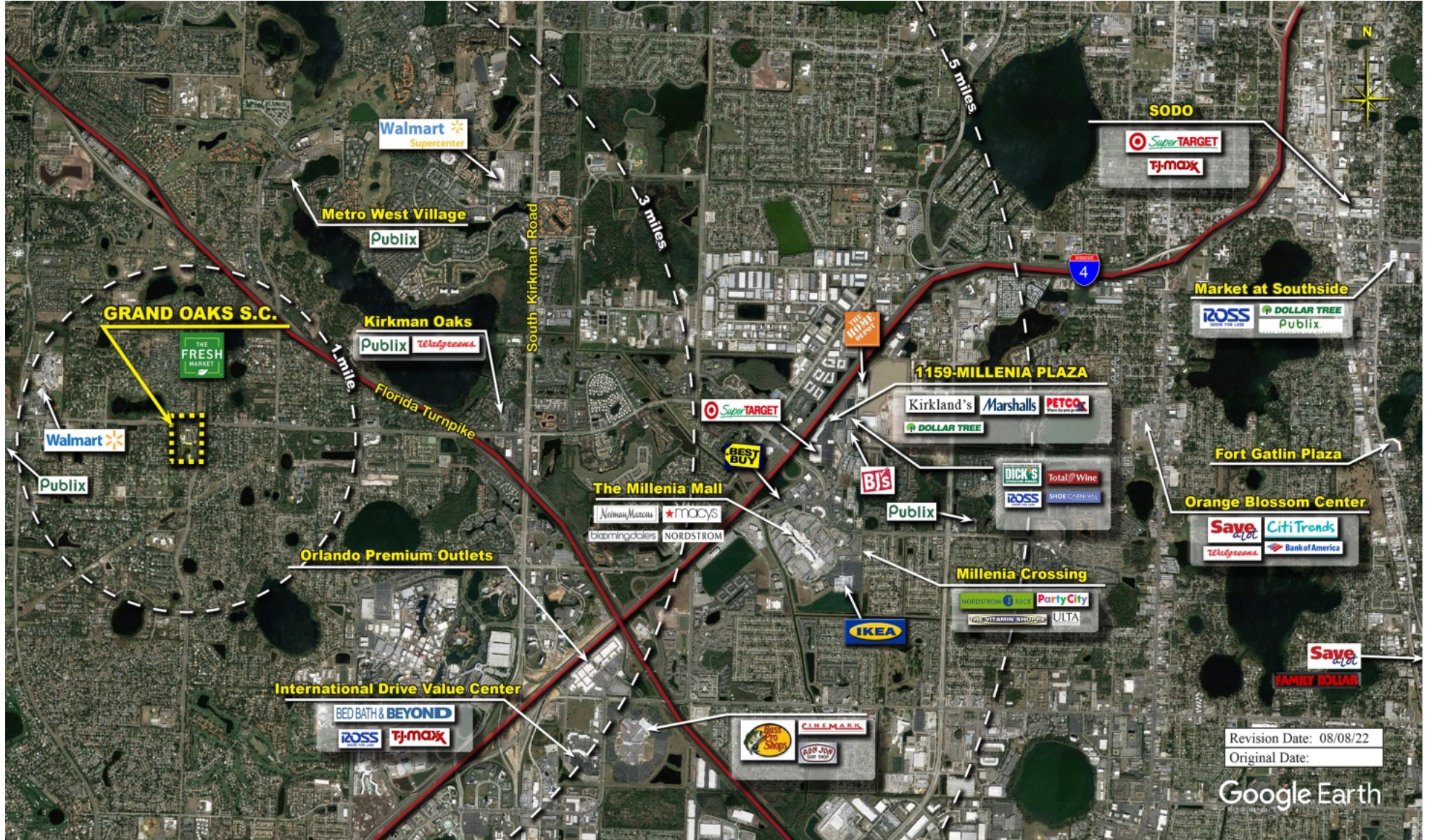
■ Available ■ Non-Controlled ● Curbside Pick-up



Conroy - Windermere Road

TENANT	SQ FT
1 @ the Diner	3,300
2 Huntington Learning Center	2,690
3 Woof Gang Bakery	1,110
4 J. McLaughlin	1,110
5 Facial Mania	1,110
6 Grand Oaks Mail Center	1,110
7 International Chiropractic Ctr	1,480
8 Cherry Blow Dry Bar	1,480
9 Florida Hospital Sports [...]	3,600
10 Prime IV Hydration & Wellness	1,973
11 Windermere Flowers & Gifts	2,025
12 DeForrest Eye Center	1,811
13 E'Lan Nail Spa	2,000
14 The Fresh Market	18,400
15 Available	800
16 Bonsai Sushi	800
17 Le Cafe de Paris	1,600
18 Eco Art	1,360
19 Massage Oasis	1,360
20 Little Greek	1,296
20A 9Round	1,724
21 Burntwood Tavern	6,860
22 Floyds 99 Barbershop	1,260
23 Dunkin' Donuts	2,070
24 AdventHealth Centra Care	4,590
25 ACE Hardware	6,100
26 Available	1,050
27 Edward Jones	1,050
28 Sage Dental	3,150
29 Vet Hospital	1,400
30 Home Care Assistance	1,400
31 Papa D Pizzeria	1,400
32 Surah	2,800
36 The Lash Lounge @ Dr. Phillips	1,000

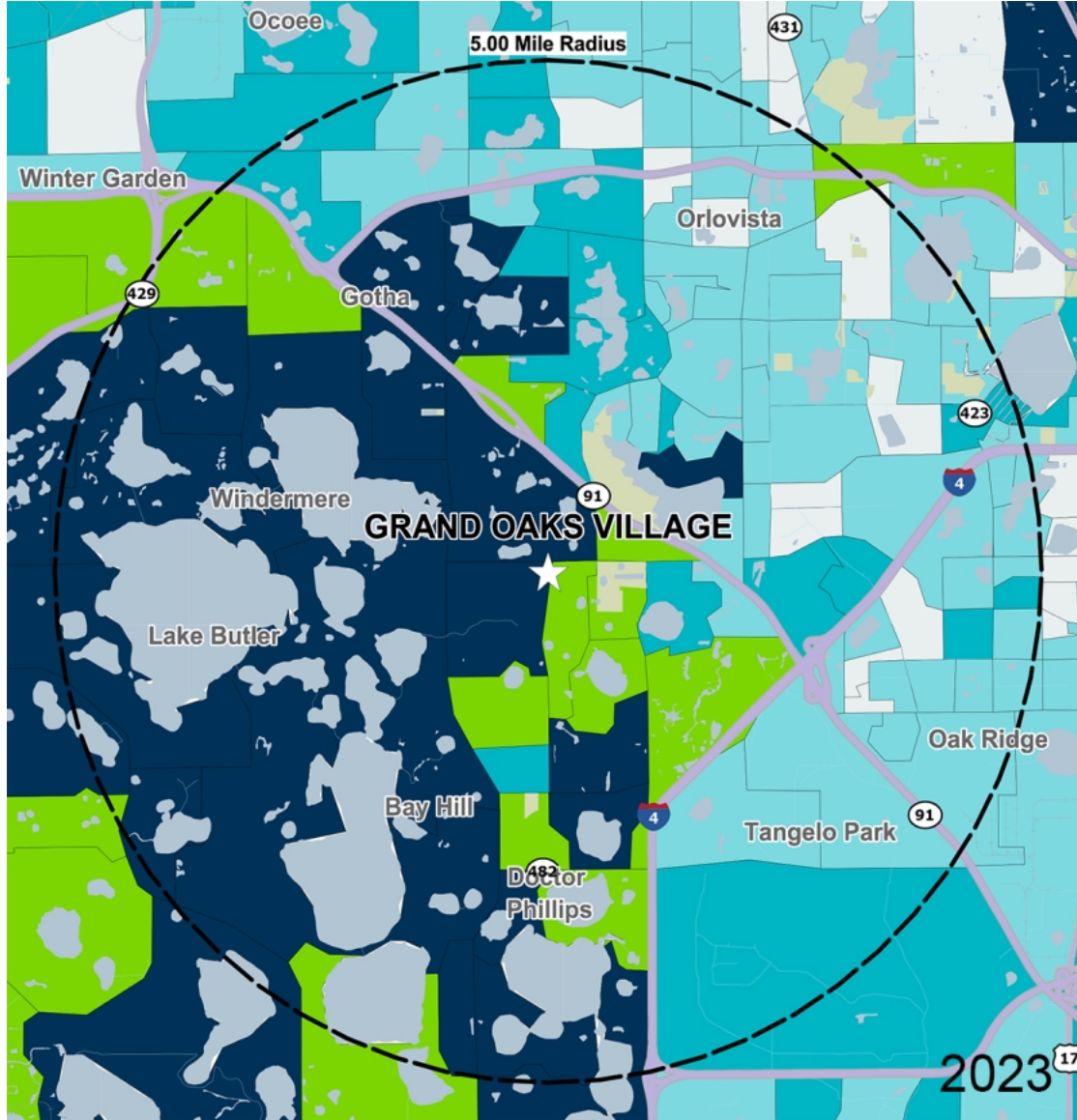
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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.



Revision Date: 08/08/22  
Original Date:

Google Earth

COMPETITION MAP



by Block Group

## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,003	78,613	217,607
Daytime Pop	14,554	131,552	314,321
Households	2,470	30,520	79,392
Average HH Income	\$182,268	\$120,767	\$105,604
Median HH Income	\$142,442	\$75,144	\$66,285
Per Capita Income	\$64,625	\$47,120	\$38,777

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$0K - \$50K



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Dr. Phillips Blvd. & Conroy Windermere Rd., Orlando, FL



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