

GROVES

AT COLLEGE PARK

AT THE PACKING DISTRICT

NOW LEASING



Rendering (View from OBT)



For more inquiries

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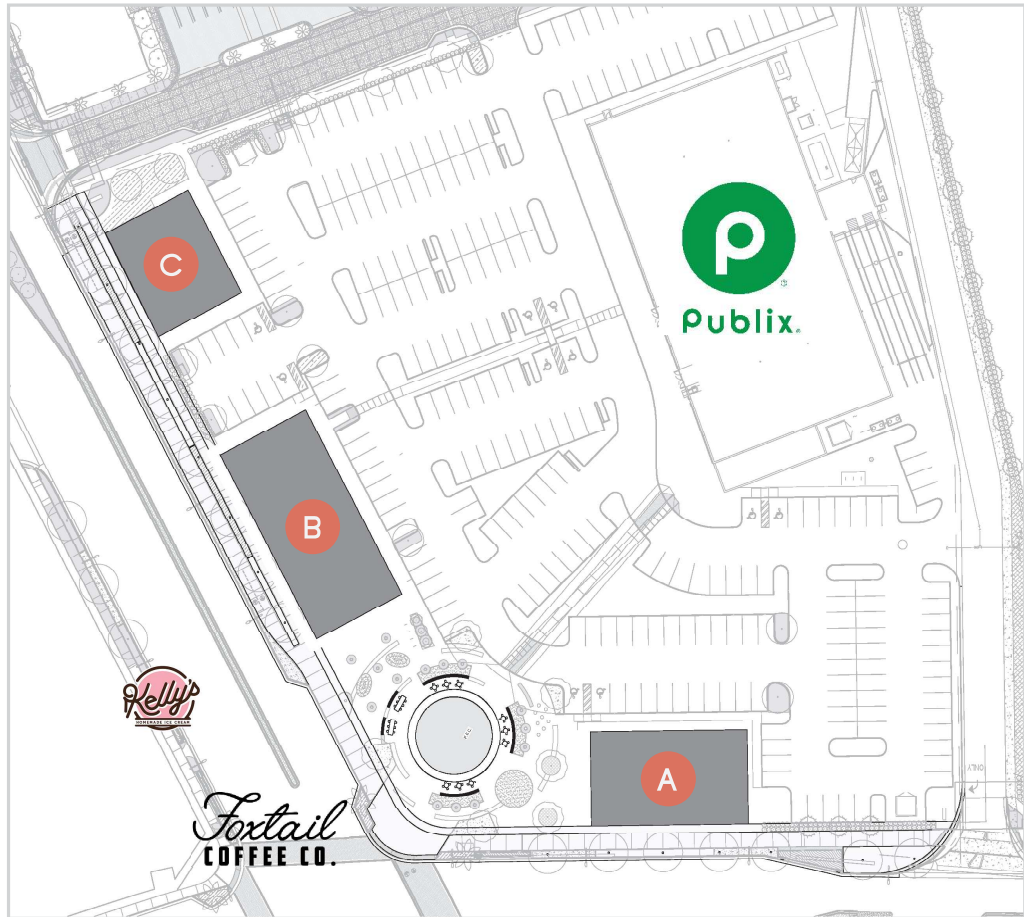


GROVES

AT COLLEGE PARK



Groves at College Park





PRIME COLLEGE PARK RETAIL LOCATION

- Conveniently located in the heart of the Packing District
- Opportunities to customize approximately 1,800 s.f. +/- , to 7,300 s.f. +/- customized spaces
- Perfect for a small café, boutique, and specialty shops
- Prime location at the corner of Princeton Street and North Orange Blossom Trail
- Easy access to major highways (I-4, Hwy 408, John Young Pkwy, Maitland Exchange)
- Building completion anticipated early 2024
- Design-driven architecture dedicated to innovation and thoughtful, collaborative spaces.

BUILDING A

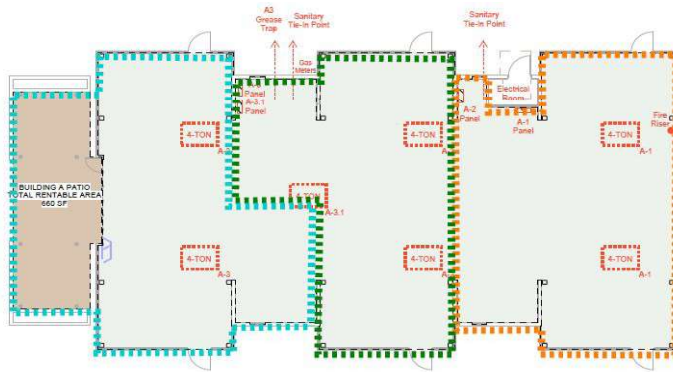


- Leasing opportunities from approximately 1,800 s.f. +/- to 6,500 s.f. +/- customizable spaces
- Truly bespoke opportunities to customize indoor and outdoor spaces to suit your needs
- Conveniently located near the iconic Packing District Juice Stand featuring Kelly's Ice Cream and Foxtail Coffee
- Perfect for restaurants and specialty shops

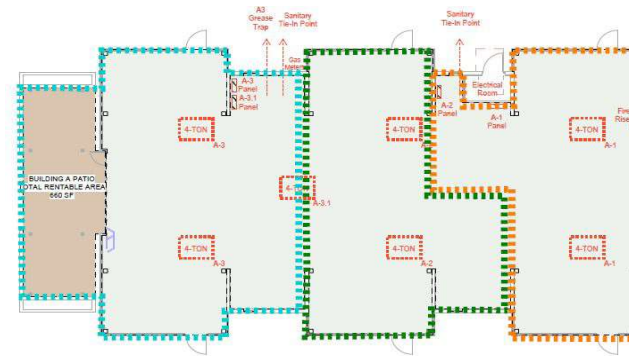
BUILD TO SUIT OPPORTUNITIES

- Strategically designed by local architect studio dap to include multiple options to activate optional sidecar to build out back of house operations

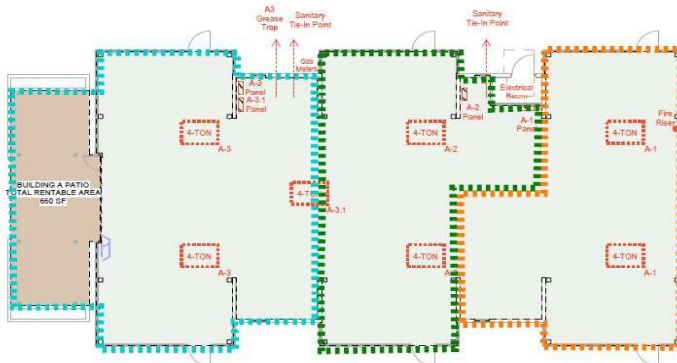
OPTION 1



OPTION 2



OPTION 3



BUILDING B



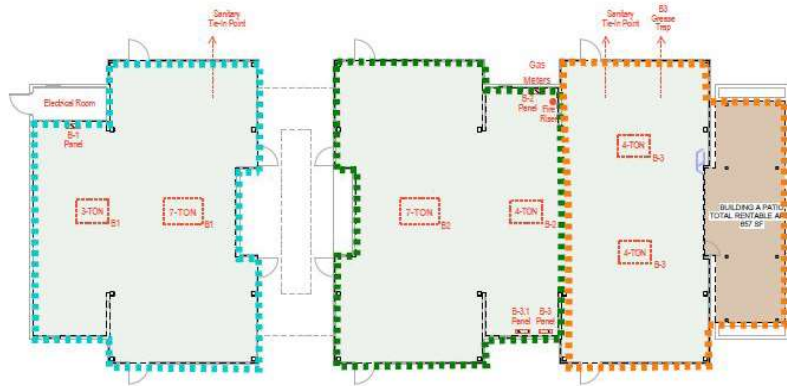
- Leasing opportunities from approximately 1,800 s.f. +/- , to 7,300 s.f. +/- customizable spaces
- Premium outdoor spaces and strategically designed exterior real-estate
- Truly bespoke opportunities to customize indoor and outdoor spaces to suit your needs
- Conveniently located near the iconic Packing District Juice Stand featuring Kelly's Ice Cream and Foxtail Coffee
- Perfect for restaurants and specialty shops



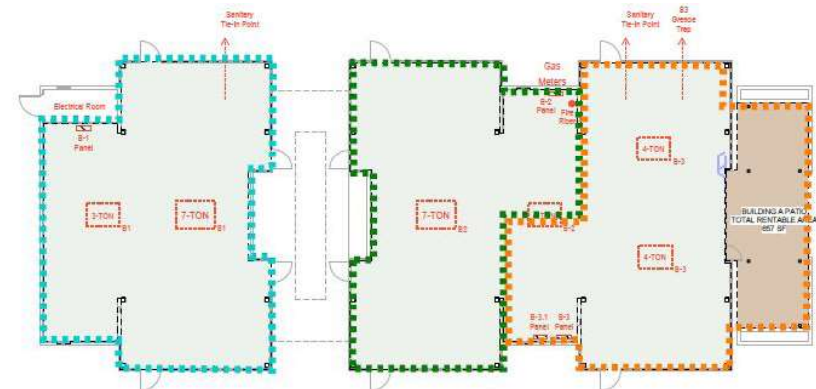
BUILD TO SUIT OPPORTUNITIES

- Strategically designed by local architects dap to include multiple options to activate optional sidecar to build out back of house operations

OPTION 1



OPTION 2



BUILDING C



- Free-standing retail building approximately 4,000 s.f. +/-
- Ideal for single tenant looking for prime location within the Packing District
- Conveniently located near the iconic Packing District Juice Stand featuring Kelly's Ice Cream and Foxtail Coffee
- Perfect for small boutiques, cafés, and specialty shops



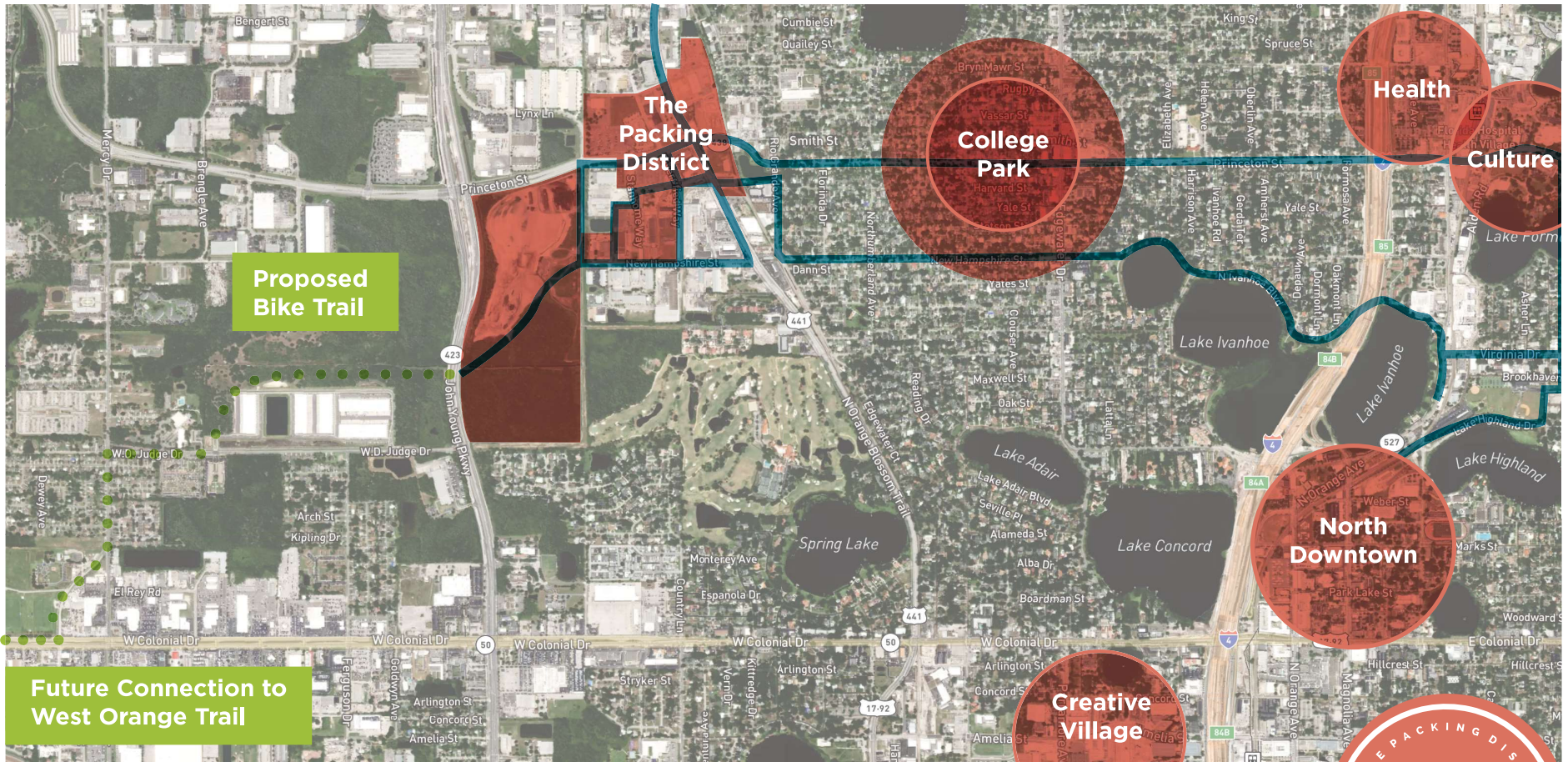


THE PACKING DISTRICT

The Groves at College Park is located at the Northeast corner of Princeton Street and North Orange Blossom Trail.

Groves at College Park will be closely surrounded by:

- The Cannery: 300-unit upscale apartment bldg.
- Publix: Approximately 29,000 s.f. +/-
- Kelly's Ice Cream & Foxtail Coffee
- Multiple unique retail opportunities (4,000 s.f. +/-, 6,000 s.f. +/-, and 8,000 s.f. +/-)
- Packing District YMCA, 4Roots Farm, The Great Southern Box Food Hall, and Orange County Brewery



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