

FOR LEASE



FREESTANDING BUILDING WITH DRIVE-THRU PARK PLACE AT HEATHROW 1511 INTERNATIONAL PARKWAY LAKE MARY, FL 32746

This Freestanding Building is a part of Park Place at Heathrow, a 35 Acre Mixed-Use Development comprised of 70,000± SF of Retail/Bank/Restaurant Space; 100,000± SF of Office Space; the Marriot Hotel & Conference Center (304 Rooms); and Residence Inn by Marriott (100 Rooms).

Built in 2003, this Former Bank has **3 Drive-Thru Lanes**

- **Type:** Concrete Block & Stucco Masonry
- **Building:** 3,700± SF
- **Land:** 39,391± SF (0.9± Acres)



FOR LEASE

FREESTANDING BUILDING WITH DRIVE THRU



Park Place at Heathrow is centrally located, at the intersection of H.E. Thomas, Jr. Parkway (CR 46A) and International Parkway. Just off I-4, Park Place has excellent access to and visibility from this interstate. This prime location provides frontage, as well ingress/egress on both roads.

- **International Parkway:** 14,000± Vehicles per Day
- **H.E. Thomas, Jr. Parkway (CR 46A):** 31,000± Vehicles per Day
- **I-4:** 132,000+ Vehicles per Day

Located in Heathrow, an affluent suburban community located on the I-4 Corridor north of Orlando, and considered a part of the Greater Orlando Area.

- **Average Household Income:**
1 Mile: \$101,326± | 3 Mile: \$102,244± | 5 Mile: \$94,224±
- **Population:**
3 Mile: 54,456± | 5 Mile: 114,259±
- **Daytime Population:**
5 Mile: 61,702±



Surrounded by major businesses, restaurants and retail, which include Marriott, Westin Hotel, Wells Fargo, Walgreen's, Ruth's Chris, Publix, Shula's, McDonald's, Theaters, and **over 4,500,000± SF of office buildings, which include numerous multinational corporate headquarters.**



FOR MORE INFORMATION

Daniel Baumgard, President & CEO

INVESTMENT MANAGEMENT ASSOCIATES, INC.

2151 S. Le Jeune Road, Suite 202

Coral Gables, FL 33134

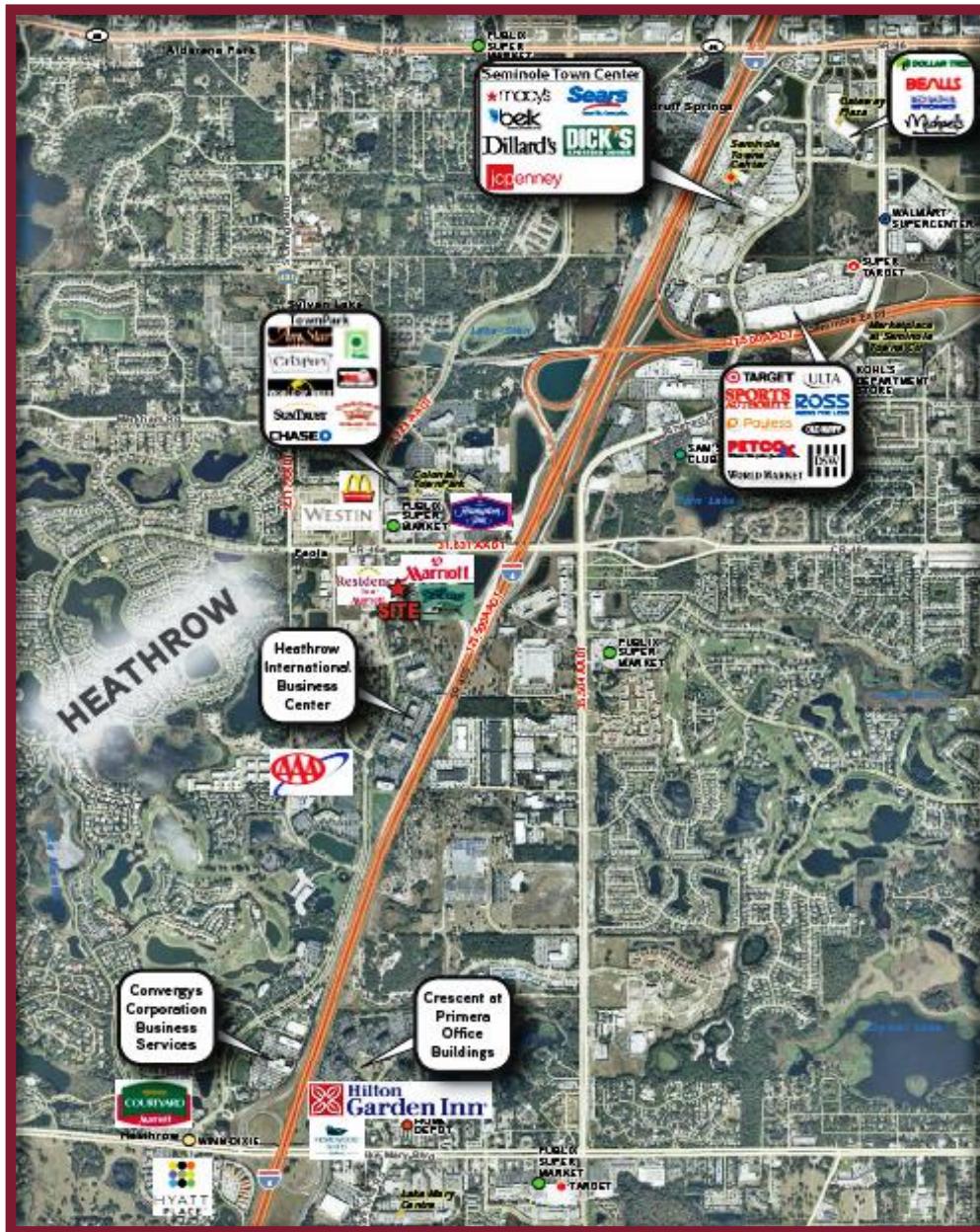
T: 305.661.0110 ♦ www.ima-re.com ♦ F: 305.661.7803



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

FOR LEASE

FREESTANDING BUILDING WITH DRIVE THRU PARK PLACE AT HEATHROW 1511 INTERNATIONAL PARKWAY LAKE MARY, FL 32746



FOR LEASE

FREESTANDING BUILDING WITH DRIVE THRU

