

AVAILABILITY REPORT



ARCHON
COMMERCIAL ADVISORS



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

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



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

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



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

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



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

David Cobb | david@archonca.com | 407 278 4594



WINDERMERE PAD SITE AVAILABLE FOR SALE

Summerport

13702 Bridgewater Crossings Blvd., Windermere, FL 34786

- » Waterfront pad sites available
- » **Land Available:**
- Tract CV3 (1 Acre) - \$600k
- » **Traffic Count:** Winter Garden Vineland Road – 25,000 AADT
- » Located in the heart of the Windermere Community
- » Affluent residential trade area
- » **Surrounding Retailers:** Publix, SunTrust and The Fresh Market (under construction)
- » Excellent location for child care, medical or office

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



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
- » Price Reduced to \$999,000

David Cobb | david@archonca.com | 407 278 4594



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)
- » **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

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



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

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



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, Amcscot, 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

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



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

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



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

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



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

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



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

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



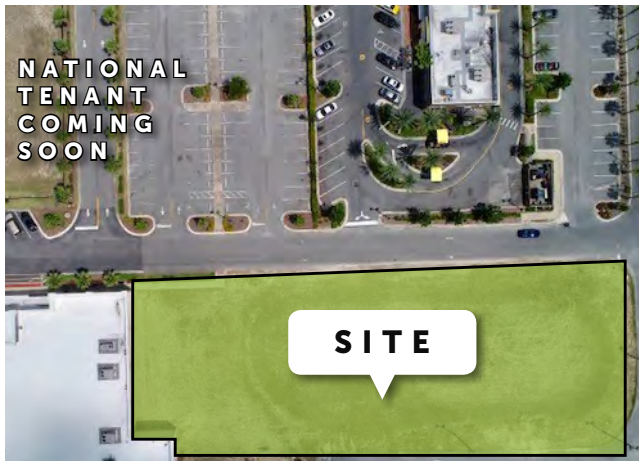
RETAIL SPACE FOR LEASE / GROUND LEASE

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

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



IN LINE DEVELOPMENT OPPORTUNITY

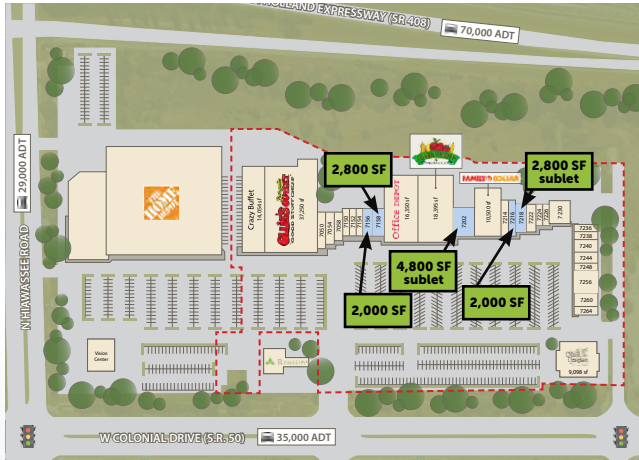
Shoppes Of West Oaks

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

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

David Cobb | david@archonca.com | 407 278 4594



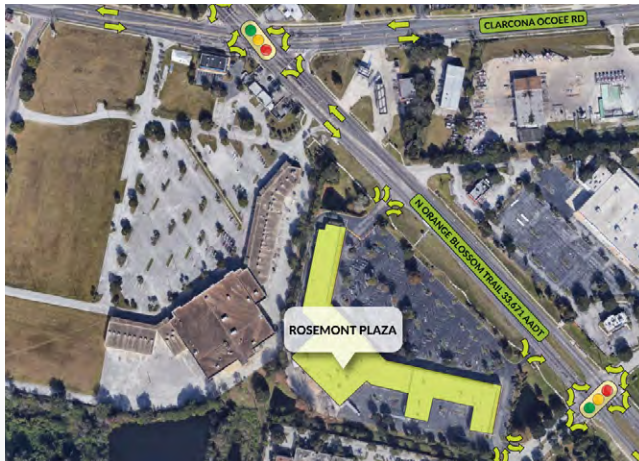
FOR LEASE

West Colonial Oaks

150 – 7300 West Colonial Drive, Orlando, FL 32818

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

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



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

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



VACANT LAND FOR SALE OR LEASE

2725 NW Mall Loop

Jensen Beach, FL 34957

- » 5.03 acres
- » Vacant Land
- » **Sales Price:** \$1,300,000
- » **Traffic Counts:**
W Federal Highway – 34K AADT
NW Jensen Beach Blvd. – 27K AADT

David Cobb | david@archonca.com | 407 278 4594

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



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

David Cobb | david@archonca.com | 407 278 4594



RESTAURANT SPACE AVAILABLE

The Plaza

183 S. Orange Ave., Orlando, FL 32801

- » **GLA:** 102,041 SF
- » **Municipality:** Orange County
- » **Space Available:** 183 South Orange Avenue – 6,176 SF gross* Former Restaurant plus 1,146 SF of Patio Space (*includes 17.7% load factor)
- » **Parking Spaces:** Within complex, paid by tenant
- » **Notable Tenants:** Cobb Theatres, Corona Cigar Company, Bento Cafe, Frank & Steins, 7-Eleven, Olives & Mochi
- » **Traffic Counts:** Orange Ave. – 24,106 ADT

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



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

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



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

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



NEW RETAIL FOR LEASE

Specialty Strip Center

Southwest Corner of Tilden Rd. & Avalon Rd., Winter Garden, FL

- » **Location:** This new center will be located on the Southwest Corner of Tilden and Avalon Roads, just south of the Stoneybrook Parkway/Avalon Road intersection and just southwest of the 429/SR 535 Interchange.
- » **Square Footage:** 1,300-13,000 SF (65' bay depth)
- » **Traffic Counts:** 19,226 ADT
- » **Highlights:** Densely populated residential area
- » Traffic light at the intersection; Safe ingress and egress
- » 300 feet of frontage on Avalon Rd.
- » Adjacent to The Goddard School, a 12,000+ SF, 4 million dollar one of a kind preschool with a state-of-the-art gymnasium and three secure playgrounds

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



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

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



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

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



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

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



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

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



AVAILABLE FOR SALE

Beach Village Outparcels

2450 Moody Blvd., Flager Beach, FL 32136

- » Outparcels to Beach Plaza, Publix anchored center
- » **Acreage:** OP 3 – 1.15 ac & OP 5 – 2.08 ac
- » **Features:** Great visibility on Highway 100, located at signalized intersection, strong mix of national and local tenants, close proximity to historic Flager beaches
- » **Traffic Counts:** 18,700 VPD

David Cobb | david@archonca.com | 407 278 4594

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

David Cobb, MBA

Founder & Principal

david@archonca.com

O: 407 278 4594

C: 407 506 9058

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

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
P 407 278 5535

WWW.ARCHONCA.COM