

# 2875 MAGUIRE ROAD WINDEMERE, FLORIDA

FOR LEASE

## THE SHOPPES AT BELMERE PREMIUM END CAP RETAIL - RESTAURANT

### HIGHLIGHTS

The Shoppes at Belmere is located in the City of Windermere known as one of the most affluent cities in Florida. This end cap retail/restaurant space opportunity approximately 2,001 square feet is in the heart of Windermere – Orange County in close proximity to Orlando serving luxurious residential communities.

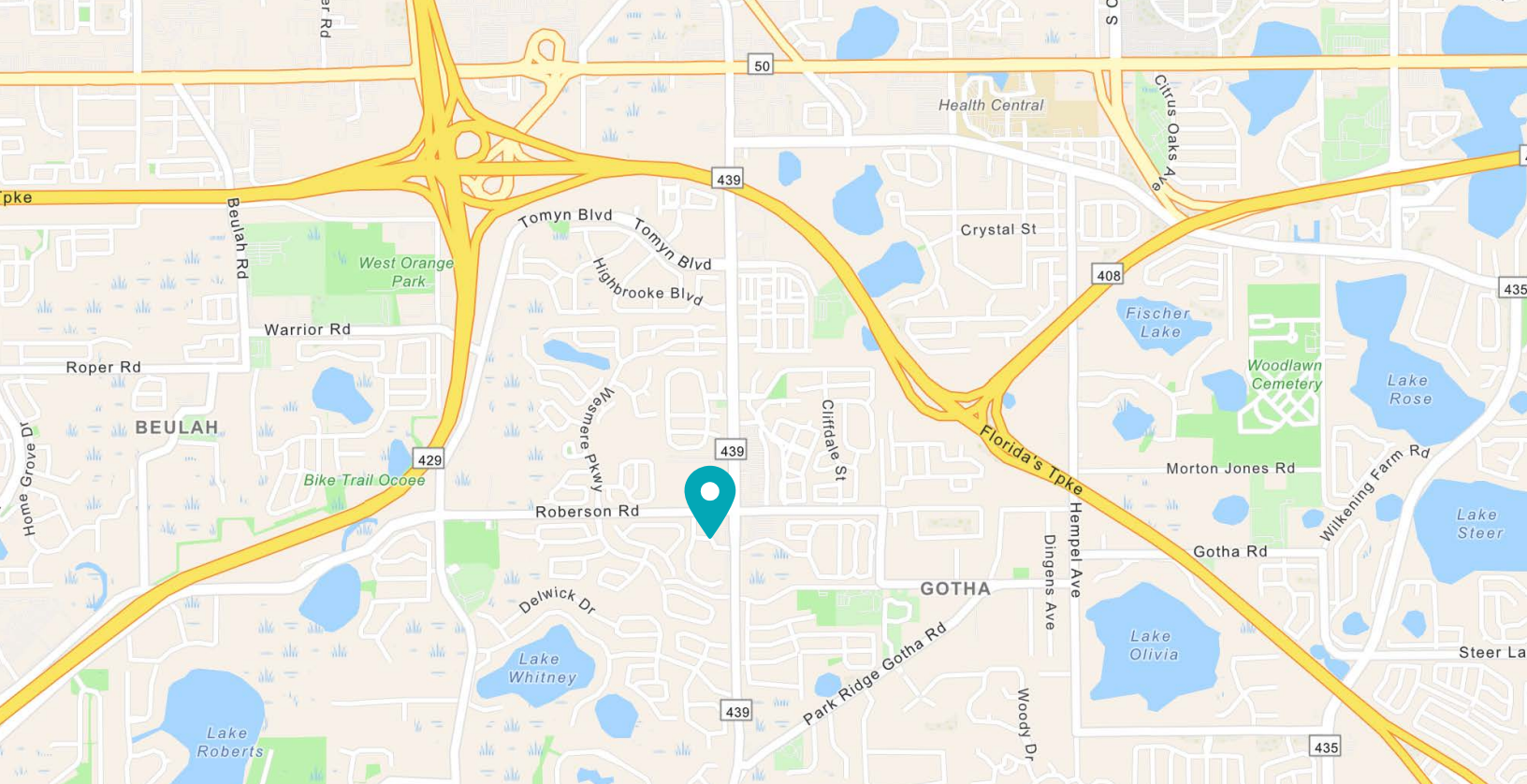
The Shoppes at Belmere is in a beautiful and charming city of:

- Beautiful Lake Views
- Luxurious Lifestyle
- Famous Golf Courses
- Lake Watersports, Fishing, Boating
- Charming Downtown
- Proximity To Downtown Orlando
- Opulent Homes

- Approximately 2001 Square Feet
- End Cap Space
- Located at the Intersection
- Adjacent to CVS Free-Standing
- Wrap-Around Store Front Parking
- Building Signage
- Pylon Signage Available
- Possible Opportunities for Drive-Thru and Outdoor Seating





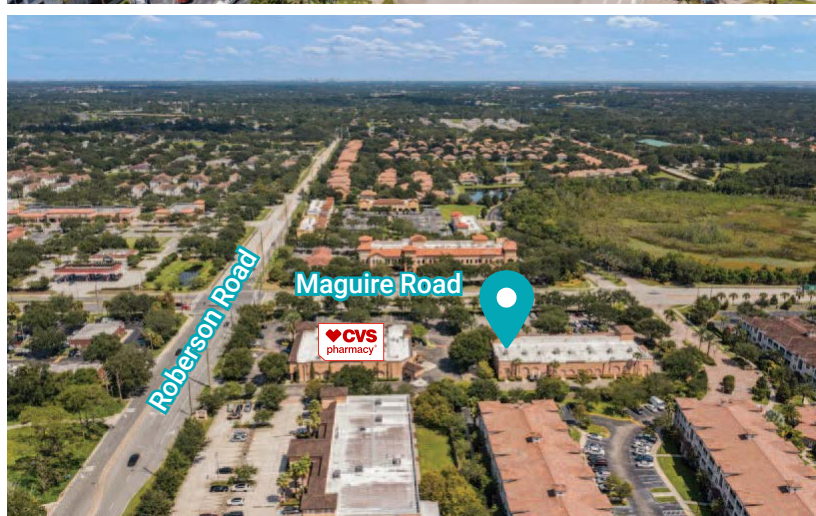


**Coordinates: Latitude (N 28.5287154), Longitude (W -81.5425229)**

Demographics Est. 2022			
Distance	1 Mile	3 Miles	5 Miles
Population	37,337	104,771	278,255
Households	80% of Households are Families <i>Detailed Report Available</i>		
Median Household Income (\$) <i>Est. 2021</i>	\$131,392 <i>Detailed Report Available</i>		
Average Home Value <i>Est. 2023</i>	Median Home Price: \$899,000 Median Selling Price: \$1,300,000		









# AERIAL VIEW

Florida's Turnpike

Maguire Road

MIDGARD  
SelfStorage

CVS  
pharmacy®

Roberson Road

Roberson Road

MEADOW  
RIDGE MALL

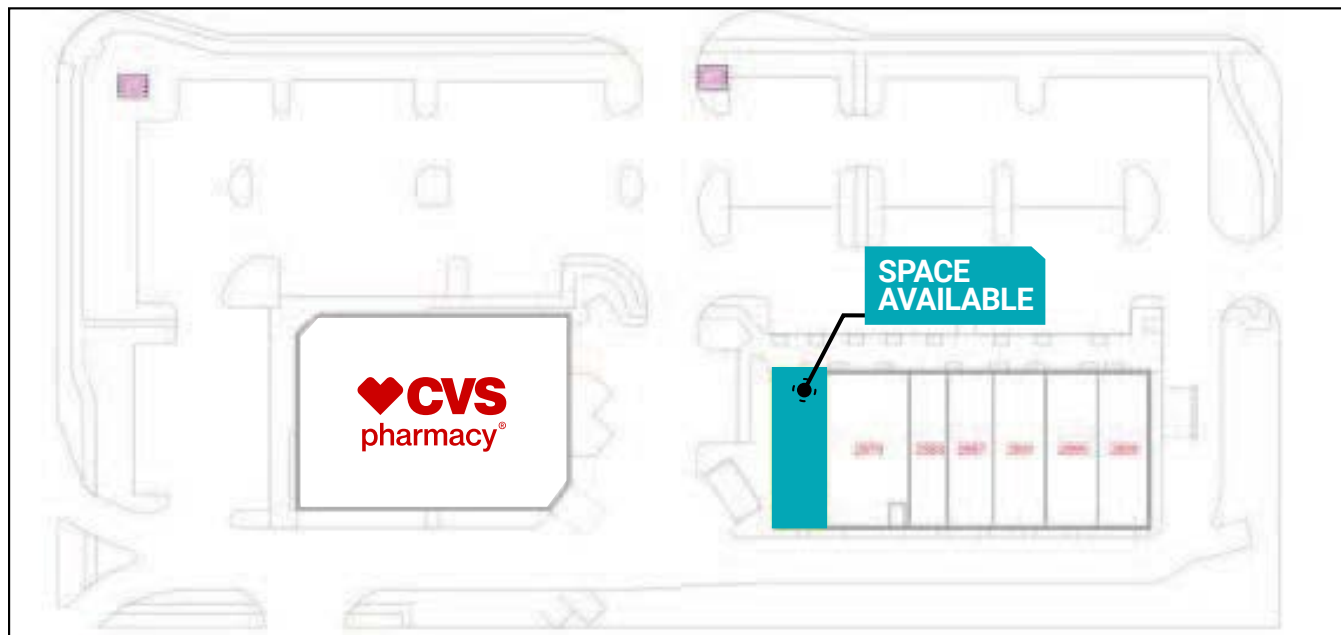
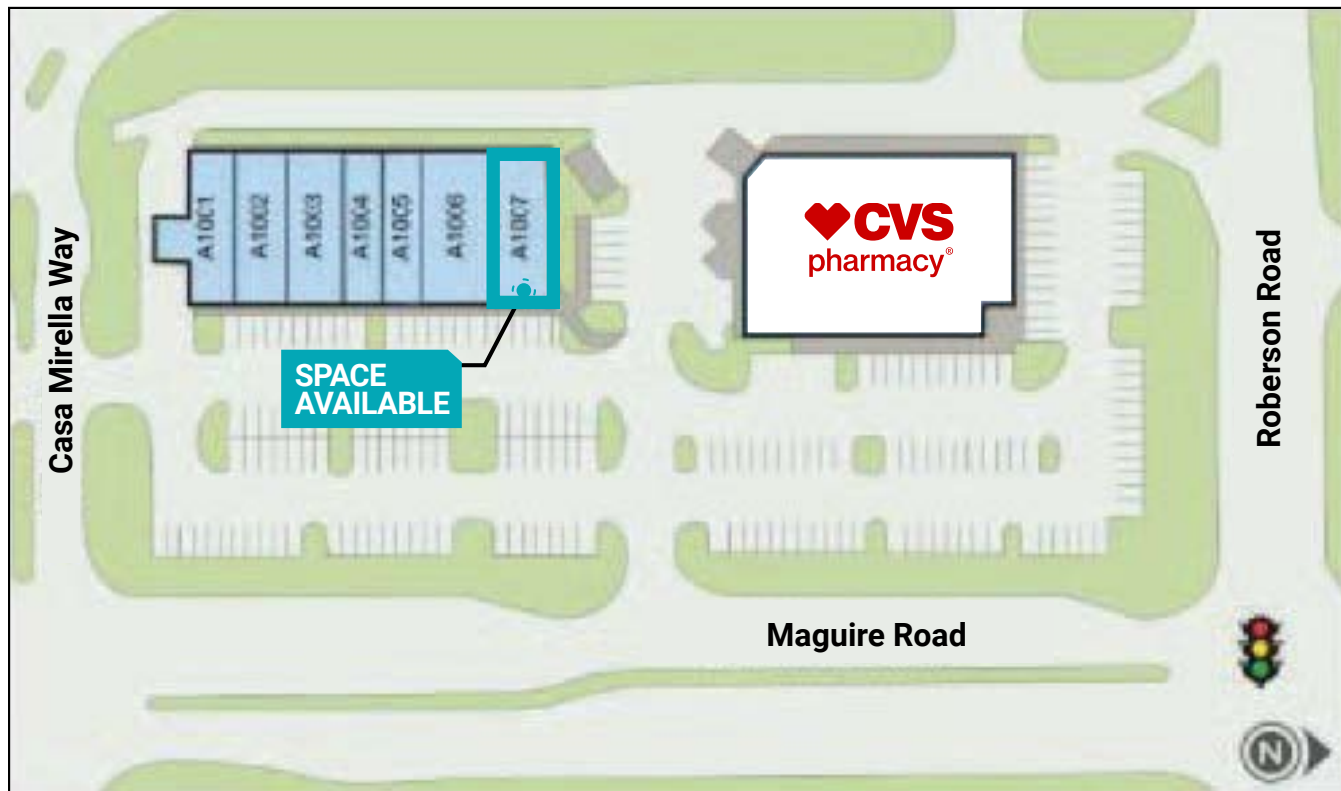
Maguire Road

2875 MAGUIRE ROAD  
WINDEMERE, FLORIDA





# SITE PLAN



# SHOPPES AT BELMERE END CAP

## Visibility and Signage

Not all shopping centers have the same advantages for end-cap spaces, but when the end cap is located at an intersection like the end cap at The Shoppes at Belmere, it offers visibility from two intersecting streets. Additionally, signage can be placed on as much all sides of the exterior of the space giving it strong branding and marketing advantages. When a customer can easily find or see your business from the street, it drastically increases your success as a retailer or restaurant.

## Accessibility

The end-cap at The Shoppes at Belmere can also be found near the area where the traffic enters and exits the shopping plaza. This is referred to as the all important ingress and egress of the center. For many consumers, the convenience of quickly getting in and out will often dictate where they will shop or eat.

## Parking

Available Parking – Ample Parking - Parking spaces are more ample toward the end cap of The Shoppes at Belmere because the business located at the end-cap has the only advantage of store front parking on two sides of the space instead of only one.

## Possible Outdoor Space / Drive-thru

The opportunity is available for only the end cap space to potentially offer outdoor seating. Restauranters love outdoor seating. In the beautiful city of Windermere, Florida, year-round weather makes outdoor seating one of the most profitable options a restaurant can offer its patrons. Inclusively, if this opportunity is available, it can extend the square footage of the restaurant and significantly increase the sales per square foot. The opportunity to consider outdoor seating, is proven to increase success and sales.

A drive-thru opportunity is only available for the end cap and options can be considered for what is known as the most profitable benefit of a specialty retailer or restaurant at the intersection.

## The End Cap is a Landlordmark Location for the Intersection and Center

The available end cap at The Shoppes at Belmere is the prime and preferred location being offered to national and global retailers and restaurants. End cap spaces have a proven record of success due to the variety of advantages and being known as the landmark.

***Please contact us to discuss the opportunities for your business to be the landmark in the City of Windermere at the intersection of Maguire Road and Roberson Road – The Shoppes at Belmere.***