RETAIL SPACE FOR LEASE AT THE GATEWAY TO WINTER PARK



THREE SUITES AVAILABLE SOON ON LEE ROAD – ±1,200 TO ±2,700 SF, INCLUDING A RARE END-CAP OPPORTUNITY

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PROPERTY OVERVIEW

Shoppes at Lee Road is a rare opening on an established Orlando infill retail corridor. At 1084 Lee Road at the gateway to Winter Park, the center offers prominent frontage, ample parking, quick I-4 and US 441 access, and a proven food, service, and daily-needs tenant mix.

Three suites open soon, ±1,200 to ±2,700 SF, for restaurant, retail, medical, and service users. The Tattoo and Trustco Bank spaces combine into a highly visible ±2,700 SF end-cap; a drive-thru lane remains in place, though restaurant users should underwrite it as conventional space.

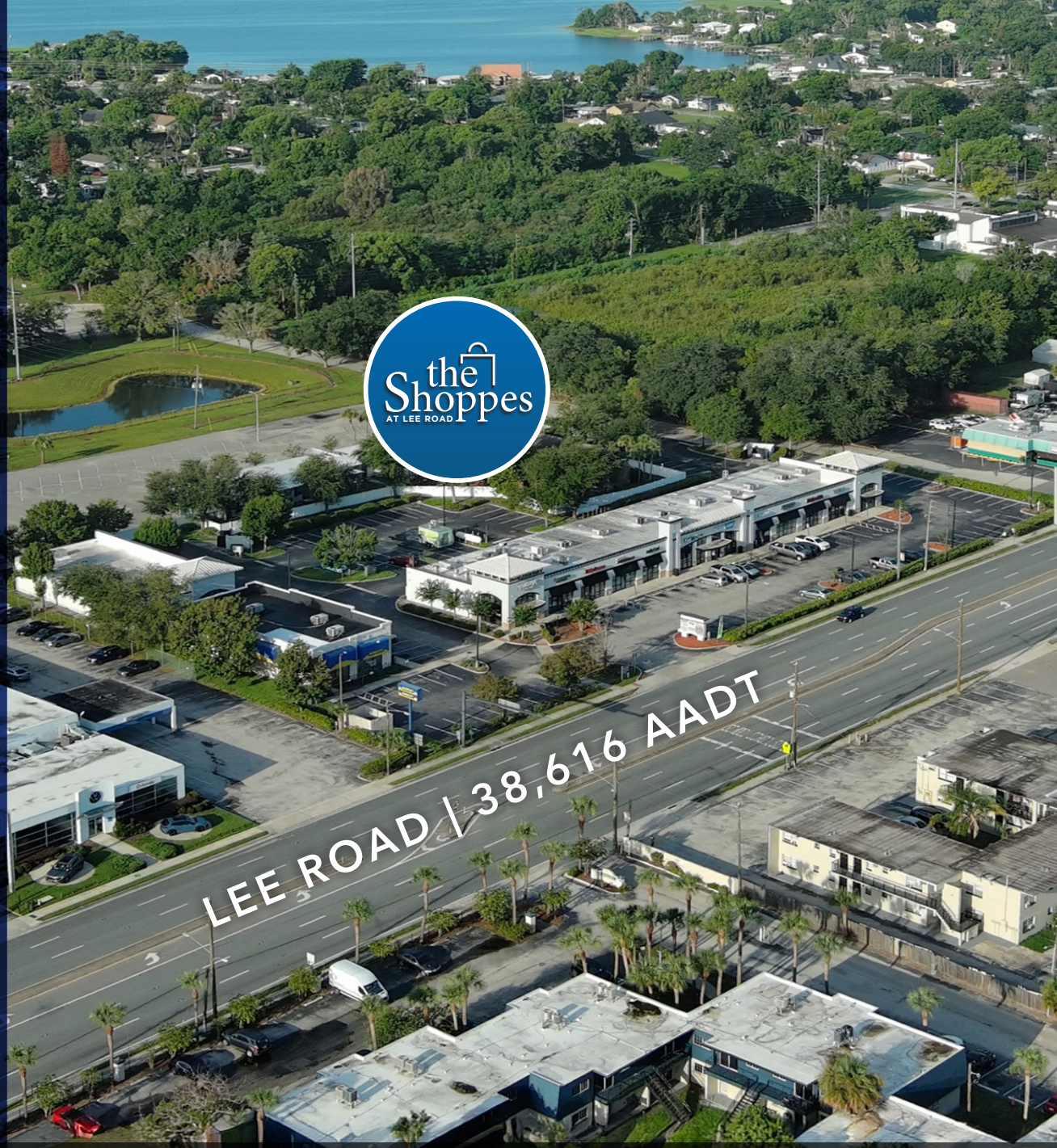
Five-mile trade area: 302,000+ residents, 237,000 employees, and $102,000+ average household income, with national co-tenancy including Walmart Neighborhood Market, Home Depot and Planet Fitness.

DETAILS

LEASE RATE:	CALL FOR DETAILS
Available Suite Sizes:	STE 5-1,200 | STE 10-1,200 STE 11-1,500
Building Size:	15,790 SF
Land Area:	2.25 AC
Year Built:	2007
Type:	Retail
Zoning:	Restricted C-2 (Orange County)
Parking:	5.50/1,000 SF

HIGHLIGHTS

- ±1,200 - 2,700 SF Available Soon
- ±2,700 SF End-Cap Restaurant Opportunity
- Existing Bank Drive-Thru Configuration
- Excellent Visibility Along Lee Road
- ±38,600 Vehicles Per Day
- Ample On-Site Parking
- Easy Access to I-4 & US 441
- Over 302,000 Residents Within 5 Miles
- Strong National & Local Co-Tenancy
- Minutes from Winter Park



OFFERED BY:

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SITE MAP

the Shoppes AT LEE ROAD



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PROPERTY AERIAL

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THE SUITES

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SUITE 5 | ±1,200 SF

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SUITE 10 | ±1,200 SF

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SUITE 11 | ±1,500 SF

the Shoppes AT LEE ROAD

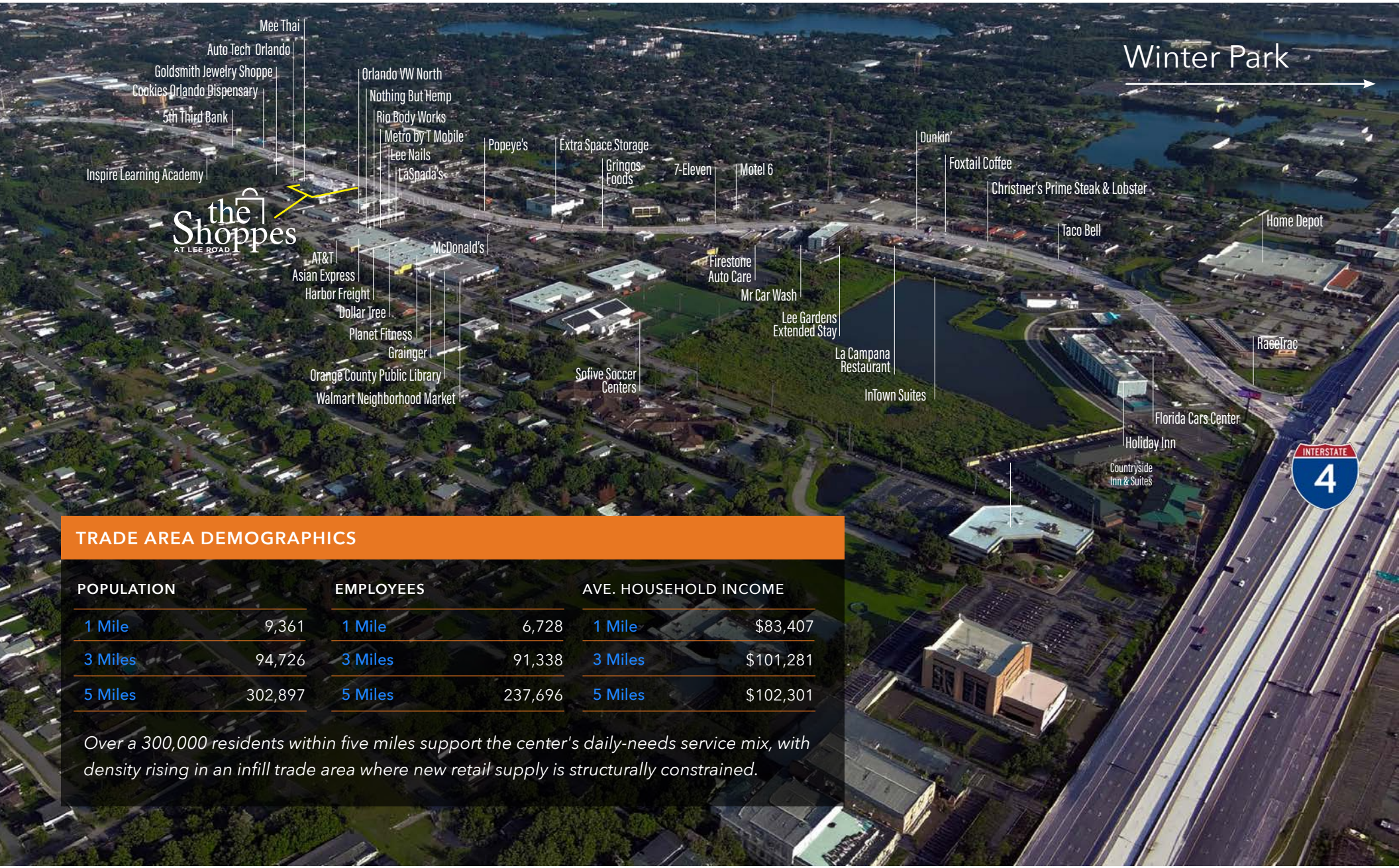


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LOCATION OVERVIEW

the Shoppes AT LEE ROAD



TRADE AREA DEMOGRAPHICS

POPULATION		EMPLOYEES		AVE. HOUSEHOLD INCOME	
1 Mile	9,361	1 Mile	6,728	1 Mile	$83,407
3 Miles	94,726	3 Miles	91,338	3 Miles	$101,281
5 Miles	302,897	5 Miles	237,696	5 Miles	$102,301

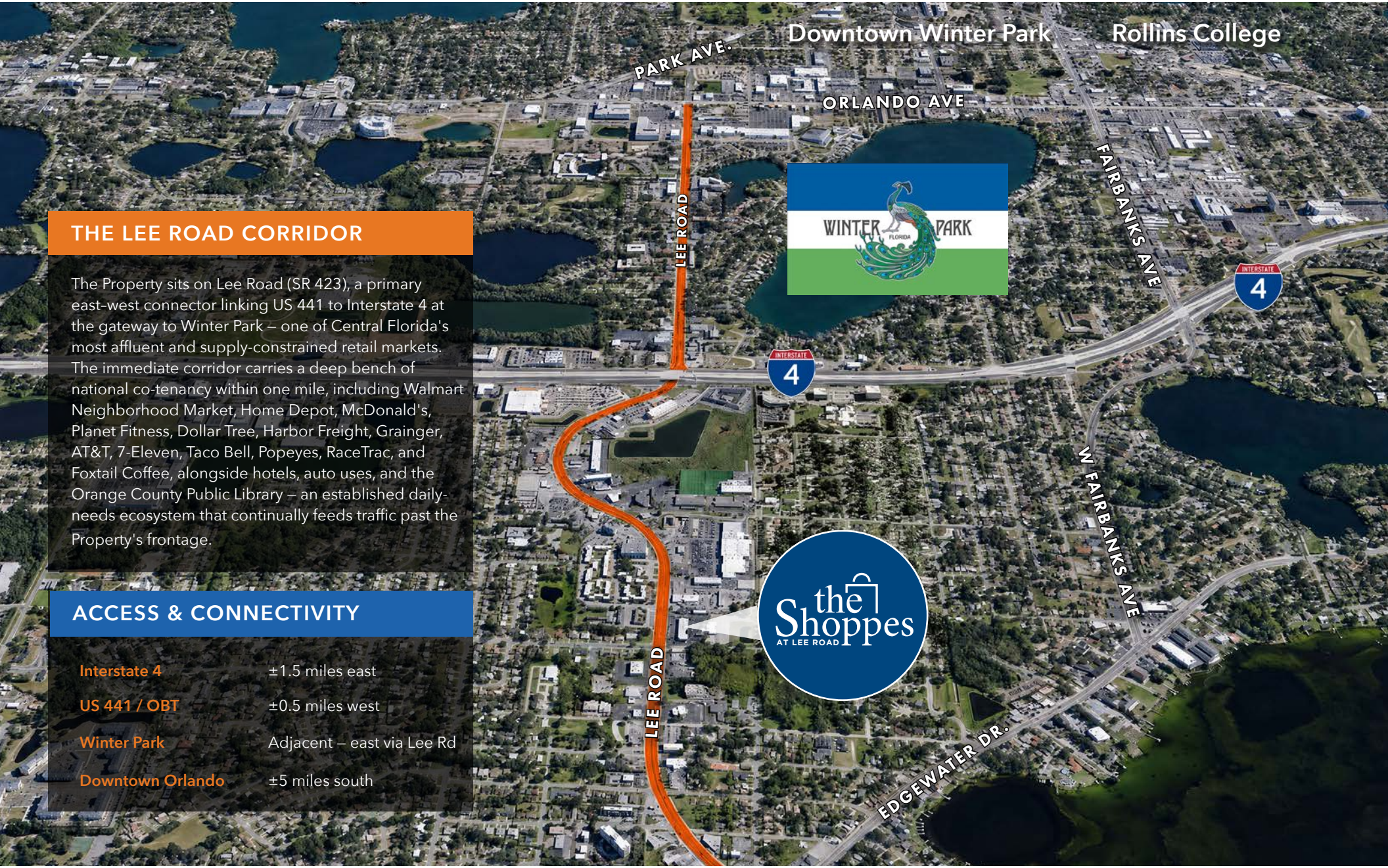
Over a 300,000 residents within five miles support the center's daily-needs service mix, with density rising in an infill trade area where new retail supply is structurally constrained.

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THE GATEWAY TO WINTER PARK

the Shoppes AT LEE ROAD



THE LEE ROAD CORRIDOR

The Property sits on Lee Road (SR 423), a primary east-west connector linking US 441 to Interstate 4 at the gateway to Winter Park – one of Central Florida's most affluent and supply-constrained retail markets. The immediate corridor carries a deep bench of national co-tenancy within one mile, including Walmart Neighborhood Market, Home Depot, McDonald's, Planet Fitness, Dollar Tree, Harbor Freight, Grainger, AT&T, 7-Eleven, Taco Bell, Popeyes, RaceTrac, and Foxtail Coffee, alongside hotels, auto uses, and the Orange County Public Library – an established daily-needs ecosystem that continually feeds traffic past the Property's frontage.

ACCESS & CONNECTIVITY

Interstate 4	±1.5 miles east
US 441 / OBT	±0.5 miles west
Winter Park	Adjacent – east via Lee Rd
Downtown Orlando	±5 miles south

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POINTS OF INTEREST

the Shoppes AT LEE ROAD



POINTS OF INTEREST MAP

the Shoppes AT LEE ROAD



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