

# Semoran Shopping Center Gas Station Ready



**FOR LEASE | RETAIL**



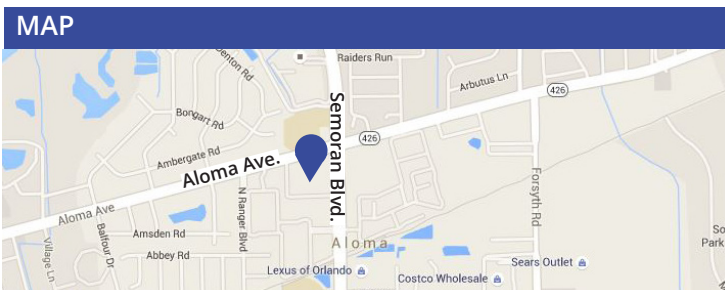
**3048 ALOMA AVE WINTER PARK, FL 32792**

## PROPERTY FEATURES:

- Highly traveled prominent intersection of SR 436/Semoran Blvd. and Aloma Ave.
- Combined traffic count reaching 130,000 AADT
- Minutes from Downtown Winter Park directly between Rollins College and Full Sail University
- Co-tenants include: Friendly Confines, La Granja Brasa Grille and Habaneros Mexican Grill
- 1,664 SF of retail space
- Pylon signage with excellent visibility

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,703	85,348	169,727
Average HH Income	\$76,712	\$99,737	\$83,800
Average Age	38.1	36.5	37.9

TRAFFIC COUNT	
Semoran Blvd.	61,000 AADT
Aloma Ave	66,500 AADT



**Contact us now for more information**

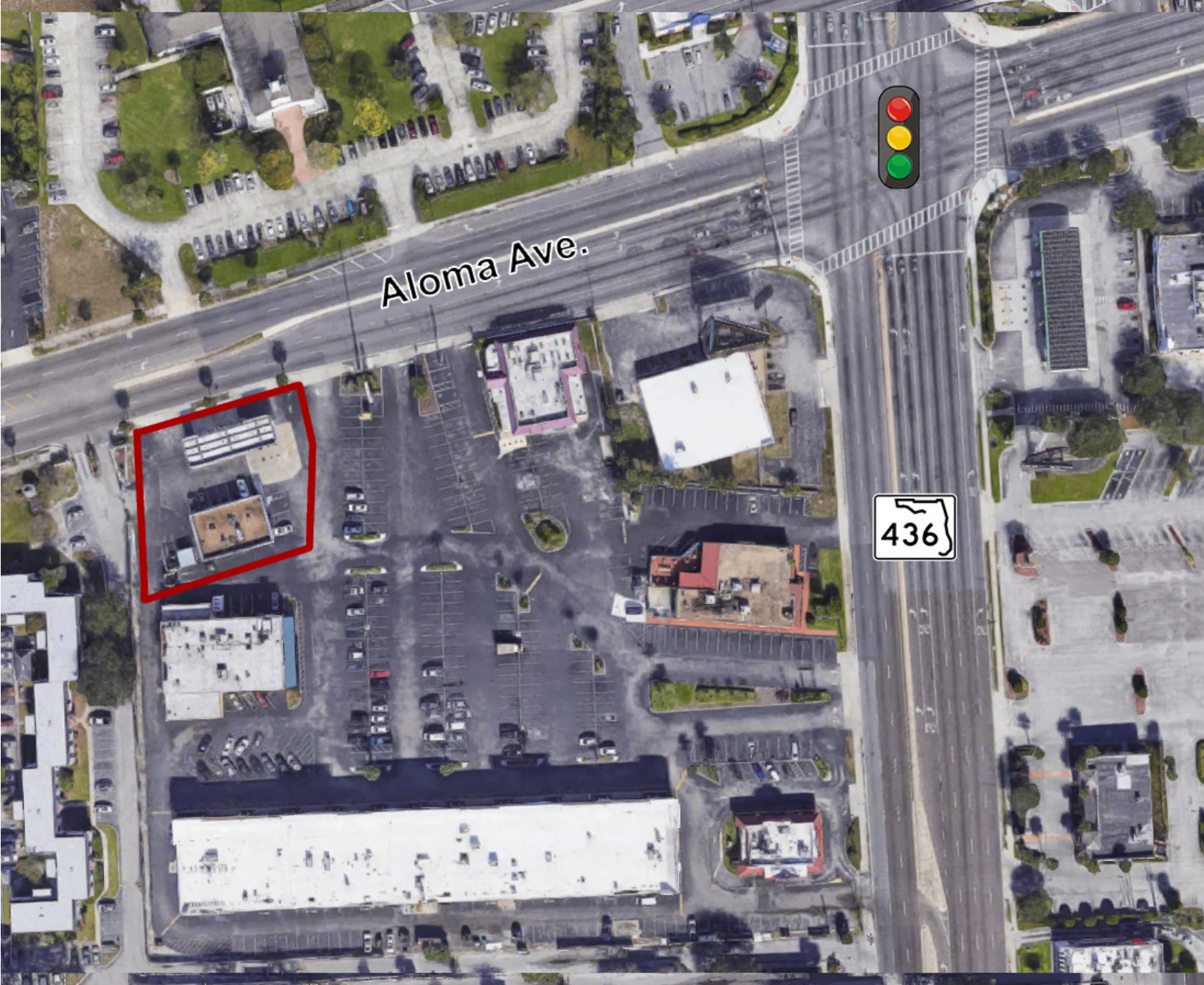
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# Aerial



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