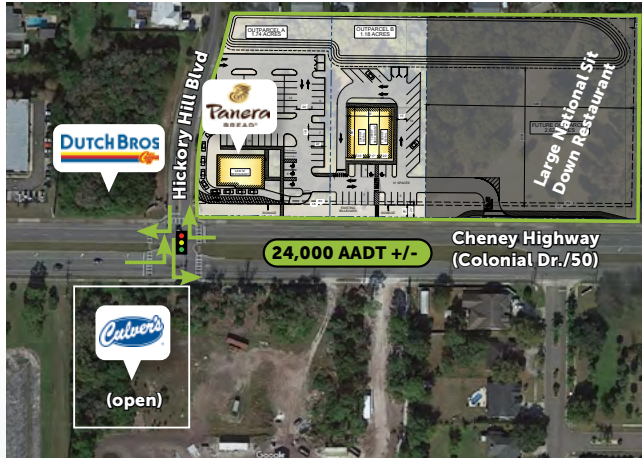


AVAILABILITY REPORT



ARCHON
COMMERCIAL ADVISORS



FOR LEASE

High Traffic Pad Sites with Drive Thru

Hickory Hill Blvd & Cheney Hwy, Titusville, FL

- » High Traffic Drive Thru and Retail Opportunity
- » **Spaces Available:** 1,360 - 4,260 SF
- » **Notable Co-Tenants:** Adjacent to a new Panera Bread w/ Drive Thru, across the street from a newly developed Culver's
- » 2.6 Acres Available to the east for High-End Retail (Different Developer)
- » New Coffee User Going Across the Street (To Be Announced)
- » **Traffic Counts:** 24,000 ADT

David Cobb | david@archonca.com | 407 506 9058

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

Park Place at Heathrow

7025 CR 46A, Lake Mary, FL

- » Heavily Trafficked and Affluent Street Front Retail w/ Drive Thru
- » **Spaces Available:** 1,050 - 5,000 SF
- » **Notable Co-Tenants:** Deals working with multiple national and regional tenants
- » Ample Parking and Prime Visibility
- » **Traffic Counts:** 43,300 ADT

Janet Galvin | janet@archonca.com | 407 484 9562



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
- » The site captures a massive drive time splash—the property is a convenient twenty-two (22) minutes south to downtown and nineteen (19) minutes north to The Villages

David Cobb | david@archonca.com | 407 506 9058

Janet Galvin | janet@archonca.com | 407 484 9562



FOR LEASE

Deltona Landings

915 Doyle Rd., Deltona, FL 32725

- » 975 & 2,129 SF Currently Available
- » Anchored by Publix Supermarket and the only anchored shopping center within a 5-mile radius
- » 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

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

Gateway Village

1544-1584 Woodland Blvd. Deland, FL 32720

- » **Available:** 13,000 - 32,000 SF / .41 acre out parcel
- » **Major Tenants:** Office Depot, Aldi, Bealls Outlet, Dollar Tree
- » **GLA:** 171,099 SF
- » **Ideal for:** Retail, Office/Service, Call Center, Fitness
- » **Traffic Counts:** Woodland Blvd. – 32,000 AADT
International Drive – 26,500 AADT

Janet Galvin | janet@archonca.com | 407 484 9562



FOR LEASE OR SALE

Former 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

Janet Galvin | janet@archonca.com | 407 484 9562



FOR LEASE

High-Traffic Street Front Retail Coming Soon

1215 Business Center Drive, Lake Mary, FL 32746

- » 1.3 Acres Available
- » **Traffic Counts:** HE Thomas Jr Pkwy (46A) – 19,983 ADT, Business Center Drive – 5,234 ADT, International Parkway – 17,720 ADT
- » Adjacent to Multiple Office, Retail, Residential, and Restaurant Drivers

David Cobb | david@archonca.com | 407 506 9058

Janet Galvin | janet@archonca.com | 407 484 9562



FOR LEASE

Large Freestanding Building

2000 Principal Row, Orlando, FL 32837

- » **Total Land Area:** 2.51 Acres
- » **GLA:** 36,065 SF
- » **Traffic Counts:** 47,000 AADT

Janet Galvin | janet@archonca.com | 407 484 9562



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

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

Jacksonville Retail

12331 San Jose Blvd, Jacksonville, FL

- » .91 Acres
- » **Highest & Best Use:** Car Wash, Pizza, Drive-Thru QSR (Pizza, Coffee, Ice Cream (Twisty Treat), Drive-thru ATM
- » Commercial Zoning
- » **Traffic Counts:** 40,500 AADT

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

Kissimmee Square

1301 E. Vine Street, Kissimmee, FL 34744

- » **Available:** 1,283-1,354 SF
- » **Traffic Counts:** U.S. 192 & Michigan Ave. 50,000 AADT
- » **Co-Tenants:** Presidente Supermarket, CitiTrends, Dollar Tree

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

Beach Village

2450 Moody Blvd, Flagler Beach, FL 32136

- » Publix Anchored Center Outparcels
- » **Acreage:** OP 5 – 1.3 ac
- » **Features:** Great visibility on Highway 100, located at a signalized intersection, strong mix of national and local tenants, proximity to historic Flager beaches
- » **Traffic Counts:** 18,700 VPD

Janet Galvin | janet@archonca.com | 407 484 9562



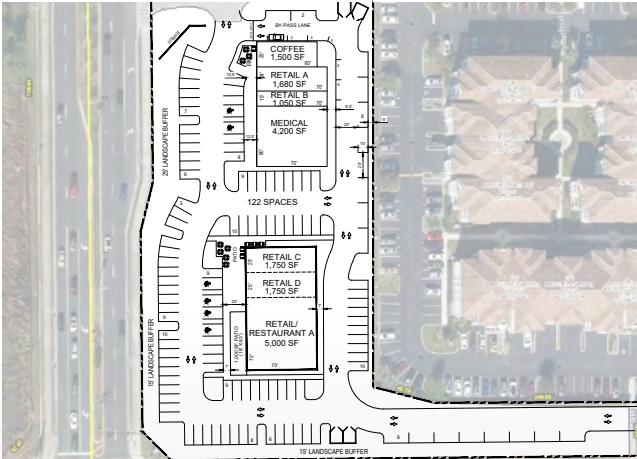
AVAILABLE

Towne Square

11029 West Colonial Drive, Ocoee, FL

- » Outparcel for Sale or Ground Lease – Up to 3,600 SF
- » 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

Janet Galvin | janet@archonca.com | 407 484 9562



FOR LEASE

Shoppes at Park Place

Maguire & Tomy, Ocoee

- » Heavily Trafficked and Affluent Streetfront Retail Available w/ Drive Thru
- » **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

David Cobb | david@archonca.com | 407 506 9058

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

Palm Bay Road

22820 Harris Ave NE, Palm Bay, FL

- » **Space Available:** 2,360 SF / 1.87 AC
- » **Highest & Best Use:** Urgent Care, Car Services, Financial, Medical Office
- » **Zoning:** Retail Multi-Unit
- » **Traffic Counts:** 26,500 AADT

Janet Galvin | janet@archonca.com | 407 484 9562



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

Janet Galvin | janet@archonca.com | 407 484 9562



SPACE AVAILABLE

Rosemont Plaza

5700 N. Orange Blossom Trail, Orlando, FL 32810

- » **GLA:** 99,103 SF
- » **Space Available:** 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/restripping the parking lot

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

Howell Branch Corners

2525 Howell Branch Road, Maitland, FL 32751

- » Drive-Thru Non-Restaurant Available
- » **Available Space:** Suite 1021 – 3900 SF Former Bank with Drive-thru
- » **Co-Tenants:** Planet Smoothie, T-Mobile, Heartland Dental, Alloy Fitness and Starbucks
- » **Frontage:** 292' on Howell Branch Rd, 351' on Semoran Blvd.
- » **Pylon Signage:** Available
- » **Parking:** 4 per 1000
- » Combined Traffic Count: 97,072 CBD

Janet Galvin | janet@archonca.com | 407 484 9562



AVAILABLE

PNC Plaza

16180 Indian Trace Road, Weston, FL 33326

- » **Available:** 2,760 SF
- » **Traffic Counts:** Weston Road – 24,000 VPD & Indian Trace Road – 15,500 VPD
- » **Signage:** Rights to two monument signs shared with PNC

Janet Galvin | janet@archonca.com | 407 484 9562



FREESTANDING RESTAURANT SPACE AVAILABLE

Palm Springs Center

525 East Altamonte Drive, Altamonte Springs, FL 32701

- » **Space Available:** 2,000 – 6,500 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

Janet Galvin | janet@archonca.com | 407 484 9562

David Cobb, MBA

Founder & Principal

david@archonca.com

O: 407 278 4594

C: 407 506 9058

Janet Galvin

Co-Founder

janet@archonca.com

O: 407 278 5535 x 404

C: 407 484 9562

Jon Hellein

Co-Founder

jon@archonca.com

O: 407 278 4597

C: 850 501 2478

Maggie Rhine

Executive Coordinator

maggie@archonca.com

O: 407 278 5535

C: 407 353 6979

Brian Maniscalco

Staff Accountant

brian@archonca.com

O: 407 833 0844

C: 407 625 7086

Your tactical commercial
real estate advisors.



ARCHON
COMMERCIAL ADVISORS

100 East Central Blvd., Suite #2, Orlando, FL 32801
P 407 278 5535

WWW.ARCHONCA.COM