

3,600 SF  
Freestanding  
Building

# PARK PLACE AT HEATHROW

International Pkwy & County Road 46A (AT I-4), LAKE MARY, FL 32746

FOR LEASE OR SALE



## PROPERTY HIGHLIGHTS

- 🌳 35 Acre Mixed-Use Development, comprised of 70,000± SF of Retail/Bank/Restaurant Space, 100,000± SF of Office Space; the Marriott Hotel & Conference Center (304 Rooms); and Residence Inn by Marriott (100 Rooms).
- 🌳 **Traffic Count:** International Parkway –14,000± VPD  
H.E. Thomas Jr Parkway (CR 46A) – 31,000± VPD  
I-4 – 132,000± VPD
- 🌳 **Join:** Marriott Hotel & Conference Center, Residence Inn by Marriott, Daddy's Chicken, UPS Store, Grafton Street Pub, FishBones, Hili Fitness, Park Jewelers, Friendly Confines Sports Restaurant, Terra Mia Italian Restaurant, Velvet Lab Hair Salon
- 🌳 Heathrow is an affluent suburban community, located on the I-4 Corridor north of Orlando, and considered part of the Greater Orlando Area. Just off I-4, Park Place has excellent access to and visibility from this interstate.
- 🌳 Park Place at Heathrow is centrally located, at the intersection of H.E. Thomas Jr Parkway (CR 46A) and International Parkway. This prime location provides frontage, as well as ingress/egress on both roads.
- 🌳 **Nearby:** Westin Hotel, Hampton Inn, Ruth's Chris, Publix, Walgreen's, Wells Fargo & over 1,000,000±SF of office.

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population		55,743	116,580
Avg. HH Income	102,225	\$102,701	\$94,970

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