



WATERBRIDGE DOWNS

Two Spaces Available For Lease : 3,900 SF - 6,900 SF

11212-11370 South Orange Blossom Trail Orlando, FL



COMING SOON! SPRING 2026



HIGHLIGHTS

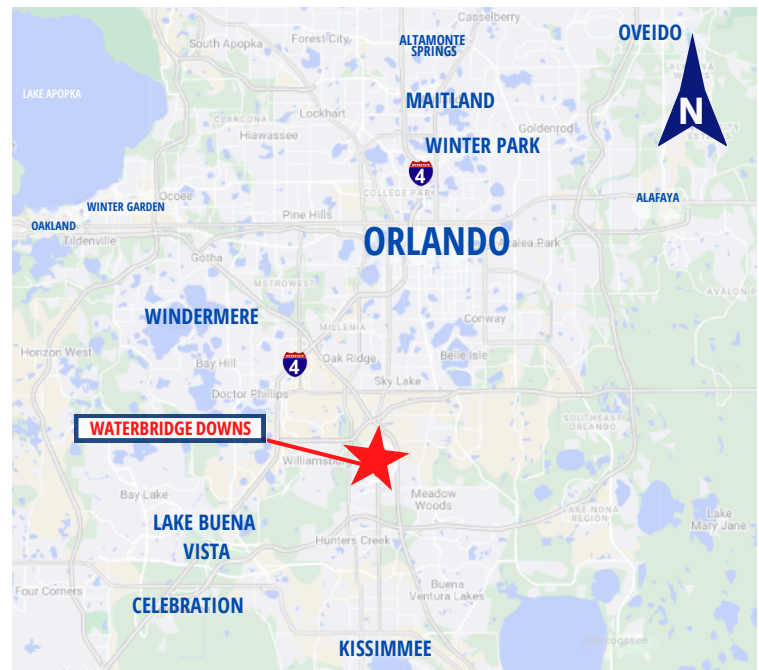
- **3,900-6,900 SF AVAILABLE |FOR LEASE**
- Anchored by Sky Zone
- \$110,000+ average annual household income in 3-mile radius
- Located on US 441/S Orange Blossom Trail - a major thoroughfare with an AADT of 53,000
- Centrally located near Orlando International Airport, The Florida Mall, Sea World, Universal Studios, I-Drive and Walt Disney World with easy access to 417,528 and the Turnpike
- 169,151 daytime population in a 5-mile radius

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,978	63,563	186,940
Households	4,644	21,657	64,000
Avg. HH Income	\$94,513	\$110,030	\$111,669

*Source: ESRI, 2025

MAP



Stephanie D'Amico
Vice President

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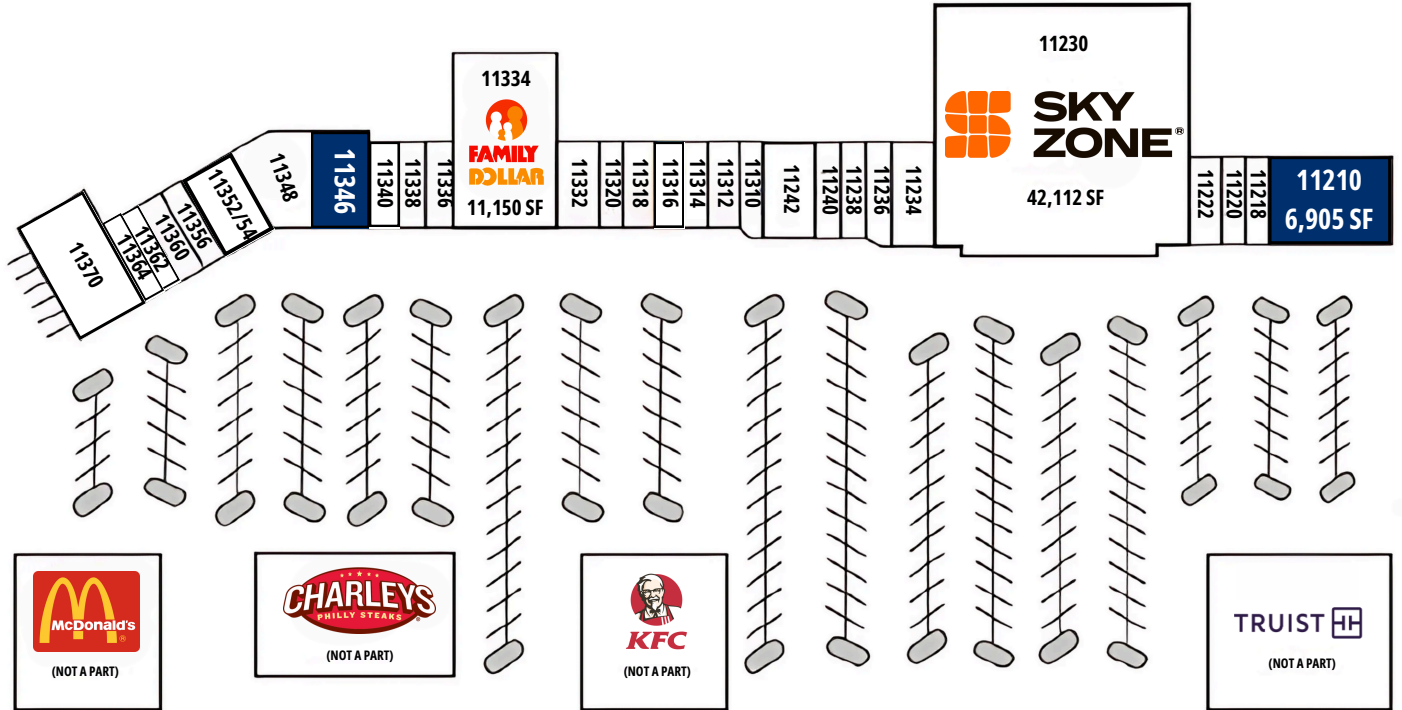
CrossMarc Services, LLC
Licensed Real Estate Broker



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SUITE	TENANT	SF
11370	Fuego Night Club	6,000
11364	Health Management Group	1,320
11362	S & A Insurance Company, Inc	990
11360	Andy's Nice House	1,980
11356	La Florida Services, LLC	1,020
11352	Tawakkul Foods, Inc.	2,800
11348	Hollywood Beauty Academy	1,200
11346	AVAILABLE	3,920
11340	Daycare Center	1,400
11338	Las Tres Banderas 6	1,400
11336	Deli WonderFood, LLC	1,400
11334	Family Dollar	11,150
11332	Liquors Plus, Inc	2,350
11320	Adonis Hair Salon & Barber	1,750
11318	Perfect Nails	1,050

SUITE	TENANT	SF
11316	Oasis Relax Center	1,400
11314	La Crema	1,050
11312	Los Logos Enterprise	1,750
11310	UPS Store	1,376
11242-44	Los Logos Enterprise	2,800
11240	Los Logos Enterprise	1,020
11238	Hotel Staffing	1,400
11236	AJI Gourment, LLC	1,424
11234	ICE Orlando	2,400
11230	Sky Zone	42,112
11222	Miralys M. Chardon	1,750
11220	Diana's Coffee	1,051
11218	Osceola Smoker's Dreamz	11,150
11210	AVAILABLE	6,905



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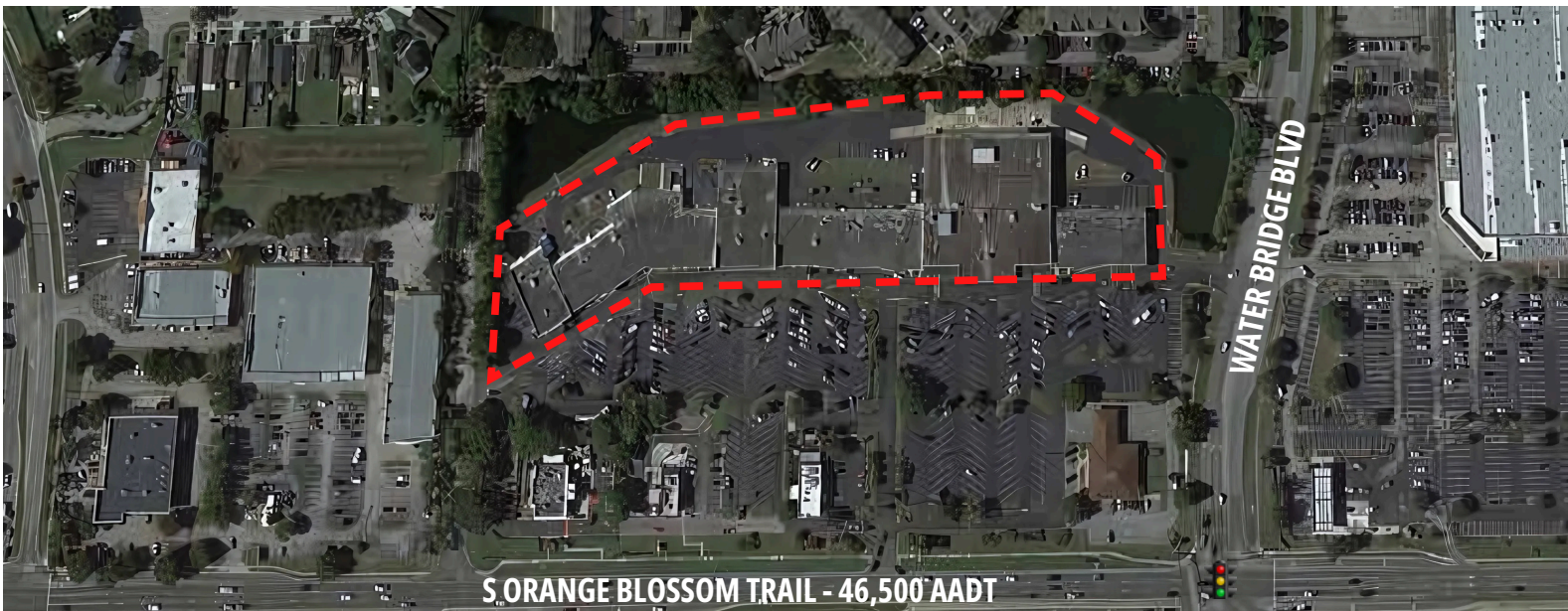
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