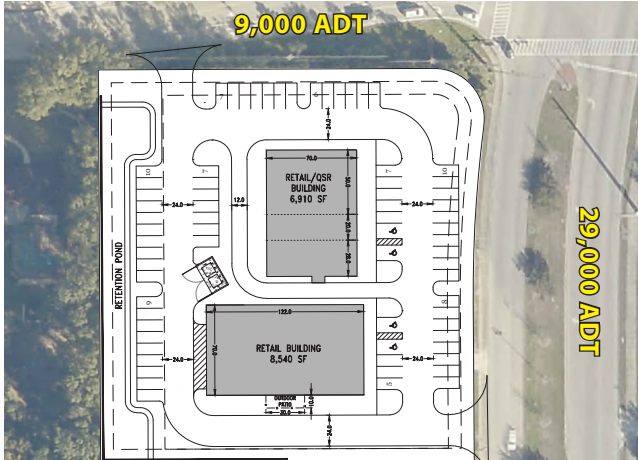


AVAILABILITY REPORT



ARCHON
COMMERCIAL ADVISORS



INVESTMENT / BUILD-TO-SUIT OPPORTUNITY

2.03 Acres at Ronald Reagan Blvd & Longwood Hills Rd
 1290 N County Road 427 (Ronald Reagan Blvd), Longwood, FL

- » **Acreage:** 2.03
- » **Municipality:** Longwood
- » **County:** Seminole
- » **Zoning:** InFill and Mixed Use (IMU)
- » **Parcels Available:** 2.01 Acres
- » **Parcel ID:** 2920305AT00000100

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WINDERMERE PAD SITE AVAILABLE FOR SALE

Summerport

13702 Bridgewater Crossings Blvd., Windermere, FL 34786

- » Waterfront pad sites available
- » 0.3-1 Acres available for sale
 - Tract CV3 (1 Acre) - \$500k
 - Tract C4 (0.30 Acre) - \$150k SOLD
 - Tract C5 (0.31 Acre) - \$150k SOLD
- » **Traffic Count:** Winter Garden Vineland Road – 25,000 AADT
- » Excellent location for child care, medical or office

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NEW DEVELOPMENT

Parkview

7585 W. Irlo Bronson Memorial Hwy., Kissimmee, FL 34747

- » **GLA:** 25,000 SF
- » **County:** Osceola County
- » **Space Available:** 2,000-4,500 SF
- » **Space Type:** Dual-Tenant End-Cap
- » **Lease Type:** NNN
- » **Other Notable Tenants:** High-End 4 Story Hotel, CVS, Arby's, BurgerIM, Popeye's Louisiana Kitchen
- » **Traffic Counts:** 72,500 CPD

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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 FOR LEASE

Avon Plaza

1081 West Main St, Avon Park, FL 33825

- » **Space Available:** 15,350 SF (can be subdivided)
- » **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

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2ND GEN RESTAURANT WITH DRIVE-THRU AVAILABLE

Poinciana Town Center

1000 Cypress Parkway, Poinciana, FL 34759

- » 1,821 SF end-cap with drive-thru available (2nd Gen Restaurant)
- » Walmart Shadow Anchored Center
- » **Co-Tenants:** Anytime Fitness, Amscot, GameStop, Popeyes, Sherwin-Williams, Sally Beauty Supply, Hibbett Sports, etc.

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RETAIL SPACE FOR LEASE

Towne Square

11029 W. Colonial Drive, Ocoee, FL 34761

- » **GLA:** 126,374 SF
- » **Anchor Space Available:** Up to 32,000 SF
- » **Notable Tenants:** Old Time Pottery, McDonald's, Arby's, Papa John's, Jackson Hewitt, Cato, Kumon, and The Little Gym
- » High traffic signalized intersection (West Colonial Dr. – 45,000 ADT & Maguire Rd. – 21,000 ADT)
- » Close proximity to expanding Health Central Hospital & Medical City

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RESTAURANT AND RETAIL SPACE FOR LEASE

Walmart Out Parcel Building

121 Howland Blvd., Deltona, FL

- » **GLA:** 5,194 SF
- » **Space Available:** 975 SF & 1,000 SF former restaurants available
- » Up to 1,975 SF endcap
- » **Notable Tenants:** GameStop, Hungry Howie's, METRO PCS, McDonald's
- » Large Halifax development across the street
- » Excellent building and signage visibility
- » SR 415 expanded to four lanes

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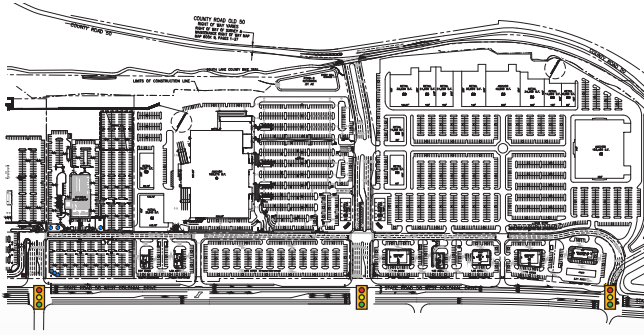
RETAIL SPACE FOR LEASE

Jamestown Place

931 N. State Road 434, Altamonte Springs 32714

- » **GLA:** 102,231
- » **Space Available:** 1,190-2,443 SF
- » **Anchor:** Publix
- » **Notable Tenants:** Carrabba's, Firehouse Subs, AT&T, Great Clips, Jackson Hewitt, Merle Norman, Stonington Seafood
- » Strong residential and daytime demographics

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FOR SALE

New Retail Development – Plaza Collina

FL-50 & Lake Blvd., Clermont, FL 34711

- » **Parcels Available:** 80+ Acres. Retail, Restaurant and Anchor Pads
- » **Municipality:** Clermont
- » **County:** Lake
- » **Size:** Owner will subdivide
- » **Traffic Counts:** 52,500
- » **Access:** Full Access with Three (3) Signalized Intersections

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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

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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, Amスコt, 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

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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 Hiawassee Road
- » 160,792 Square Foot Community Shopping Center
- » Anchored by Home Depot, Office Depot, Family Dollar & Fancy Fruit & Produce
- » Major Renovation Recently Completed
- » **Traffic Count:** Over 64,000 Cars on West Colonial Dr. & Hiawassee Rd.

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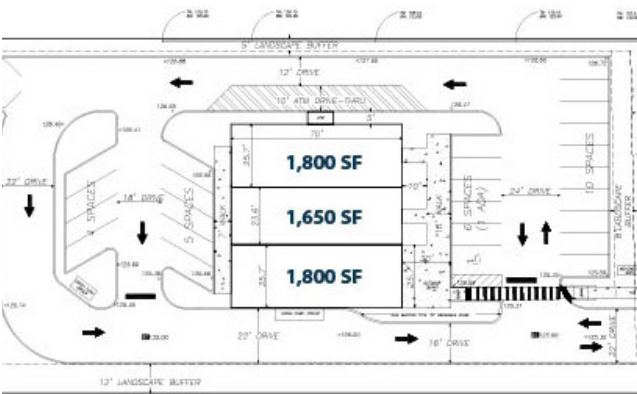
SPACE AVAILABLE

Rosemont Plaza

5700 N. Orange Blossom Trail, Orlando, FL 32810

- » **GLA:** 99,103 SF
- » **Space Available:** 1,150 SF
- » **Notable Tenants:** Dollar Tree, Hungry Howie's, 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 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

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FOR SALE OR LEASE

Free-Standing Bank Building

415 U.S. Highway 441, Lady Lake, FL 32159

- » **GLA:** 5,314 SF
- » **Lease Type:** NNN
- » **Location:** Located on US Highway 27/441 just west of Rolling Acres Road, in the heart of the retail corridor that serves The Villages community
- » Easy access to Hwy 301, CR 466, The Florida Turnpike and I-75. Minutes to The Villages Regional Hospital & Leesburg Regional Medical Center
- » Surrounding Restaurants: Panda, Chick-Fil-A, Burger King, Taco Bell, Moe's, Arby's, Outback, Carrabba's, and Longhorn Steakhouse
- » **Traffic Counts:** 35,500 AADT on US Hwy 27/44

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RETAIL SPACE FOR LEASE

Metro Station

2252 South Kirkman Road, Orlando, FL

- » **GLA:** 45,921
- » **Space Available:** 6,430 SF Endcap
- » **Notable Tenants:** 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 a signalized full access point on S. Kirkman Rd.

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LAND FOR SALE

Andros Isles

2625 Beville Road, Daytona Beach, FL

- » **Lot size:** .98 acres – 2.98 acres
- » Adjacent to Los Andros Isles, a 360 unit luxury multifamily community (built in 2012)
- » High visibility location for retail, medical, or office
- » Conveniently located off of the I-95, Beville Road, and I-4 interchange. This location is where I-4 begins for commuters going to Orlando, Lakeland, Tampa, etc.

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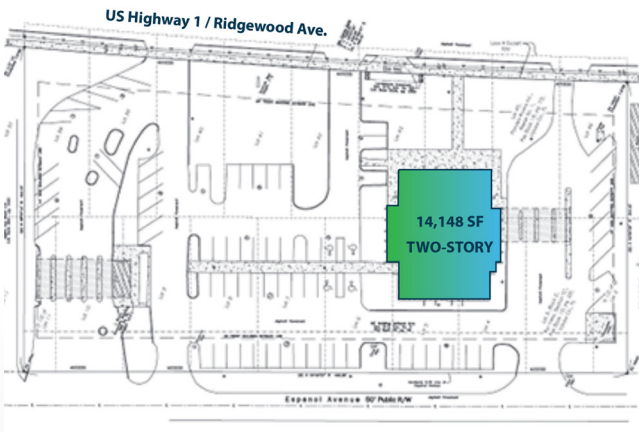
RETAIL SPACE FOR LEASE

Altamonte Retail Center

706 W SR 436, Altamonte Springs, FL 32714

- » **GLA:** 6,480 SF
- » **Space Available:** 2,500 SF
- » Anchored by Eyeglass World
- » **Traffic Count:** 48,500 AADT

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FOR SALE OR LEASE

Holly Hill Free-Standing Building

1510 Ridgewood Ave, Holly Hill, FL 32117

- » **Building Size:** 14,148 SF (Two Story)
- » **Lot Size:** 2.3 acres
- » **Signage:** Building & Dedicated Monument Sign
- » **Ingress / Egress:** Multiple Access Points
- » **Traffic Counts:** 27,000 CPD
- » **Municipality:** City of Holly Hill
- » **Deal Type:** Lease, Ground Lease or Build-to-Suit

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PROPERTY FOR SALE

3174 NW Federal Hwy

Jensen Beach, FL 34957

- » Tract F – SOLD – 1.10 Acres/4,800 SF Building – Sales price is \$650,000
- » Tract B (For sale) – 5.08 Acres/Vacant Land – \$1,100,000
- » Tracts G & H – SOLD – 11.74 Acres/Vacant Land
- » **Traffic Counts:** W. Federal Highway – 34K AADT
NW Jensen Beach Blvd – 27K AADT

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FOR SALE OR LEASE

Alma Square Outparcel

SEC of Aloma Avenue and Forsyth Road, Winter Park, FL 32792

- » **Easy Access:** Alma Square is located at the signalized intersection of two major thoroughfares, Forsyth Road and Aloma Avenue, with four points of access
- » **Size:** .82 acre Approx. 270' x 125'
- » **Traffic Counts:** 37,000 AADT on Aloma Ave, 39,500 AADT on Forsyth Rd
- » **Population:** 88,621 within three miles
- » **Daytime Population:** 44,501 employees in the immediate trade area
- » **Municipality:** Orange County

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FOR SALE OR LEASE

Inverness Free-Standing Building with Drive-Thru

2001 Highway 44 West, Inverness, FL

- » **Building Size:** 3,494 SF
- » **Lot Size:** 1.68 acres
- » **Signage:** Prominent Pylon Sign
- » **Ingress / Egress:** Full Access
- » **Traffic Counts:** 32,000 CPD
- » **Location:** The site is located in the middle of the Inverness SR 44 retail corridor

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FOR LEASE

International Drive Value Center

5295 International Drive, Orlando, FL

- » 191,885 SF retail center
- » **Anchors:** Bed Bath & Beyond, DD's Discount, Ross Dress for Less, TJ Maxx
- » The center is well-placed to capture a significant portion of the 59 million annual visitors to Orlando, with over 42,000 hotel rooms along I-Drive
- » Attracts tourists from Disney World, SeaWorld, Universal Studios, Orlando International Airport and the Orange County Convention center. Close proximity to Orlando Premium Outlets

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OUTPARCELS AVAILABLE

Shoppes at Coronado

2923 SR 44, New Smyrna Beach, FL 32168

- » **GLA:** 167,722 SF
- » **Space Available:** Multiple Out Parcels 1-2 Acres. Freestanding and Multi-Tenant Opportunities (Ground Lease or BTS)
- » **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

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FOR LEASE

Ocala Retail Space

2400 NE 49th Terrace, Ocala, FL 34470

- » **GLA:** 6,800 SF
- » **Space Available:** Fully Leased
- » New development in northeast Ocala
- » Growing market with new tenants including Aldi, AT&T, and Aspen Dental
- » **Traffic Count:** 26,200 AADT

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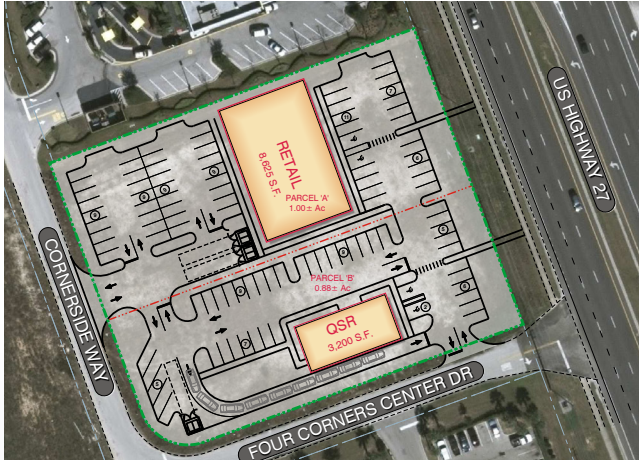
RESTAURANT SPACE AVAILABLE

The Plaza

171 S. Orange Ave. & 124 S. Magnolia Ave., Orlando, FL 32801

- » **GLA:** 102,041 SF
- » **Space Available:**
171 S. Orange Ave., Suite 110S – 3,924 SF Former Restaurant
124 S. Magnolia Ave., Suite 103E – 3,565 SF
- » **Parking Spaces:** 1,181
- » **Notable Tenants:** Cobb Theatres, Chela Tequila & Tacos, Artisan's Table, Corona Cigar Company, Bento Cafe, Frank & Steins, 7-Eleven, & Mochi
- » **Traffic Counts:** Orange Ave. – 24,106 ADT

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AVAILABLE

Pad / Retail Space

US Highway 27 & Four Corners Center Drive, Clermont, FL

- » Close proximity to Super Wal-Mart / Lowe's Center and 1.4 miles from new Publix center, Summer Bay
- » South Lake Hospital / Orlando Health Hospital under construction, offering emergency, outpatient imaging, laboratory and rehabilitation services
- » Positioned in the "Four Corners" trade area, sharing Clermont and Kissimmee retail corridors
- » Strong US 27 visibility with excellent ingress / egress and quick access to Kissimmee's W. Hwy 192
- » Excellent traffic pattern in an expanding demographic area
- » **Space Available:** up to 7300 SF retail, plus QSR opportunity
- » **Traffic Counts:** 42,000 vehicles per day

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ANCHOR TENANTS:
LA Fitness, Dollar General, Tuesday Morning and Thrifty Specialty Produce



FOR LEASE

Lake Washington Square

2447 N. Wickham Road, Melbourne, FL 32935

- » **Square Footage:** 112,057 SF
- » **Strong Anchors:** LA Fitness, Dollar General, Tuesday Morning & Thrifty Specialty Produce
- » **Space Available:** 1,300-4,144 SF
- » **Lease Rate:** \$16 plus \$3.00 NNN
- » Located on N. Wickham Road at Lake Washington
- » High visibility and easy access
- » Ample parking & monument signage
- » **Traffic Counts:** 36,670 cars per day

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BUILD-TO-SUIT / GROUND LEASE OUTPARCEL 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:** 1,440-4,000 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

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