

# 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

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## RETAIL SPACE AVAILABLE

**Beach Village**

2450 Moody Blvd, Flagler Beach, FL 32136

- » **Spaces Available:** 1.3 AC
- » Great visibility on Highway 100, located at signalized intersection, strong mix of national and local tenants, close proximity to historic Flagler beaches.
- » **Notable Tenants:** Outparcels to a Publix Anchored Center

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## RETAIL / MEDICAL SPACE AVAILABLE

**Poinciana Town Center**

1000 Cypress Parkway, Poinciana, FL 34759

- » **Spaces Available:** Fully Leased
- » **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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#### RETAIL SPACE FOR LEASE

### Towne Square

11029 W. Colonial Drive, Ocoee, FL 34761

- » **Municipality:** Orange County
- » **Inline Space Available:** 1,000-7,000 SF
- » **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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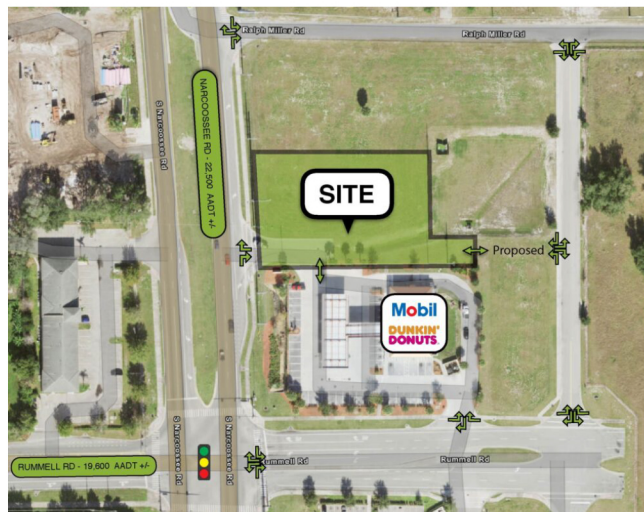
#### RETAIL SPACE FOR LEASE

### Central Station

400 North Orange Avenue, Orlando, FL

- » **Space Available:** Fully Leased
- » **Notable Tenants:** 7-11, Planet Smoothie, Ugreen, Dunkin' Donuts
- » 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

### Brand New Drive-Thru Opportunity in East Orlando

NE Corner of S Narcoossee Rd, St Cloud Florida

- » **Spaces Available:** 1,500 - 3,500 SF w/ Drive Thru
- » **Notable Tenants:** Papa John's

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#### RETAIL SPACE AVAILABLE

### Gateway Village

1544 N Woodland Blvd, DeLand, FL 32720

- » **Spaces Available:** 13,000 - 32,000 SF
- » **Ideal for:** Retail, Office/Service, Call Center, Fitness.
- » **Notable Tenants:** Ross, Bealls Outlet, Aldi

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#### RETAIL SPACE FOR LEASE

### Jamestown Place

931 N. State Road 434, Altamonte Springs 32714

- » **Space Available:** 1,400 SF Available
- » **Anchor:** Publix
- » **Notable Tenants:** Publix, Orlando Health, Jackson Hewitt, Carrabba's Italian Grill, U.S. Recruiters, AT&T Mobility, Victory Martial Arts
- » Strong residential and daytime demographics

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#### RETAIL SPACE AVAILABLE

### Hunt Club Corners

520-620 S Hunt Club Blvd, Apopka, FL 32703

- » **Spaces Available:** 2,576 SF
- » Hunt Club Corners is located at the northwest corner of State Route 436 and Hunt Club Boulevard in the City of Apopka, Seminole County, Florida
- » **Notable Tenants:** Publix, Pet Supermarket, Hair Cuttery

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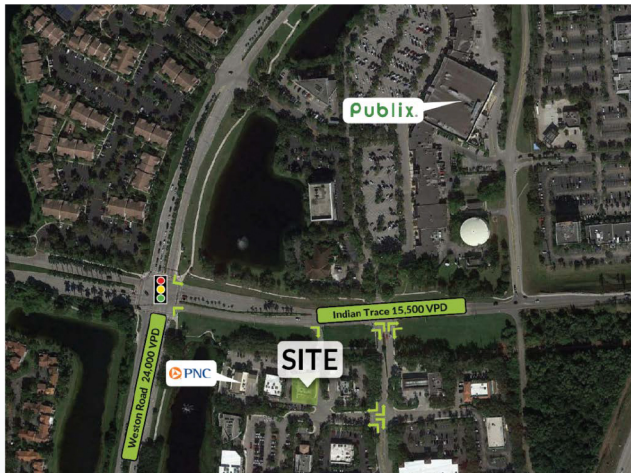
## RETAIL SPACE AVAILABLE

**Palm Springs Center**

525 East Altamonte Drive, Altamonte Springs, FL 32701

- » **Spaces Available:** 2,000 - 4,000 SF
- » **Notable Tenants:** Publix, The Tile Shop, TooJay's Deli, Optical Outlets, Duffy's Sports Grill

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## RETAIL SPACE AVAILABLE

**PNC Plaza Weston**

16180 Indian Trace, Weston, FL 33326

- » **Spaces Available:** 2,760 SF
- » Rights to two monument signs shared with PNC
- » **Notable Tenants:** PNC Bank

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## FOR LEASE

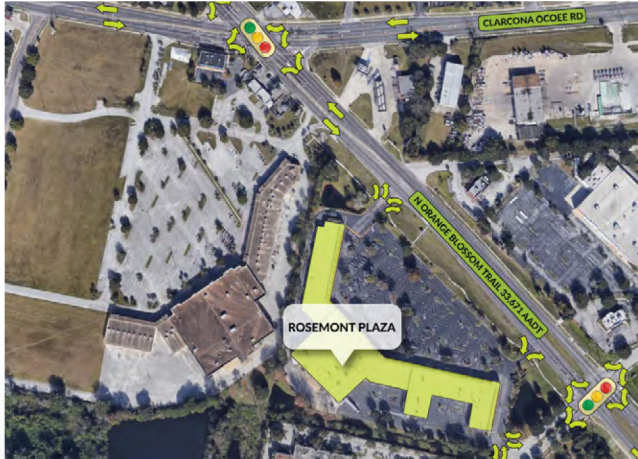
**West Colonial Oaks**

150 – 7300 West Colonial Drive, Orlando, FL 32818

- » **Spaces Available:** 2,000 - 2,800 SF
- » 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, and Fancy Fruit & Produce
- » Traffic Count: Over 64,000 Cars on West Colonial Drive and Hiawassee Road

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#### SPACE AVAILABLE

### Rosemont Plaza

5700 N. Orange Blossom Trail, Orlando, FL 32810

- » **Space Available:** 1,400 - 2,800 SF
- » **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 AVAILABLE

### Shoppes of West 192

8123 W Irlo Bronson Memorial Hwy, Kissimmee, FL.

- » **Spaces Available:** 1,900 SF
- » Near new Margartaville
- » **Notable Tenants:** Tijuana Flats, AT&T, Red Robin

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#### RESTAURANT SPACE AVAILABLE

### The Plaza

183 S. Orange Ave., Orlando, FL 32801

**GLA:** 102,041 SF

**Municipality:** Orange County

**Space Available:** 2,787 - 3,565 SF

**Parking Spaces:** Within complex, paid by tenant

**Notable Tenants:** Corona Cigar Company & Bento Cafe

**Traffic Counts:** Orange Ave. – 24,106 ADT

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#### IN LINE SPACE & BTS / GROUND LEASE OUTPARCEL

### 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 OP
- » **Municipality:** City Of Ocoee
- » **Total GLA:** 34,000
- » **Co-Tenants:** Publix, Grade Power Learning, ReMax
- » **Location:** Corner of Maguire & Moore Road

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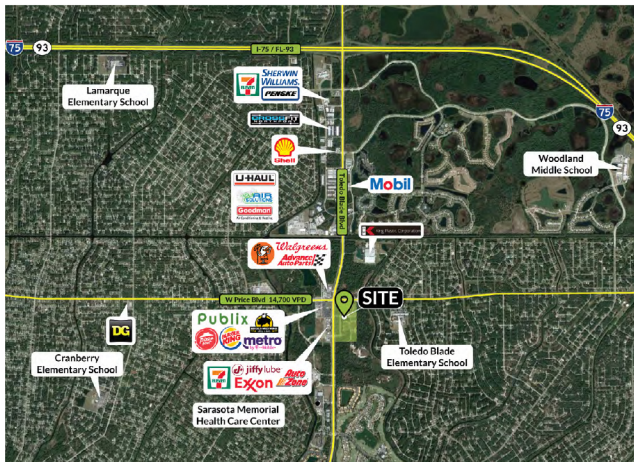
#### SPACE AVAILABLE

### Howell Branch Corners

2525 Howell Branch Road, Maitland, FL 32751

- » **Available Space:** 3,900 SF Available
- » **Co-Tenants:** 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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#### AVAILABLE

### Suncoast Plaza Mixed-Use Development

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

- » **Available Space:** .9, 1.48, 3.42 AC
- » Outparcels available for sale in Suncoast Plaza, a future mixed-use development with frontage on Toledo Blade Boulevard in North Port.
- » 7 outparcels with frontage on Toledo Blade Boulevard.
- » **Join Wawa, Firestone, Aldi & More**
- » The City of North Port, one of Florida's fastest-growing and largest cities, is conveniently located in Sarasota County, on Florida's Gulf Coast midway between Tampa and Fort Myers.

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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
- » **Space Available:** 3,467 SF
- » 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
- » **Traffic Count** Kirkman Road – 52,500 AADT  
Metrowest Blvd – 19,200 AADT

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FULLY LEASED

## 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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## AVAILABLE

**Kissimmee Square**

1301 E. Vine Street, Kissimmee FL 34744

- » **Available Space:** 800-2,800 SF
- » **Anchored by:** Presidente Supermarket, Dollar Tree, Cititrends, and Greenberg Dental
- » **106,157 SF** neighborhood shopping center
- » Frontage on I-4
- » **High Traffic Area:** U.S. 192 & Michigan Ave. 50,000AADT
- » Located on the corner of U.S. 192 and Michigan Ave.

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#### AVAILABLE

### Publix at Lake Julia

SWQ of County Rd 559 and William Van Fleet Rd,  
Auburndale, FL 33868

- » Proposed **56,000 square foot neighborhood center** anchored by Publix.
- » **Available SF:** 1200-4000 Phase II
- » **Co-tenants:** Publix, Publix Liquor, UPS Store, Huey Magoo's, Nails, Wakami Japanese
- » **Housing Growth:** 2,000+ new homes
- » **Convenient Location:** 20 minutes from Disney & 5 minutes from Florida Polytechnic University
- » **Major Roads:** County Rd 559: 9,300± AADT, SR 400 (I-4): 98,180± AADT

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#### AVAILABLE

### Park Place at Heathrow

7025 CR 46A, Lake Mary, FL 32746

- » **Available Space:** 3,600-3,850 SF
- » 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 business** including Marriott, Fish Bones, F&D GastroPub, UPS Store, Halal Guys
- » Just off the I-4 corridor, providing great visibility and access from the interstate

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#### AVAILABLE

### Brand New High Traffic Retail Center

9200 Turkey Lake Rd, Orlando FL 32819

- » **Available Space:** 1,600 - 7,800 SF
- » Proposed traffic signal at Jelly Stone Rd & Turkey Lake Rd.
- » **High Traffic Area:** Turkey Lake Rd. 35,121 AADT
- » Adjacent to Proposed 286± multi family units
- » Frontage on I-4
- » Excellent front road visibility and access
- » Strong daytime population

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#### OFFICE SPACE AVAILABLE

### Lady Lake Business Medical Plaza

805 CR 466, Suite 101, Lady Lake, FL

- » **Space Available:** 2,400 SF
- » Seven Offices, Training Room, Conference Room, 2 Restrooms
- » End Unit with Windows
- » Close proximity to over 110K residents of The Villages

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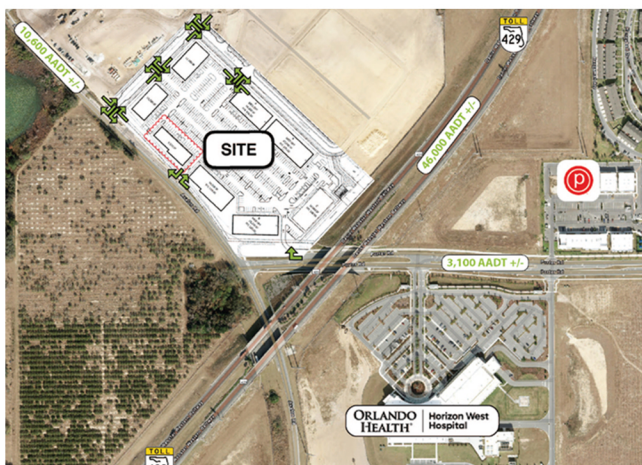
#### GROUND-UP DRIVE-THRU DEVELOPMENT

### Drive-Thru Opportunity (Co-Tenant Papa John's)

Located on Lee Road, east of Edgewater Drive

- » **Space Available:** 2,500 SF Drive-Thru & 1,420 SF Endcap
- » High traffic corridor between I-4 and Edgewater Drive
- » Daily traffic counts on Lee Road/SR 423: 41,500 VPD
- » C-1 Commercial Zoning Orange County

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#### HAMLIN MEDICAL OFFICE

### New Construction Building Available

Porter Rd & Avalon Rd, Horizon West, FL 34878

- » **Space Available:** 9,570 SF
- » **Co- Tenants:** Orlando Health Horizon West
- » The site is surrounded by additional medical office users, including plastic surgery, rehab, and urgent care

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