

# RETAIL TENANT ROSTER



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- » **Square Footage:** 800-1,750
- » **Site Criteria:** Freestanding OP with drive-thru preferred, excellent visibility and access from high-trafficked corridors, high daytime employment population and strong residential density, will entertain ground lease, build to suit, or endcaps with drive-thru
- » **Trade Area:** South Florida



- » **Square Footage:** 450-1,000
- » **Site Criteria:** Densely populated Urban Markets with strong residential density, younger/millennial-driven demographics, high foot traffic, great visibility and access for walk-up window
- » **Trade Area:** South Florida



- » **Square Footage:** 1,800-2,500 SF
- » California inspired Mexican Grill
- » **Site Criteria:** Strong retail trade zones with strong anchors, highly visible locations with ample parking, outside seating preferred
- » National co-tenancy
- » **Trade Area:** Central Florida

Lauren McGee | 954 242 8425  
lauren@archonca.com

Lauren McGee | 954 242 8425  
lauren@archonca.com

Jon Hellein | 407 278 4597  
jon@archonca.com



- » **Square Footage:** 1,800-2,500
- » **Site Criteria:** Restaurant conversion preferred with high visibility, easy access, access from going home traffic, freestanding, end cap, or inline space, drive thru a plus
- » **Trade Area:** Central Florida and Brevard County



- » **Square Footage:** 1,600-1,800
- » **Site Criteria:** Lifestyle centers, free-standing sites, specialty centers with high traffic and visibility with high concentration of daytime population, former restaurant a plus
- » **Trade Area:** Central Florida (Orange, Volusia, Seminole, and Polk Counties)



- » **Square Footage:** 1,600-2,200
- » **Site Criteria:** Visible locations with easy access, strong anchors & national co-tenants, high traffic centers with residential & daytime customers, will consider drive thru opportunities
- » Drive-thru, inline or endcap
- » **Trade Area:** Central and Southeast Florida

Janet Galvin | 407 484 9562  
janet@archonca.com

Janet Galvin | 407 484 9562  
janet@archonca.com

Jon Hellein | 407 278 4597 (Central)  
jon@archonca.com

Lauren McGee | 954 242 8425 (Southeast)  
lauren@archonca.com



- » **Square Footage:** 1,000-1,500 SF
- » **Site Criteria:** Highly visible end-caps / out-parcels, outside seating strongly preferred, strong mix of white collar & service professionals, fast-casual / dominant grocer co-tenancy
- » **Trade Area:** Central Florida

## MELT SHOP

- » **Square Footage:** 1,800-2,200 (+ patio area)
- » **Site Criteria:** Highly visible & unique locations, affluent trade areas, dense daytime and residential populations, ample parking for restaurant use
- » **Trade Area:** Central Florida



- » **Square Footage:** 1,400-2,000
- » Grocery anchored centers preferred
- » **Trade Area:** Central Florida

Jon Hellein | 407 278 4597  
jon@archonca.com

Jon Hellein | 407 278 4597  
jon@archonca.com

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 1,300-1,600 with minimum 15 ft. frontage
- » **Site Criteria:** High daytime population, former restaurant a plus
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 1,200-2,000
- » **Site Criteria:** Higher income demographics
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 800 -1,600 with 20' store front
- » **Site Criteria:** Great visibility and access, end caps, freestanding, or strong inline stores preferred
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Lot Size:** 0.6 ac +
- » **Site Criteria:** Pad sites or freestanding sites, with drive-thru and patio, high visibility, and strong residential population and traffic count
- » **Trade Area:** Central Florida (Orange, Seminole, Lake, Polk, and Volusia Counties)

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 1,800-2,200
- » **Site Criteria:** Main street districts & strong sub-markets, patio area required, strong daytime populations, ample & convenient parking, 2nd generation preferred
- » **Trade Area:** Central Florida



- » **Square Footage:** 5,800-6,500
- » **Site Criteria:** Freestanding or highly visible end caps with patio
- » High income markets
- » **Trade Area:** Central Florida



- » **Square Footage:** 4,500-5,000
- » **Site Criteria:** High profile urban markets
- » **Trade Area:** Florida

Jon Hellein | 407 278 4597  
jon@archonca.com

Janet Galvin | 407 484 9562  
janet@archonca.com

David Cobb | 407 278 4594  
david@archonca.com

David Cobb | 407 278 4594  
david@archonca.com



- » **Square Footage:** 7,000-8,500
- » **Site Criteria:** Freestanding or end cap
- » **Trade Area:** Florida



- » **Square Footage:** 5,000-5,500
- » **Site Criteria:** Typically suburban trade areas except for select major urban centers with entertainment venues. Prefer established entertainment, dining, retail and lifestyle nodes that have four day part drivers (Lunch / Happy Hour / Dinner / Late Night)
- » **Trade Area:** Orlando



- » **Square Footage:** 6,500-7,500
- » **Site Criteria:** Freestanding or end cap
- » **Trade Area:** Florida

David Cobb | 407 278 4594  
david@archonca.com

Janet Galvin | 407 484 9562  
janet@archonca.com

David Cobb | 407 278 4594  
david@archonca.com



- » **Square Footage:** 1,200-1,500
- » **Site Criteria:** Grocery anchored centers, specialty strip with good access and high traffic
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 1,000-1,800
- » **Site Criteria:** High traffic area, secure location, medium to high income- medical lab expenditures at least 80% of national average, good visibility/signage
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 1,200-1,600
- » **Site Criteria:** Lifestyle, community, and power centers; live, work, play communities, exclusive use clause for eyelash extensions, proximity to beauty/health/lifestyle synergies, household income \$60K+
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 1.3 Acres
- » **Site Criteria:** First class child care facility with a commitment to constant improvement, free-standing prototype with large outdoor play area and in-ground pool, well-positioned, pad ready sites with easy access preferred, regional trade zones near new housing & affluent residential neighborhoods
- » **Trade Area:** Central and West Florida

Jon Hellein | 407 278 4597  
jon@archonca.com



- » **Square Footage:** 2,500-3,500
- » **Site Criteria:** End cap, inline, daily needs, lifestyle or neighborhood centers
- » **Trade Area:** West Florida and Orlando

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 1,000-1,400
- » **Site Criteria:** Moderate to high income population, strong daytime population, neighborhood grocery anchored, power centers, multi tenant pad buildings, high visibility streetfronts, easy ingress and egress, ample parking, strong co-tenants
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 3,000-4,000
- » **Site Criteria:** End cap and freestanding buildings when available, looking for upper-end demographics
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 2,200-3,500
- » **Site Criteria:** Former bank, medical buildings, or multi-tenant outparcel buildings ideal
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 2,500-3,000
- » **Site Criteria:** Neighborhood center near coffee, dry cleaners, pizza, day care, etc
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 5,000-6,000 SF
- » Strong 40+ unit operator
- » Over 400 locations nationwide
- » Sola has never closed a location
- » Strong retail trade zones
- » Female centric co-tenancy
- » **Trade Area:** Central Florida



- » **Square Footage:** 1,600-2,400
- » **Site Criteria:** End cap preferable (min 20' frontage/immediate parking)
- » Grocery anchored
- » National fitness co-tenancy
- » **Trade Area:** Central and West Florida



- » **Square Footage:** 1,000-1,400
- » **Site Criteria:** Inline with major anchors, outparcels, or strong retail strip centers, national co-tenants preferred, medium to high income households
- » **Trade Area:** Central Florida

**Janet Galvin** | 407 484 9562  
janet@archonca.com

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janet@archonca.com

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janet@archonca.com



- » **Square Footage:** 800-1,400 SF
- » 15' min frontage
- » End-cap or in-line
- » Close proximity to anchor
- » High visibility from roadway
- » **Trade Area:** Central Florida

**Jon Hellein** | 407 278 4597  
jon@archonca.com



- » **Square Footage:** 4,000-6,000
- » **Site Criteria:** Other discounters and dollar stores, 2nd generation space, average HH income \$35,000-\$55,000
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Lot Size:** 25,000-40,000 SF
- » **Site Criteria:** Corner lots or interior lots with street frontage of 100 ft. +; One entrance, one exit; Local neighborhood retail, fast food, restaurants, banks, automotive, oil change, grocery, hardware, convenience stores gasoline, big box retail etc.; 20,000+ traffic count
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



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- » **Square Footage:** 1,000-1,500
- » **Site Criteria:** Highly visible locations, end-cap or inline, national co-tenancy, high traffic centers
- » **Trade Area:** Central Florida

Jon Hellein | 407 278 4597  
jon@archonca.com



- » **Square Footage:** 1,500-2,000
- » **Site Criteria:** High traffic, major big box developments, median age 30-35 years
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com



- » **Square Footage:** 6,500-8,000 (existing building) or 0.75-1 acre for land
- » **Site Criteria:** Lower to middle incomes
- » Prefer purchase, but will BTS
- » **Trade Area:** West Florida, Central Florida and East Coast of Florida

David Cobb | 407 278 4594  
david@archonca.com



- » **Square Footage:** 800-1,500
- » Prominent locations with road frontage preferred
- » Easy access with convenient parking
- » National co-tenancy
- » **Trade Area:** Central Florida

Jon Hellein | 407 278 4597  
jon@archonca.com





- » **Square Footage:** 4,000-4,500
- » **Site Criteria:** Malls, specialty/lifestyle centers, power centers, minimum population 150,000 in a 5-mile radius, with an average household income of \$100,000
- » **Trade Area:** Central Florida



- » **Square Footage:** 6,000-7,000
- » **Site Criteria:** 300,000 minimum required population in 5-mile range, middle to middle-upper household income and significant traffic count
- » **Trade Area:** Central Florida



- » **Square Footage:** 2,500-3,600
- » **Site Criteria:** Middle to upper middle income households, junior/senior high school and college enrollments, power strip centers around regional shopping malls
- » **Trade Area:** Central Florida

Janet Galvin | 407 484 9562  
janet@archonca.com

Janet Galvin | 407 484 9562  
janet@archonca.com

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janet@archonca.com



- » **Square Footage:** 6,000-20,000
- » **Site Criteria:** Metropolitan/urban household income no more than \$60,000
- » **Trade Area:** Central Florida and West Florida



- » **Square Footage:** 800-1,200
- » **Site Criteria:** Lifestyle centers serving high income trade areas
- » **Trade Area:** West Florida and Orlando

Janet Galvin | 407 484 9562  
janet@archonca.com

Janet Galvin | 407 484 9562  
janet@archonca.com

## David Cobb

Founder & Principal

david@archonca.com

O: 407 278 4594

C: 407 506 9058

## Michael Hotte

Principal & Co-Founder

michael@archonca.com

O: 407 278 5535

C: 954 292 8853

## Janet Galvin

Co-Founder

janet@archonca.com

O: 407 278 5535 x 404

C: 407 484 9562

## Jon Hellein

Co-Founder

jon@archonca.com

O: 407 278 4597

C: 850 501 2478

## Lauren McGee

Co-Founder

lauren@archonca.com

C: 954 242 8425

## Daniel Duque

Associate

daniel@archonca.com

O: 407 630 9735

C: 321 746 1173

## Maggie Rhine

Executive Coordinator

maggie@archonca.com

O: 407 278 5535

C: 407 353 6979

## Brian Maniscalco

Staff Accountant

brian@archonca.com

O: 407 833 0844

C: 407 625 7086



Your tactical commercial  
real estate advisors.



**ARCHON**  
COMMERCIAL ADVISORS

100 East Central Blvd., Suite #2, Orlando, FL 32801  
8890 West Oakland Park Blvd., Suite #201, Sunrise, FL 33351

**P 407 278 5535**

**WWW.ARCHONCA.COM**