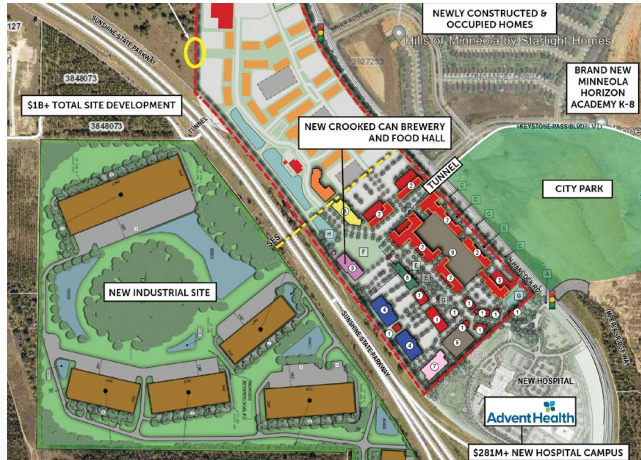


# AVAILABILITY REPORT



**ARCHON**  
COMMERCIAL ADVISORS





## AVAILABLE

## Hills City Center

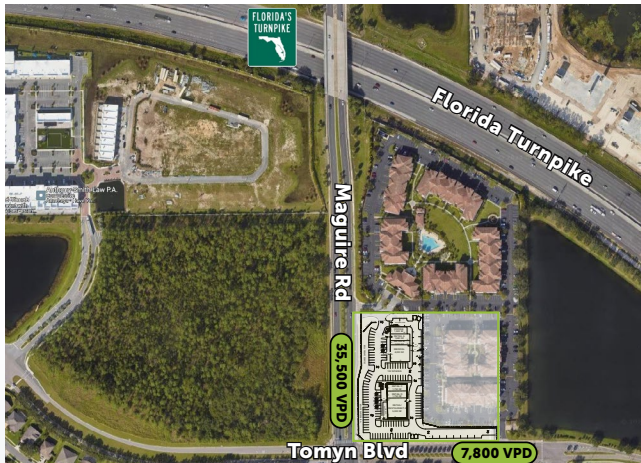
Minneola, FL

- » 96 acres located at the FL Turnpike & Hancock Road Interchange
- » One of the only largescale active mixed-use projects in Central, FL
- » 600k+ SF retail, 500k+ SF medical office, 50k+ SF Grocery Box, 40k+ SF Crooked Can
- » The property is situated directly off the turnpike with thousands of linear feet of frontage and will have three (3) billboards on the turnpike
- » The site captures a massive drive time splash—the property is a convenient twenty-two (22) minutes south to downtown and fifteen (15) minutes north to The Villages



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## FOR LEASE

## Shoppes at Park Place

Maguire &amp; Tomyn, Ocoee

- » Heavily Trafficked and Affluent Streetfront Retail Available
- » **Spaces Available:** 1,050 SF to 5,000 SF
- » **Notable Co-Tenants:** Deals working with multiple national and regional tenants. Please inquire about activity and pricing.
- » Ample Parking and Prime Visibility.
- » **Traffic Counts:** 43,300 ADT

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## FOR LEASE

## High Traffic Ground-Up Retail Space Available

Hickory Hill Blvd &amp; Cheney Hwy, Titusville, FL

- » 1,190 (17'x70') SF unit available
- » 4,200 (52'x81') SF unit available (can subdivide)
- » **Notable Co-Tenants:** Pad #1 - Chick-Fil-A (Under Development), Pad #2 - Zaxby's (Under Development), Dutch Bros (West-Across Street) and Culver's across the street (strong sales)
- » **Traffic Count:** 24,000 AADT
- » A JV w/ Big Bucket Development



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#### FOR LEASE

### Deltona Landings

915 Doyle Rd., Deltona, FL 32725

- » 975 SF Currently Available
- » Anchored by Publix Supermarket and the only anchored shopping center within a 5-mile radius
- » Situated in a growing residential area at the NWC of Doyle Road and Providence Boulevard less than two miles to I-4, the region's primary interstate transportation artery
- » Excellent visibility with immediate access from a signalized intersection
- » Nearly 800,000 customer visits annually
- » **Traffic Counts:** Debary Ave – 14,200 AADT  
Providence Blvd – 12,600

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#### AVAILABLE

### Park Place at Heathrow

7025 CR 46A, Lake Mary, FL

- » Heavily Trafficked and Affluent Street Front Retail w/ Drive Thru
- » **Spaces Available:** 3,950 SF Second Gen Restaurant (For Sale)
- » **Notable Co-Tenants:** Bonefish, F & D Prime, Friendly Confines, Craft & Common, UPS, Park Jewelers, Terra Mia (recently doubled their space)
- » **Traffic Counts:** 43,300 ADT

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#### FOR LEASE OR SALE

### Bank Site Located in Lake Mary's Core Heathrow Center

International Pkwy & County Road 46A (AT I-4), Lake Mary, FL

- » 1.41 Acres w/ Drive Thru Available
- » 2,800 SF Ground-Up Drive Thru (w/ Bypass) Available
- » Would Consider Retrofitting the 3,782 SF Bank Building
- » Adjacent to Multiple Office, Retail, Residential, and Restaurant Drivers

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## FOR LEASE

**Jamestown Place****931 N. State Road 434, Altamonte Springs 32714**

- » **Available Space:** 1,750 SF Second Gen Restaurant
- » **GLA:** 102,231
- » **Municipality:** City of Altamonte Springs
- » **County:** Seminole
- » **Lease Type:** NNN
- » **Anchor:** Crunch Fitness
- » **Notable Tenants:** Carrabba's, AT&T, Merle Norman, A Suite Salon
- » **Traffic Counts:** 31,955 CPD

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## FOR LEASE

**Hunt Club Corners****520-620 S. Hunt Club Blvd, Apopka, FL 32703**

- » **Major Tenants:** Publix, Night Life Pediatrics, Hair Cuttery, Pet Supermarket
- » **Total SF:** 105,812
- » **Land:** 13.12 Acres
- » **Traffic Counts:** SR-436 – 63,399 AADT and Hunt Club Blvd. – 14,967 AADT
- » 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
- » Apopka is a well established and densely populated upper middle-income suburb of Greater Orlando
- » Strong population growth in the area is expected to continue as shown by the continual infrastructure expansion, including the construction of several major roadways through and near the City of Apopka

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## OFFICE SPACE AVAILABLE

**Killarney Oaks****227 South Orlando Avenue, Winter Park, FL, 32789**

- » **Space Available:** 2,500-3,500 SF
- » 3.75/1,000 On-Site Parking & Street Parking
- » Located near numerous local restaurants and shopping centers

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#### AVAILABLE

### Shoppes of South Semoran

Orlando, FL

- » Anchor is Walmart Neighborhood Market, with over 1 million annual visits
- » **Notable Tenants:** Cici's Pizza, Dollar Tree, Wendy's, and Dunkin'
- » Semoran is one of the fastest growing submarkets with 250,000 residents in a 5-mile radius and traffic counts of over 87,000 cars per day

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#### BUILDING WITH ENDCAP AVAILABLE

### Savannah Park South

4670 International Parkway, Sanford, FL 32771

- » Just south of State Road 46 with strong visibility from International Pkwy
- » At the entrance of The Lofts at Savannah Park apartments with 138 units
- » Strong residential demographics with 3,000 households within one mile
- » Less than a mile north of the Wekiva Parkway Exchange
- » Tremendous growth to the area is just getting started. Just off I-4 and the 417/ Wekiva Parkway ramp. Millions of SF of Class A office, apartments & hotels now under construction immediately adjacent as well.

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#### ENDCAP AVAILABLE

### Corner Commons at Winter Park

900-908 S. Orlando Avenue, Winter Park, FL

- » **Size:** 10,318 SF retail center
- » **Current Tenants:** Agave Azul, Posh Nails, Sprint
- » **Available Spaces:** Endcap: 1,120 SF (currently Subway, available Feb 1, 2026)
- » **Traffic:** Over 35,000 vehicles pass daily
- » **Nearby Retailers:** Publix, Trader Joe's, Hillstone, Sixty Vines, First Watch, PDQ, Chick-fil-A, Taco Bell, McLaren, Wild Fork

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## AVAILABLE

**Towne Square****11029 West Colonial Drive, Ocoee, FL**

- » Outparcel for Sale or Ground Lease – Up to 3,600 SF
- » 1,400 SF Local Space Coming Available!
- » Ideal for medical, dental, office
- » **GLA:** 126,374 SF
- » **Municipality:** Orange County
- » **Co-Tenants:** Old Time Pottery, Little Gym, Kumon Learning Center, McDonald's, Arby's
- » **Traffic Counts:** W. Colonial Drive (Hwy 50) – 45,000 ADT  
Maguire Road – 21,000 ADT

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## FOR LEASE

**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)
- » **Last Space Available:** 1,700 SF former Subway
- » **Surrounding Tenants:** Publix, Keke's, Hair Cuttery, Allstate, UPS Store
- » Located in the heart of affluent Ocoee and Windermere markets
- » Average household income is \$143,085 within a 3-mile radius of the center, with a median age of only 38.2 years

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## SPACE AVAILABLE

**Palm Springs Center****525 East Altamonte Drive, Altamonte Springs, FL 32701**

- » **Space Available:** 2,000-6,000 SF
- » 2nd Generation Restaurant Available
- » The property is located on a major thoroughfare that serves a densely populated upper-middle-income community. The center is adjacent to the Altamonte Mall and the Florida Hospital, as well as numerous offices and medical facilities.
- » **Traffic Counts:** 62,500 ± AADT

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#### FOR LEASE

### West Colonial Oaks

150 – 7300 West Colonial Drive, Orlando, FL 32818

- » 1,400-2,800 SF
- » 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, Tesa Life, and Key Foods
- » Major Renovation Recently Completed
- » **Traffic Count:** Over 64,000 Cars on West Colonial Drive and Hiwassee Road

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#### SPACE AVAILABLE

### Rosemont Plaza

5700 N. Orange Blossom Trail, Orlando, FL 32810

- » **GLA:** 99,103 SF
- » **Space Available:** 1,400 SF and up
- » **Notable Tenants:** Dollar Tree, Key Foods, Rainbow, Liberty Tax, dd's Discounts
- » Excellent frontage on N. Orange Blossom Trail
- » Major renovations recently done, including repainting the entire façade and sealing/restripping the parking lot

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