

3,600-3,850SF
Spaces Available

PARK PLACE AT HEATHROW

7025 CR 46A, Lake Mary, FL 32746



PROPERTY HIGHLIGHTS

- In-line space & freestanding former bank building available
- Centrally located** on corner of County Road 46A & International Parkway with excellent frontage & ingress/egress on both roads
- 35-Acre mixed-use development** with 70,000 SF of retail space adjacent to 100,000SF of professional office space, a 304-room Marriott Hotel & Convention Center, and a 100-room Residence Inn by Marriott
- Surrounded by** major national businesses including Westin Hotel, Hampton Inn, Ruth's Chris Steakhouse, & Walgreens.
- Just off the I-4** corridor, providing great visibility and access from the interstate

DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Total Population	7,150	53,921	113,507
Total Households	3,166	21,967	44,004
Average HH Income	\$86,733	\$97,032	\$88,582

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Unit	Tenant	SF
7005	FishBones	NIC
7015	Watson Realty	NIC
1001-C	Friendly Confines	5,214
1011-C	Coyoacan Mexican Rest.	3,400
1021-C	Park Jewelers	2,540
1031-C	Luxury Nails	2,576
1041-C	Velvet Spa	2,482
1051-C	Terramia Pizza	1,400
1061-C	Cleaners	1,397
1071-C	UPS Store	1,492
1081-C	Nitrogen Ice Cream	1,400
1091-C	Seacoast Bank	1,979
1111-C	Halal Guys	2,671
1021-D	TBAAR	922
1011-D	AVAILABLE	3,850
1001-D	F&D Gastro Pub	5,100
1511	AVAILABLE	3,600



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