

RETAIL FOR LEASE

GRIFFIN FARM AT MIDTOWN

211-245 WHEELHOUSE LANE | LAKE MARY, FL 32746

ZACK MCNAMARA, CCIM
SENIOR DIRECTOR

📞 407.458.5409

✉️ Zack.McNamara@FranklinSt.com

MICHAEL BATTEY
SENIOR DIRECTOR

📞 407.458.5414

✉️ Mike.Battey@FranklinSt.com

BROKER OF RECORD, FLORIDA
DARRON KATTAN
BOR License No. BK3256503
Darron.Kattan@FranklinSt.com



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FOR LEASE



PROPERTY OVERVIEW

- » Available for lease: 1,750 - 3,450 SF
- » Located at the signalized intersection of Lake Mary Blvd. and Longwood Lake Mary Rd., with a combined daily traffic count of 36,100 vehicles
- » Grocery-anchored mixed-use lifestyle center generating 1.9M+ annual visits (Source: Placer.ai)
- » Affluent trade area with average household incomes exceeding \$125,000 within a 3-mile radius
- » Strong mix of daytime and residential populations, driving consistent, all-day traffic
- » Immediately adjacent to Drake Midtown (263 units) and Griffin Park (130+ townhomes)
- » Convenient access to I-4 (1.5 miles east)

CURRENT TENANTS

Winn-Dixie

Petfolk

DUNKIN'

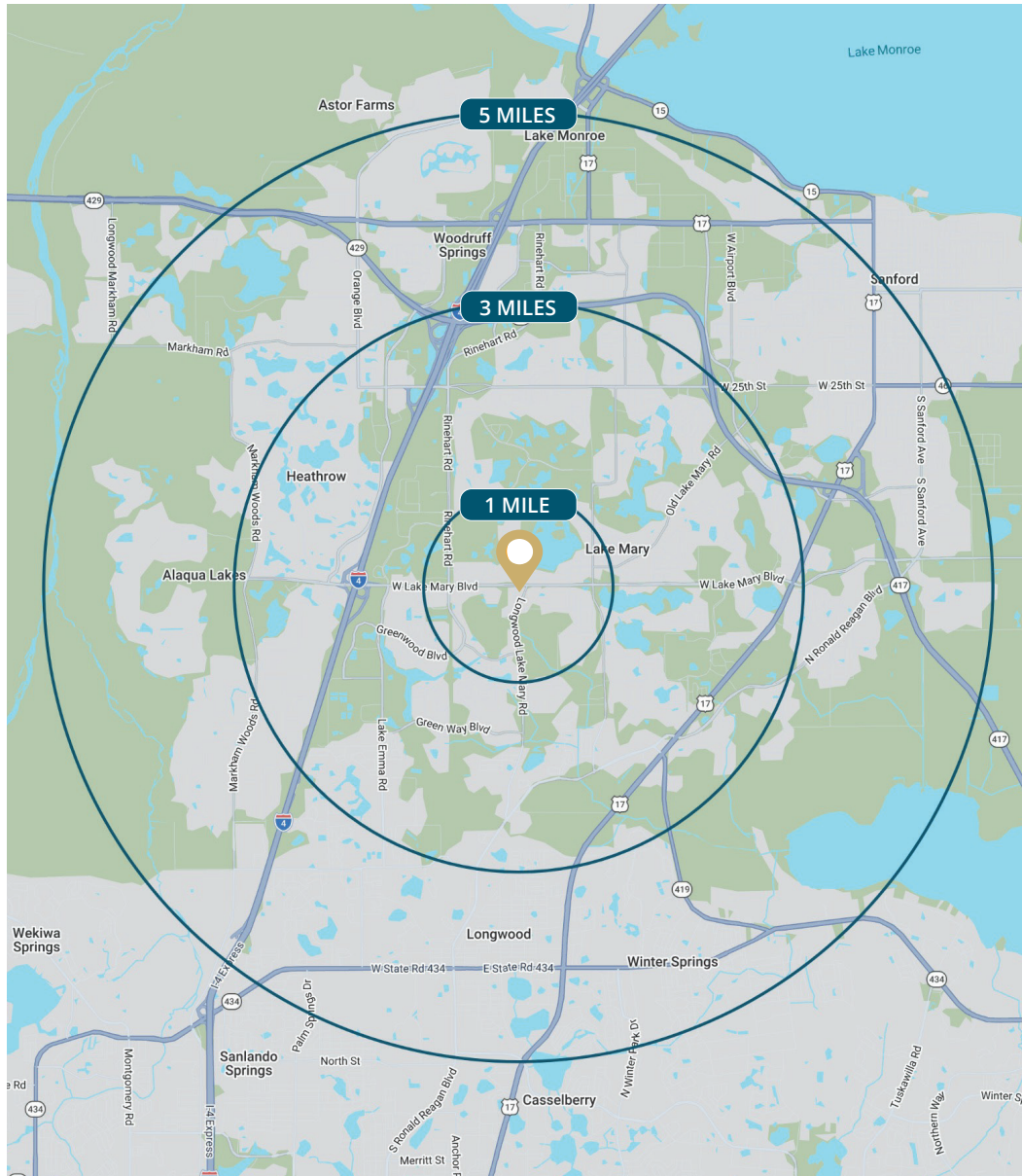








Unit	Tenant	SQ FT
A1	Dunkin Donuts	2,000
A2	Petfolk	3,400
B1	Tipsy Salon	2,600
B2	Hand & Stone	2,512
B3	First Watch	3,500
1	Crunch Fitness	38,000
C	Winn Dixie	29,000
D1	Synovus	3,500
F1	Beth's Burger Bar	2,002
F2	Winn Dixie Liquor	1,534
F3	Available	1,899
G1	Bubbakoo's Burritos	2,545
G2/3	Available	3,450
G3	Available	1,750
G4	Lash Lounge	1,212
G5	The Puar MedSpa	1,107
G6	Dentist of Lake Mary	1,360
H1A	Little Greek	1,700
H1B	Ice Spot	1,196
H2	Men's Groom Room	1,375
H3	Zaza Cuban Cafe	2,023
J1	Casa Leon Jewelers	4,412
J1A1	Waxing the City	1,402
J1B	Crumbl Cookie	1,402
J1C	Recovery Recovery Studio	1,402
J3	Century 21	1,369
J4	Supreme Nutrition	1,249
J5	Kava Culture	1,308
GR1	3 Natives	1,149
GR2	The Joint Chiropractic	1,004
GR3	Vita Lounge	1,004
GR4	Brix & Mortar Urban Winery	1,240
GR5	Blo Blow Dry Bar	1,200
GR6	Ideal Nutrition	1,367



POPULATION

	1 Mile	3 Miles	5 Miles
Population	8,513	67,261	172,787
Daytime Population	9,549	69,779	153,712

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
Total Households	3,533	27,389	68,352
Owner-Occupied	60%	56.8%	58.8%
Renter-Occupied	40%	43.2%	41.2%
Avg. Household Size	2.4	2.4	2.5

INCOME

	1 Mile	3 Miles	5 Miles
Avg. HH Income	\$140,136	\$127,803	\$126,594
Median HH Income	\$109,048	\$102,525	\$100,026

BUSINESSES

	1 Mile	3 Miles	5 Miles
Total Businesses	1,129	5,810	13,686
Total Employees	7,411	51,338	104,902

