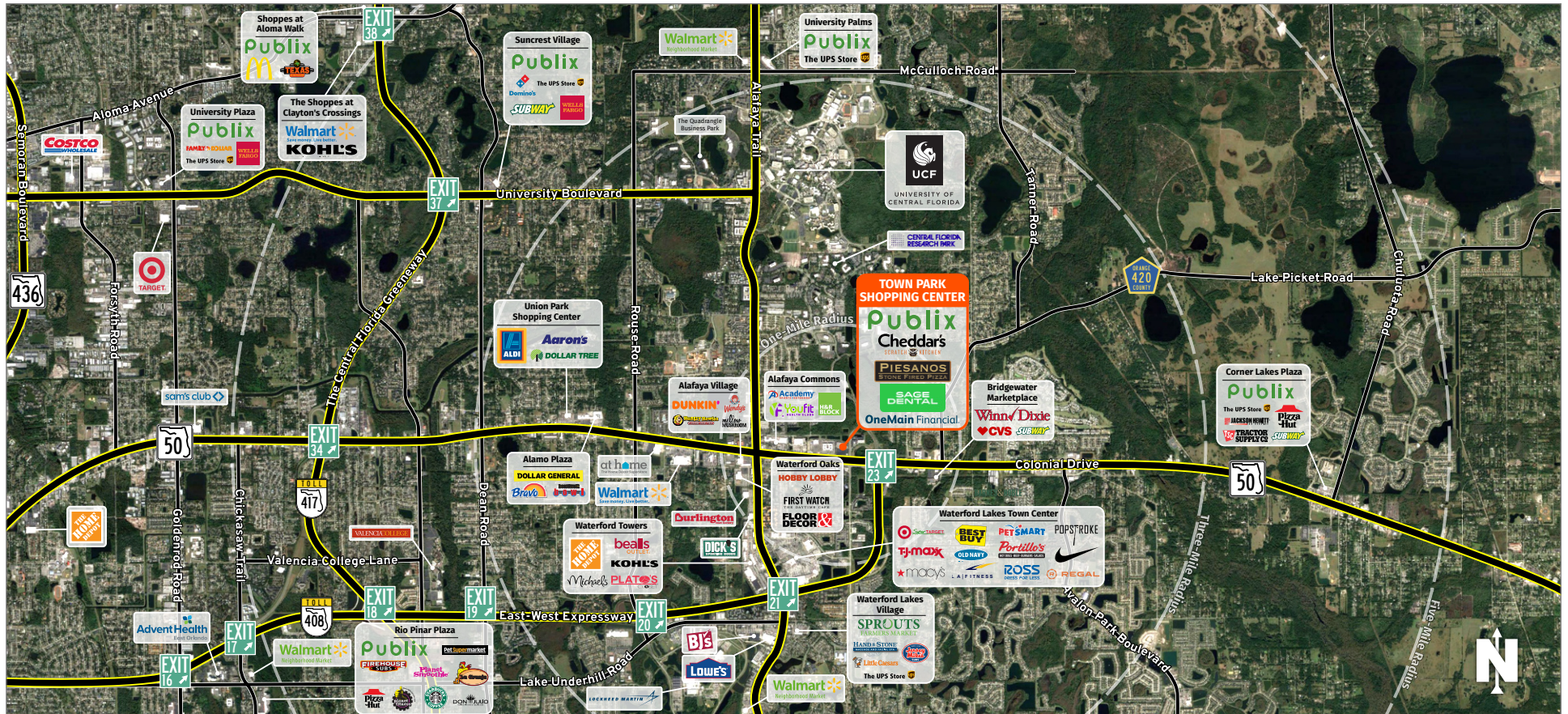


TOWN PARK SHOPPING CENTER

ORLANDO, FL

12231 East Colonial Drive, Orlando, FL 32826

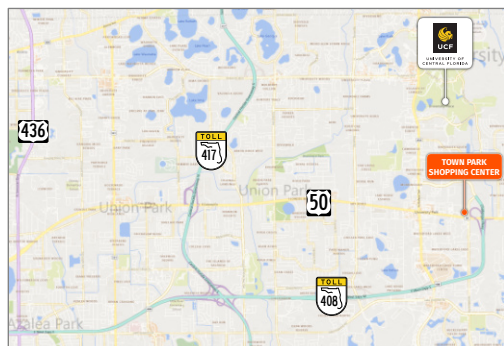


MARKET: Central Florida

COUNTY: Orange

GLA: ±76,544 SF

TRAFFIC COUNT: ±60,145



- Busy Publix-anchored center on Colonial Drive (SR 50) at the intersection of the East-West Expressway (SR 408)
- Situated in the rapidly growing area surrounding the University of Central Florida, the the largest university by enrollment in Florida
- Located at two signalized Intersections, with additional ingress and egress access points
- Adjacent to a multi-family project that was recently completed with 296 Units
- Proximate to Central Florida Research Park and The Quadrangle Business Park, two of Orlando's largest employment centers

NOLAN COLLIER | LEASING AGENT

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TENANTS	UNIT	SIZE
Publix	100	45,600 SF
The Joint	110	1,400 SF
Lee Nails & Spa	120	1,400 SF
Mr. B's Grooming Lounge	130	1,225 SF
United Realty Group	140	1,225 SF
Sage Dental	150	2,625 SF
OneMain Financial	170	2,147 SF
Premier Wellness	180	2,753 SF
China Wok	210	1,225 SF
Piesano's Stone Fired Pizza	220-230	4,200 SF
Cheddar's Casual Cafe	OP 1	8,748 SF
Future Availability - 2nd Gen Restaurant	OP 2	4,000 SF



12231 East Colonial Drive Orlando, FL 32826

DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	17,206	25.0	\$64,601
3 MILES	100,871	29.3	\$79,865
5 MILES	224,024	32.9	\$91,131

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.