



# COLONIAL

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## TOWNPARK

ORLANDO • FLORIDA



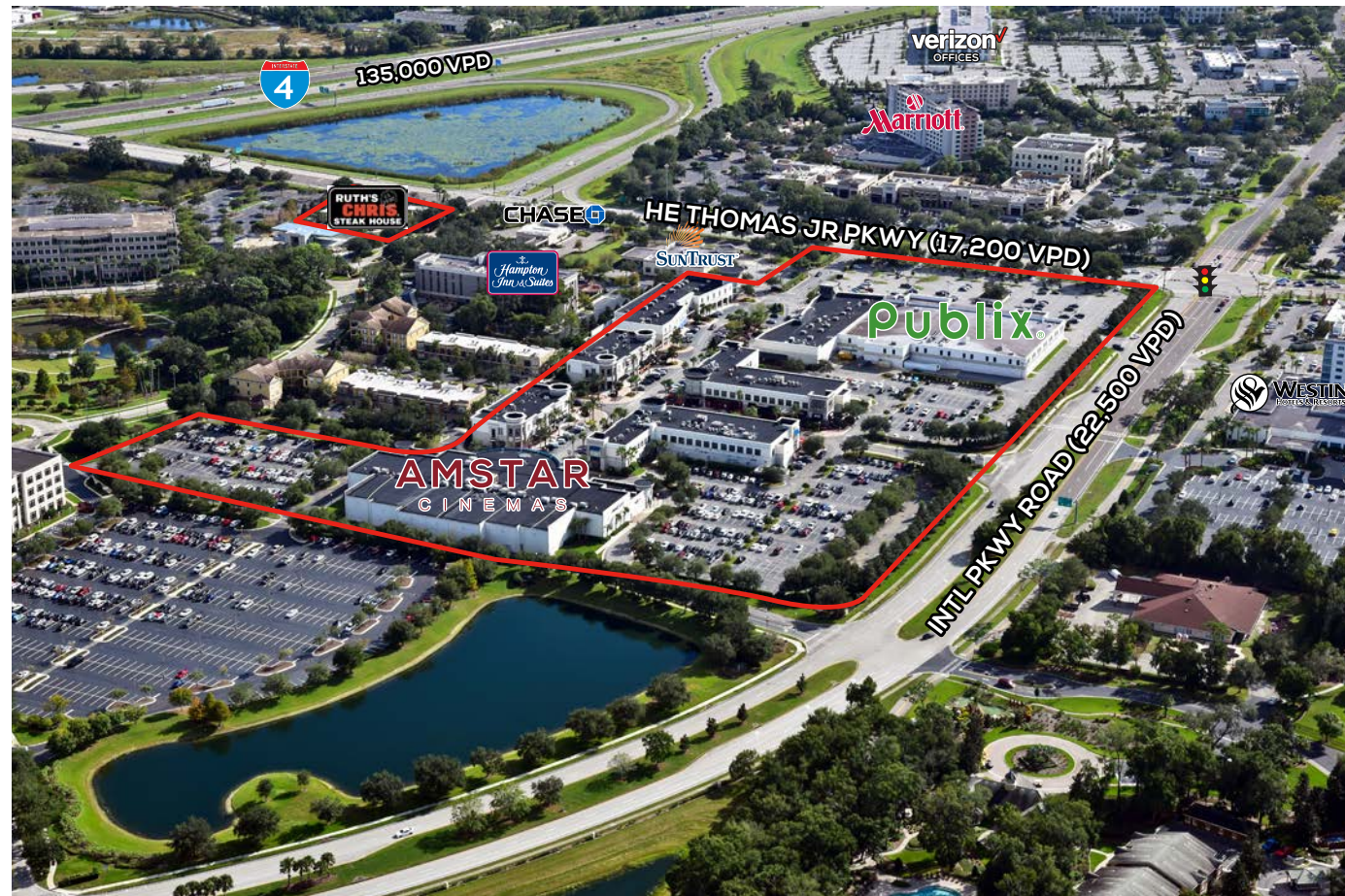
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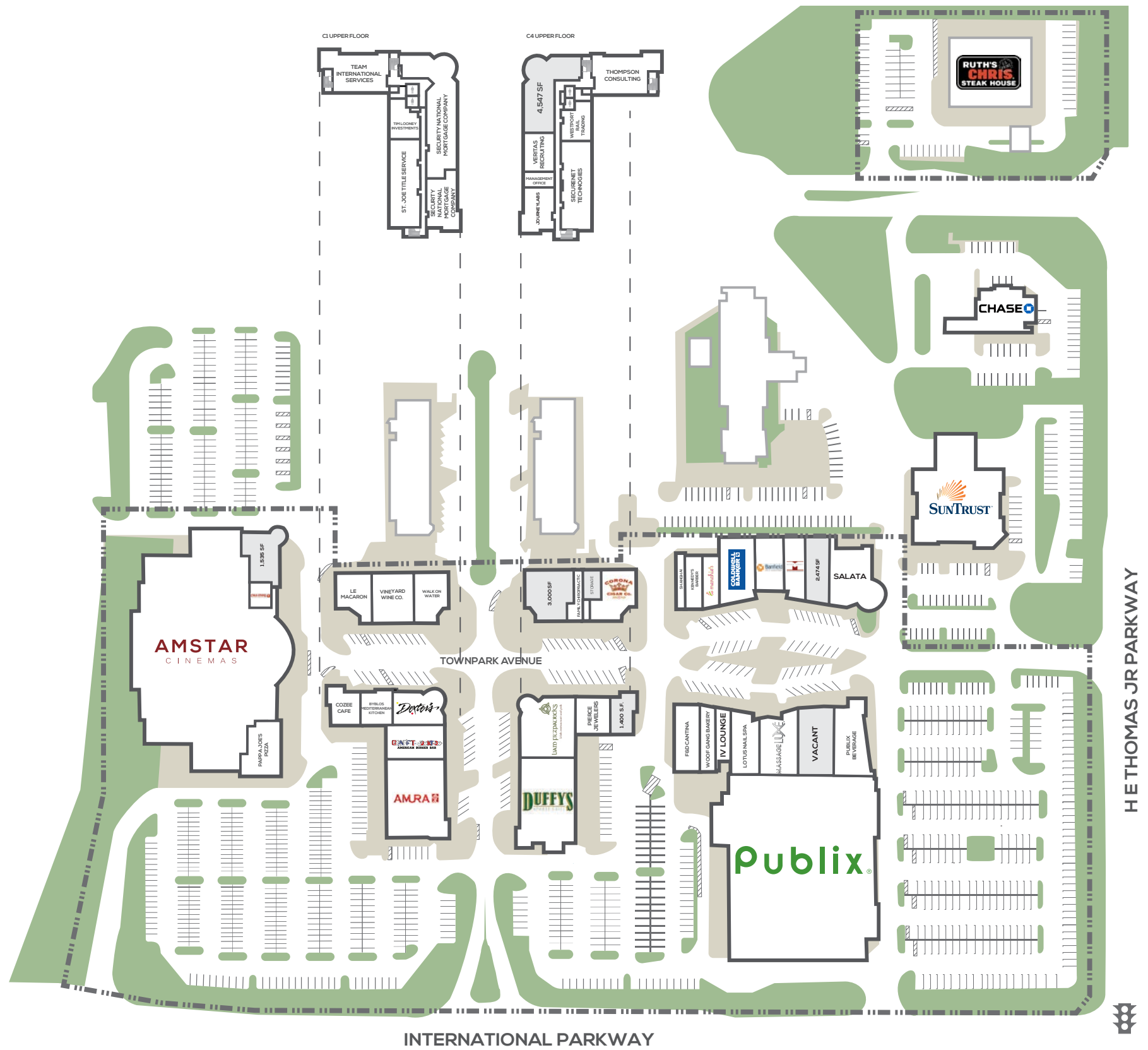
## PROPERTY OVERVIEW

Colonial TownPark (“CTP”) is a 236,228 sf neighbourhood dominant community town center anchored by Publix located in Lake Mary, Florida. CTP is the epicenter of a highly successful 200-acre mixed-use development featuring class “A” office, luxury apartments, hotel and village retail. The center’s diverse tenancy combines neighborhood and lifestyle uses and is led by Publix, AmStar Cinemas and a strong mix of restaurant/service tenants. With a prime location at an Interstate-4 interchange in the heart of Orlando’s #1 suburban office submarket, the center serves a large daytime population and some of the Orlando MSA’s most affluent and exclusive residential areas.

The Heathrow and Lake Mary communities boast exceptional demographics with over 114,000 residents in a 5-mile radius and average household incomes of \$95,000. 2.3 million sf of existing class A office space and 4 hotels surround the center driving a strong daytime population. Fortune 500 companies including Verizon, Deloitte, and AAA are a sample of the corporate headquarters located in the immediate area.

Colonial TownPark’s excellent positioning and ease of access to I-4, superior demographics of the surrounding Lake Mary and Heathrow communities, and strong daytime population make this a top choice for national and local retailers in the area.





This plan is presented without warranty or representation of any kind and solely for the purpose of identifying the approximate location of potential buildings as presently contemplated by the owner/landlord, but subject to change or cancellation at any time. Proposed building dimensions, locations, access, common areas and parking, existing or anticipated tenants and their locations and identities are all subject to cancellation or change at the owner's/landlord's sole discretion at any time.





**Prime Location**

Center is proximate to an Interstate-4 interchange and just south of the Central Florida Greenway; situated immediately east of the main entrance to the Heathrow community



**Exceptional Demos**

Over 104K residents within a 5-mile radius with an average household income of \$89K; income levels in 1-mile radius are \$108K



**Superior Trade Area**

The trade area includes some of the Orlando MSA's most prestigious communities, including Heathrow and Lake Mary



**Strong Daytime Demand Drivers**



2.3 msf of existing office space within a 1.5-mile radius, with multiple new office developments in progress

4 hotels (816 rooms) in walking distance and another 250 unit hotel planned in close proximity:

- Hampton Inn - 130 rooms
- Marriott - 304 rooms
- Residence Inn - 119 rooms
- The Westin - 263 rooms
- TownPark Commons (proposed) - 250 rooms

**AREA DEMOGRAPHICS**

Colonial Town Park	0-1 mi	0-3 mi	0-5 mi
Population	4,766	54,251	112,852
Avg. Household Income	\$97,715	\$96,603	\$88,884
Median Age	43.2	40.3	38.9
Daytime Population	5,390	32,176	62,419





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