

# 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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#### RETAIL SPACE FOR LEASE

### Avon Plaza

1081 West Main St, Avon Park, FL 33825

- » **Space Available:** Fully Leased
- » **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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#### RETAIL / MEDICAL SPACE AVAILABLE

### Poinciana Town Center

1000 Cypress Parkway, Poinciana, FL 34759

- » **Spaces Available:** 1,820 SF End-Cap with Drive-Thru **LEASE PENDING**  
2,800 SF EndCap
- » **GLA:** 104,735 SF
- » Adjacent to 200k Wal-Mart SuperCenter w/ Cross Access
- » **Municipality:** Osceola County
- » **Notable Tenants:** Popeye's, Anytime Fitness, T-Mobile, Sherwin Williams, Hibbett Sports, Deal\$, GameStop, Sally Beauty, Colortyme, TECO Charter School & multiple Medical Tenants
- » **Traffic Counts:** 26,679 CPD (Cypress Pkwy)
- » **Incentives Available:** TI Allowance & Rent Abatement

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## SPACE AVAILABLE

**Sand Lake Universal**

5001 West Sand Lake Road, Orlando, FL

- » 3.82 acre site with 293 feet of frontage on West Sand Lake Rd.
- » Universal recently acquired 542 acre expansion site directly across the road
- » Site has proximity to I-4, International Blvd, Orlando International Airport, Toll Road 528 and the Florida Turnpike
- » Tremendous retail potential with roadway improvements increasing access and visibility

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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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## FOR SALE OR LEASE

**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 SF (+/-), 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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## RETAIL SPACE FOR LEASE

**Towne Square**

11029 W. Colonial Drive, Ocoee, FL 34761

- » **GLA:** 126,374 SF
- » **Municipality:** Orange County
- » **Inline Space Available:** 1,400 SF (2nd Gen Pizza) plus 3,500-7,000 SF retail
- » **Co-Tenants:** Old Time Pottery, Little Gym, Kumon Learning Center, McDonald's, Arby's, Cato & Jackson Hewitt
- » **Traffic Counts:** W. Colonial Drive (Hwy 50) – 45,000 ADT  
Maguire Road – 21,000 ADT

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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

**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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## RESTAURANT AND RETAIL SPACE FOR LEASE

**Tri-Cities Shopping Plaza**

US Hwy. 441 &amp; 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:** Fully Leased
- » **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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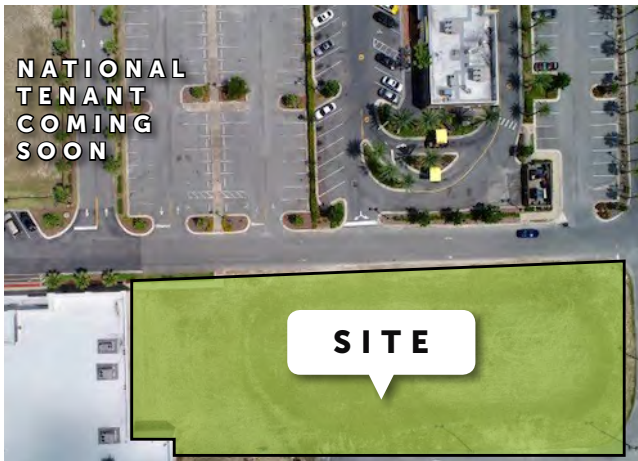
## RETAIL SPACE FOR LEASE / GROUND LEASE

**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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## IN LINE DEVELOPMENT OPPORTUNITY

**Shoppes Of West Oaks**

9290 West Colonial Drive, Ocoee, FL 34761

- » **GLA:** 65,340 SF
- » **County:** Orange
- » **Space Available:** 27,363 SF Retail Parcel
- » **Lease Type:** NNN
- » **Anchor(s):** ALDI, Walgreens
- » **Other Notable Tenants:** McDonald's, Taco Bell, Dunkin Donuts
- » **Traffic Counts:** 55,000 Vehicles / Day

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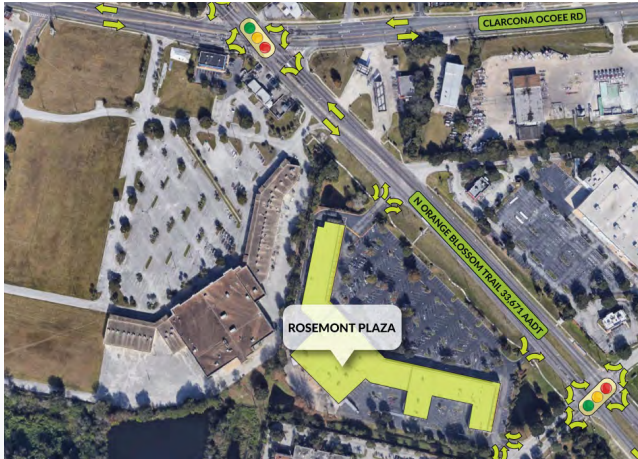
## FOR LEASE

**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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## 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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## STREET-FRONT RETAIL &amp; 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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## RETAIL SPACE AVAILABLE

**The Plaza**171 S. Orange Ave. | 120 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  
120 S. Magnolia Ave., Suite 103D – 2,150 SF Former Restaurant  
124 S. Magnolia Ave., Suite 103E – 3,565 SF
- » **Parking Spaces:** 1,181
- » **Notable Tenants:** Cobb Theatres, Chela Tequila & Tacos, 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:** 2,004 SF & 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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## SPACE AVAILABLE

**Howell Branch Corners**

2525 Howell Branch Road, Maitland, FL 32751

- » **Available Space:** Suite 1045 – 1690 SF and Suite 1031 – 1700 SF
- » **Co-Tenants:** BB& T Bank, Planet Smoothie, T-Mobile, Heartland Dental and Starbucks
- » **GLA:** 16,924 SF
- » **Land:** 4.84 acres
- » **Zoning:** CG
- » **Frontage:** 292' on Howell Branch Road, 351' on Semoran Blvd.
- » **Pylon Signage:** Available
- » **Combined Traffic Count:** 97,072 CBD

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## FOR LEASE

**Dance Studio – Lake Washington Square**

2447 N. Wickham Road, Melbourne, FL 32935

- » **Space Available:** 6,270 SF
- » Ideal for Dance, Karate, Tutoring
- » **Strong Anchors:** LA Fitness, Dollar General, Tuesday Morning & Thrifty Specialty Produce
- » **Lease Rate:** \$16 plus \$3.00 NNN
- » Located on N. Wickham Road at Lake Washington
- » High visibility, easy access, and ample parking
- » Monument signage
- » **Traffic Counts:** 36,670 cars per day

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## AVAILABLE

**Avenue Shoppes at Florida Mall**

8204 Crystal Clear Lane, Orlando, FL 32809

- » Located at the southeast corner of South Orange Blossom Trail (US 17-92) and Sand Lake Road with a traffic count in excess of 100,000 VPD
- » 42,196 SF outparcel to the Florida Mall, one of the top producing malls in Florida with over 1.7 million SF of retail and sales in excess of \$1,000 per SF
- » **Available Space:** Suite 100 – 6,280 SF; Suite 1500 – 1,822 SF; Suite 200 – 2,958 SF
- » PD Zoning
- » Parking ratio of 5.11/1000 SF
- » 600 feet frontage on Orange Blossom Trail
- » Pylon Signage Available

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## AVAILABLE

**Metro Station**

2252 South Kirkman Road, Orlando, FL 32811

- » 45,921 SF center located at the main entrance to MetroWest, adjoined to Super Walmart
- » Join other national tenants such as Dollar Tree, Cato Fashion, and Sally Beauty
- » 2.5 miles from Universal Studios & adjacent to Valencia College with 26,000 students
- » Great visibility and access from Kirkman Rd, with 5 separate points of ingress and egress, including a signalized full access point on S. Kirkman Road
- » Overall site also includes three separate strip centers comprising 63,772 SF
- » **Traffic Counts:** Kirkman Road – 52,500 AADT  
Metrowest Blvd – 19,200 AADT

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## AVAILABLE

**International Drive Value Center**

5295 International Drive, Orlando, FL 32819

- » **Major Tenants:** Ross, TJ Maxx, Didi's, Dollar Tree, Bed Bath & Beyond
- » **GLA:** 185,595
- » **Land:** 22.6 ACRES
- » **Zoning:** AC-3/SP & AC-3/RP/SP
- » **Parking:** 3.9 per 1,000 SF
- » Over 15,000 hotel rooms within 1.5 miles
- » Located near Premium Outlets/Top 10 Highest Sales for retail properties in the US
- » **Traffic Counts:** International Dr – 25,400 AADT, Interstate 4 – 121,000 AADT

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## FULLY LEASED

**Maguire Point**

2462 Maguire Road, Ocoee, FL

- » Outparcel building to Plantation Groves Publix Center (72,000 SF) and Maguire Groves Shopping Center (34,000 SF)
- » **Surrounding Tenants:** Subway, Publix, Hair Cuttery, Allstate, UPS Store, Keke's
- » Located in the heart of affluent Ocoee and Windermere markets
- » Average household income is \$106,599 within a 3-mile radius of the center, with a median age of only 38.2 years

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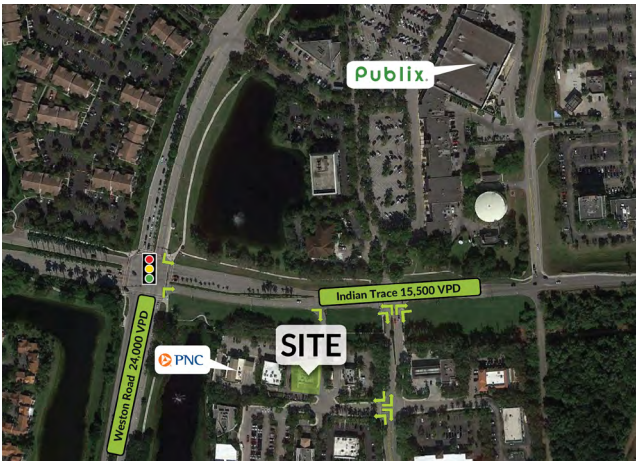
FOR SALE OR LEASE

**Former Payless**

1790 N Federal Highway, Pompano Beach, FL 33062

- » **GLA:** 17,837 SF, 0.41 acres (Land) / 5,327 SF plans reflect 4,613 SF building
- » **County:** Broward
- » **Space Available:** Up to 5,327 SF
- » **Lease Type:** NNN
- » **Asking Price:** ~~\$2.5M~~ ~~\$2.395M~~ \$2.1M (recently reduced)
- » **Surrounding Anchor(s):** Whole Foods, Publix, Ulta, Earthfare, Lowe's, Office Depot, Ross, PetSmart, HomeGoods, ABC Liquors, AMC Pompano Beach
- » Over 2,500 new luxury residential rental units that are newly built, under construction, or approved within a 3 mile radius of the site.
- » **Traffic Counts:** 47,000 Vehicles / Day

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FOR LEASE

**PNC Plaza Weston**

16180 Indian Trace Rd. Weston, FL 33326

- » **County:** Broward
- » **Space Available:** 2760 SF
- » **Lease Type:** NNN
- » **Anchor(s):** PNC Bank

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FOR SALE

**Suncoast Plaza Mixed-Use Development**

S. Toledo Blade Blvd., North Port, FL 34288

- » Retail-Pad 37 AC Available from \$500,000
- » **Product Type:** Land
- » **Zoning:** PCDN
- » **Land Use:** Development
- » **Use:** Retail, Office, Multifamily

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To provide exemplary, comprehensive commercial real estate advisory services to Central Florida, built on experience, integrity and partnership.

At Archon Commercial Advisors, our mission is to provide both tenants and landlords the highest quality in full-service commercial real estate. We strive to create long-term relationships over short-term financial gains, to be proactive and aggressive on behalf of our customers, and to provide our clients with invaluable market intel and customer service.



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