

In partnership with:



HEATHROW

Squadre

100-120 INTERNATIONAL PKWY, HEATHROW, FLORIDA 32746

FOR MORE INFORMATION



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PROPERTY

Overview

THE PROPERTY

- 101,392 s.f. grocery-anchored, essential-use center
- Pylon and directional signage available
- Positioned in a high-demographic neighborhood
- Excellent visibility and access on International Pkwy and Lake Mary Blvd
- 4.5:1,000 parking ratio
- Golf cart access and parking on-site from Lake Heathrow Lane

LOCATION FEATURES

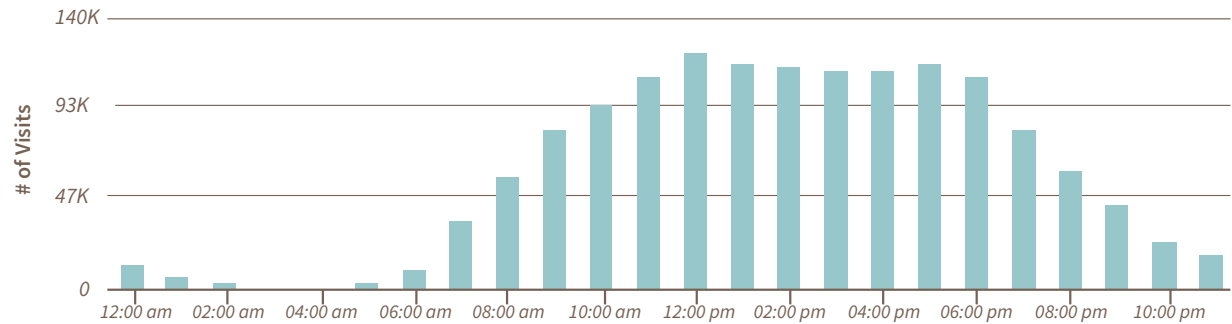
- High-barrier-to-entry location on the west side of I-4, of which the site is less than a mile from
- On the NWC of the signalized intersection of International Pkwy / Lake Mary Blvd with a combined traffic count of 33,000± AADT
- Heathrow Square is advantageously the only signalized grocery site on Lake Mary Blvd
- The center connects to the main entry point of Heathrow Country Club
- Strong daytime population with over 7m square feet of office space located within 3 miles, including AAA's national headquarters
- Affluent population demonstrating an average household income of \$160,145 among 20,905± households within 3 miles

AVG. LENGTH-OF-STAY/VISIT EST. # OF CUSTOMERS ANNUALLY EST. # OF VISIT ANNUALLY

 **32 Mins**

 **176.6K**

 **886.4K**



PROPERTY

Site Plan

SUITE	TENANT	SF
110	Winn-Dixie	42,112
112	Available	1,591
114	Subway	1,242
118	Samurai Sushi	2,472
120	QuestDiagnosticsClinicalLab	1,926
124	Heathrow Chiropractic	2,133
128	Sweet Paradise Nail Salon	4,821
130	Available	8,717
140	Available-Second Generation Restaurant	6,507
176	Available	3,586
184	Pure Barre	1,864
188	Casey's Sports Bar	4,033
200A	Available	3,508
220	Available	5,000
236	Adv.Dermatology&Cosmetic Surgery	9,046
262	BodyCoachPersonalTraining	2,334
264	DentalAssociatesofHeathrow	2,352



STRONG
Daytime Drivers

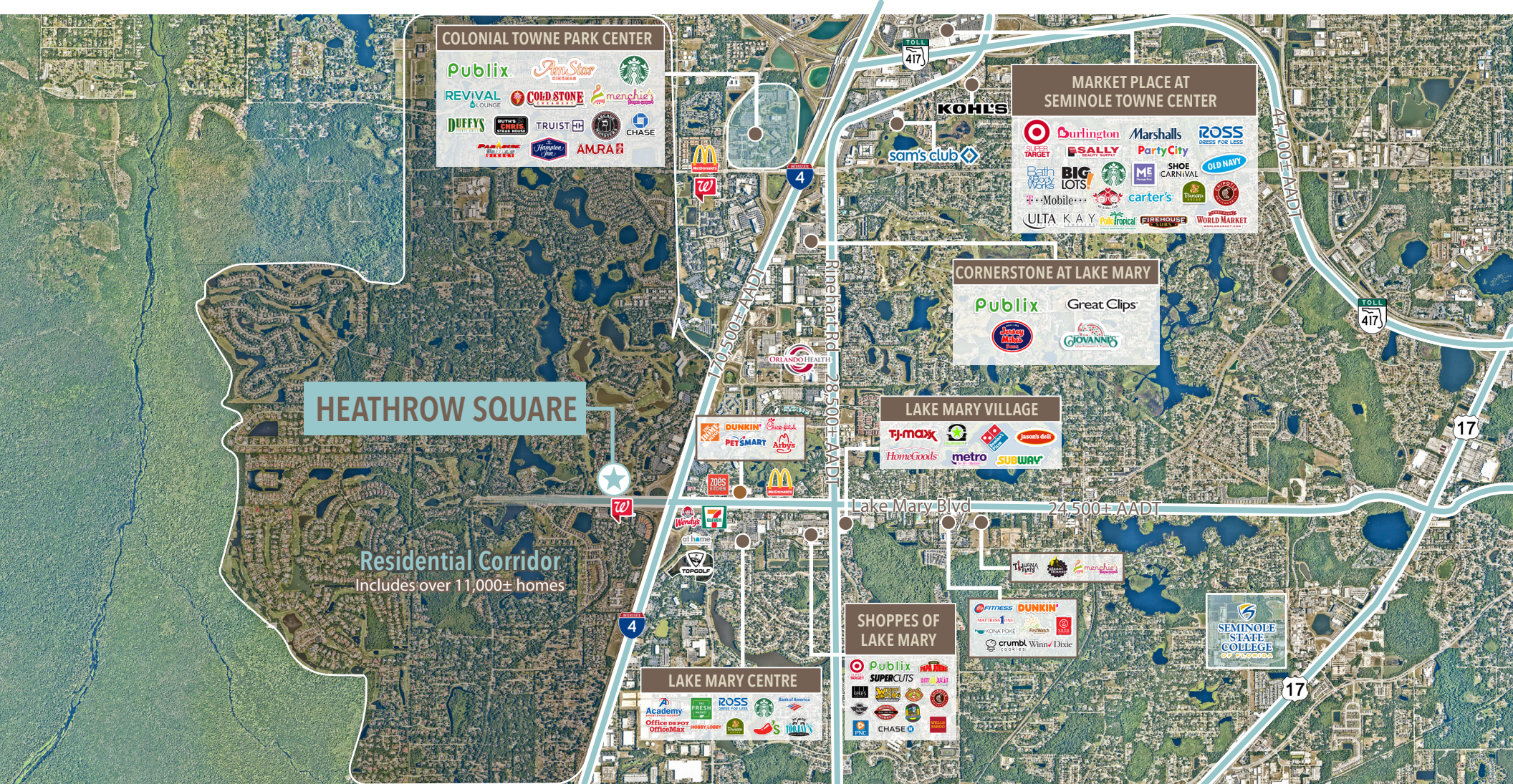
7M SF
OFFICE SPACE

79,004
EMPLOYEES (5MI)

\$136,896
HH INCOME (5MI)

AERIAL

Overview



DEMOGRAPHICS

HH INCOME

1 MI.	\$154,290
3 MI.	\$160,145
5 MI.	\$136,896

POPULATION

1 MI.	2,180
3 MI.	52,211
5 MI.	133,212

HOUSEHOLDS

1 MI.	943
3 MI.	20,905
5 MI.	52,538

BUSINESSES

1 MI.	282
3 MI.	3,434
5 MI.	8,130

EMPLOYEES

1 MI.	3,616
3 MI.	35,874
5 MI.	79,004