

AVAILABILITY REPORT



ARCHON
COMMERCIAL ADVISORS



FULLY LEASED

RETAIL SPACE FOR LEASE

Corner Commons

900 S. Orlando Avenue, Winter Park, FL

- » **GLA:** 10,318
- » **Space Available:** Fully Leased
- » **Notable Tenants:** Agave Azul, Sprint, Posh Nails, Subway
- » Renovation Complete!
- » Located on the signalized intersection of Orlando Ave. with high traffic of 26,000 AADT and Minnesota Ave, just south of Fairbanks Ave with 35,000 AADT
- » 78 parking spaces, plus valet option available

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FULLY LEASED

RETAIL SPACE FOR LEASE

Avon Plaza

1081 West Main St, Avon Park, FL 33825

- » **Space Available:** 15,350 SF (can be subdivided)
- » **Area Retailers:** Walgreen's, CVS, Domino's, Winn Dixie, Big Lots, Bealls Outlet, Anytime Fitness, etc.
- » Excellent visibility & access
- » Located in Avon Park's Downtown Historical District

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2ND GEN RESTAURANT WITH DRIVE-THRU AVAILABLE

Poinciana Town Center

1000 Cypress Parkway, Poinciana, FL 34759

- » 1,821 SF end-cap with drive-thru available (2nd Gen Restaurant)
- » Dual-tenant outparcel building of Walmart anchored center
- » **Notable Tenants:** Popeye's, Anytime Fitness, T-Mobile, Sherwin Williams Hibbett Sports, Deal\$, Payless, GameStop, Sally Beauty, Colortyme, TECO Charter School & multiple Medical Tenants

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FOR LEASE

Lake Washington Square

2447 N. Wickham Road, Melbourne, FL 32935

- » **Square Footage:** 112,057 SF
- » **Strong Anchors:** LA Fitness, Dollar General, Tuesday Morning & Thrifty Specialty Produce
- » **Space Available:** 1,300-4,144 SF
- » **Lease Rate:** \$16 plus \$3.00 NNN
- » Located on N. Wickham Road at Lake Washington
- » High visibility and easy access
- » Ample parking & monument signage
- » **Traffic Counts:** 36,670 cars per day

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WINDERMERE PAD SITE AVAILABLE FOR SALE

Summerport

13702 Bridgewater Crossings Blvd., Windermere, FL 34786

- » Waterfront pad sites available
- » 1 acre available for sale
 - Tract CV3 (1 Acre) - \$500k
 - Tract C4 (0.30 Acre) - \$150k SOLD
 - Tract C5 (0.31 Acre) - \$150k SOLD
- » **Traffic Count:** Winter Garden Vineland Road – 25,000 AADT
- » Excellent location for child care, medical or office

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2ND GEN RESTAURANT AVAILABLE

Former Long John Silvers

1960 E Semoran Blvd., Apopka, FL

- » **Available Space:** 2,683 SF Freestanding Building w/ Drive Thru
- » **Notable Tenants:** Pep Boys
- » **Traffic Count:** 60,059 Vehicles Per Day
- » **GLA:** 40,108 sqft (+/-), 0.92 acres (Land) / 2,683 SF (Building)
- » **Lease Type:** NNN
- » Fully built-out 2nd generation restaurant
- » Impact Fee Credits Available

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FOR SALE

New Retail Development – Plaza Collina

FL-50 & Lake Blvd., Clermont, FL 34711

- » **Parcels Available:** 80+ Acres. Retail, Restaurant and Anchor Pads
- » **Municipality:** Clermont
- » **County:** Lake
- » **Size:** Owner will subdivide
- » **Traffic Counts:** Colonial – 56,000 ADT, Old Highway 50 – 7,200 ADT
- » **Access:** Full Access with Three (3) Signalized Intersections
- » Fully Entitled for Retail, Multi-Family, Office, Medical, Hotel, etc.

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RETAIL SPACE FOR LEASE

Central Station

400 North Orange Avenue, Orlando, FL

- » **Space Available:** 1,050 SF – Last space remaining
- » **Notable Tenants:** 7-11, Planet Smoothie, Ugreen, Dunkin’ Donuts, Philly Connection
- » 5.6 acre mixed-use transit oriented development, Central Station will connect riders of Sunrail, Lynx, and Lymmo to Orange Avenue through public plazas and green space, with connectivity as a central design theme
- » \$480 million Amway Center, home of the Orlando Magic, easy access from Central Station via Lymmo shuttle (which stops at Central Station every 5 mins)
- » New state-of-the-art Dr. Phillips Performing Arts Center located directly on Orange Avenue

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RETAIL SPACE AVAILABLE – HAINES CITY

Heart of Florida Shopping Center

35922 Highway 27, Haines City, FL 33844

- » Community center located in the heart of Haines City across from Walmart Supercenter
- » **Available Space:** 3,850 SF available
- » **Total GLA:** 131,500 SF
- » **Co-Tenants:** Big Lots, Tractor Supply, Dollar General Market, Hungry Howie’s, Amscot, Liberty Tax and other local and regional tenants
- » **Location:** Located on the signalized intersection of US Highway 27 & Old Polk City Road
- » **Traffic Counts:** 47,500 ADT

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RETAIL SPACE FOR LEASE

Towne Square

11029 W. Colonial Drive, Ocoee, FL 34761

- » **GLA:** 126,374 SF
- » **Inline Space Available:** 1,400 SF
- » **Junior Anchor Space Available:** 25,000 SF (Excess Anchor Space)
- » **Notable Tenants:** Old Time Pottery, McDonald's, Arby's, Jackson Hewitt, Cato, Kumon, and The Little Gym
- » **Traffic Counts:** West Colonial Dr. – 45,000 ADT & Maguire Rd. – 21,000 ADT

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RESTAURANT AND RETAIL SPACE FOR LEASE

Tri-Cities Shopping Plaza

US Hwy. 441 & Eudora Rd., Mount Dora, FL

- » **Available Space:** 900-2,000 SF
- » **Notable Tenants:** Hobby Lobby, Ross, TJ Maxx, Dollar Tree
- » **Traffic Count:** 41,500 ADT on Highway 441

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RETAIL SPACE FOR LEASE

Jamestown Place

931 N. State Road 434, Altamonte Springs 32714

- » **GLA:** 102,231
- » **Space Available:** 1,190-2,443 SF
- » **Anchor:** Publix
- » **Notable Tenants:** Carrabba's, Firehouse Subs, AT&T, Great Clips, Jackson Hewitt, Merle Norman, Stonington Seafood
- » Strong residential and daytime demographics

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BUILDING FOR SALE OR LEASE

West Oaks Square

9470 W. Colonial Drive, Ocoee, FL

- » **Available Space:** 2,925-5,045 SF
- » **Notable Tenants:** AMC, Dillard's, Michael's, Best Buy
- » **Additional Information:** West Oaks Square is a neighborhood shopping center servicing the local community in Ocoee, Florida

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RETAIL SPACE FOR LEASE / GROUND LEASE

New Retail Development on S. Kirkman Road

3957 South Kirkman Road, Orlando, FL

- » **Available Space:** 1,600-3,200 SF / 1.3 acre
- » **Traffic Count:** Kirkman Road (56,500 AADT)
- » L.B. McLeod Road (23,000 AADT)
- » **Additional Information:** New proposed development in MetroWest in an area with a high residential density & daytime population
- » Great visibility & access from Kirkman Road

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LAND FOR SALE

9,180 SF Freestanding Former Gymnastics Facility

1501 Alafaya Trail, Orlando, FL

- » **Available Space:** 9,180 SF
- » **Traffic Count:** 24,000 ADT Alafaya Trail
- » **Additional Information:** Freestanding building was a former fitness/gym but can be converted to other uses

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FOR LEASE

West Colonial Oaks

150 – 7300 West Colonial Drive, Orlando, FL 32818

- » Located at the Intersection of West Colonial Drive (S.R. 50) and Hiawassee Road
- » 160,792 Square Foot Community Shopping Center
- » Anchored by Home Depot, Office Depot, Family Dollar & Fancy Fruit & Produce
- » Major Renovation Recently Completed
- » **Traffic Count:** Over 64,000 Cars on West Colonial Dr. & Hiawassee Rd.

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SPACE AVAILABLE

Rosemont Plaza

5700 N. Orange Blossom Trail, Orlando, FL 32810

- » **GLA:** 99,103 SF
- » **Space Available:** 1,150 SF, 1,050 SF (former restaurant)
- » **Notable Tenants:** Dollar Tree, Save-a-Lot, Rainbow, Liberty Tax, dd's Discounts
- » Excellent frontage on N. Orange Blossom Trail
- » Major renovations recently done, including repainting the entire façade and sealing/restriping the parking lot

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RETAIL SPACE FOR LEASE

Apopka Development

1624 Rock Springs Road, Apopka, FL

- » **GLA:** 6,510 SF
- » **Space Available:** 1,550 SF remain
- » Brand new 6,510 SF retail development across from Publix, join Bank of America, Marco's Pizza, and AT&T
- » Close to signalized intersection of Rock Springs Road and Welch Road
- » Excellent accessibility and visibility
- » Area of growing commercial and residential development

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STREET-FRONT RETAIL & OUT PARCELS AVAILABLE

Shoppes at Coronado

3181 SR 44, New Smyrna Beach, FL 32168

- » **GLA:** 167,722 SF
- » **Pads Available:** 1+ Acres
- » **Space Available:** 1,200-3,600 SF available. One end cap left.
- » **Notable Tenants:** Wal-Mart Supercenter, McDonald's, Popeye's, and Cracker Barrel (Coming Soon).
- » **Traffic Counts:** SR 44 – 17,700 ADT & I-95 – 47,500 ADT
- » Street-front retail & out parcels available

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RESTAURANT SPACE AVAILABLE

The Plaza

171 S. Orange Ave. & 124 S. Magnolia Ave., Orlando, FL 32801

- » **GLA:** 102,041 SF
- » **Space Available:**
171 S. Orange Ave., Suite 110S – 3,924 SF Former Restaurant
124 S. Magnolia Ave., Suite 103E – 3,565 SF
- » **Parking Spaces:** 1,181
- » **Notable Tenants:** Cobb Theatres, Chela Tequila & Tacos, Artisan's Table, Corona Cigar Company, Bento Cafe, Frank & Steins, 7-Eleven, & Mochi
- » **Traffic Counts:** Orange Ave. – 24,106 ADT

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BUILD TO SUIT / GROUND LEASE PADS AVAILABLE

Maguire Groves

300 Moore Road, Ocoee, FL

- » Located in the heart of Ocoee and affluent Windermere markets with excellent demographics
- » Immediately adjacent to busy Publix-anchored center with cross-easement access
- » **Available Space:** 4,000 SF Available
- » **Municipality:** City Of Ocoee
- » **Total GLA:** 34,000
- » **Co-Tenants:** Publix, Keke's, Grade Power Learning, ReMax
- » **Location:** Corner of Maguire & Moore Road

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RETAIL SPACE FOR LEASE

Available - Two New Ground-Up Retail Sites

NEC & NWQ of International Parkway & SR 46, Sanford, FL

- » **Available:** 3.5 Acres
- » **Traffic Count:** 40,500 - CR 46
- » **Additional Information:** Available for Build-to-Suit or Ground Lease
- » Zoned for Retail/Fast Food Restaurant
- » Hard corner Lot at 0.71 AC located just west of I-4 at the lighted intersection of SR 46 & International Parkway
- » 3.5 AC Lot next to Fifth-Third Bank on SR 46 and access to traffic light

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PROPERTY FOR SALE

3174 NW Federal Hwy

Jensen Beach, FL 34957

- » Tract B (For sale) – 5.08 Acres/Vacant Land – \$1,100,000
- » Tract F – LEASED – 1.10 Acres/4,800 SF Building
- » Tracts G & H – SOLD – 11.74 Acres/Vacant Land
- » **Traffic Counts:** W. Federal Highway – 34K AADT
NW Jensen Beach Blvd – 27K AADT

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FOR SALE OR LEASE

Inverness Free-Standing Building with Drive-Thru

2001 Highway 44 West, Inverness, FL

- » **Building Size:** 3,494 SF (former SunTrust)
- » **Lot Size:** 1.68 acres
- » **Signage:** Prominent Pylon Sign
- » **Ingress / Egress:** Full Access
- » **Traffic Counts:** 32,000 CPD
- » **Location:** The site is located in the middle of the Inverness SR 44 retail corridor

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FOR LEASE

Art Systems of Central Florida

1740 SR 436, Winter Park, FL 32792

- » **GLA:** 2.31 acres (Land) / 14,836 SF (Building)
- » **Municipality:** Winter Park
- » **County:** Orange
- » **Space Available:** 1,380 SF End Cap and 2 available 1,300 SF Bays
- » **Lease Type:** NNN
- » **Notable Tenant(s):** Papa John's, Art Systems of Central FL
- » **Traffic Counts:** 60,076 AADT (SR 436)

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SPACE AVAILABLE

Adanson Marketplace

902-1028 Lee Road, Orlando, FL

- » **GLA:** 102,041 SF
- » **Space Available:**
171 S. Orange Ave., Suite 110S – 3,924 SF Former Restaurant
124 S. Magnolia Ave., Suite 103E – 3,565 SF
- » **Parking Spaces:** 1,181
- » **Notable Tenants:** Cobb Theatres, Chela Tequila & Tacos, Artisan's Table, Corona Cigar Company, Bento Cafe, Frank & Steins, 7-Eleven, & Mochi
- » **Traffic Counts:** Orange Ave. – 24,106 ADT

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