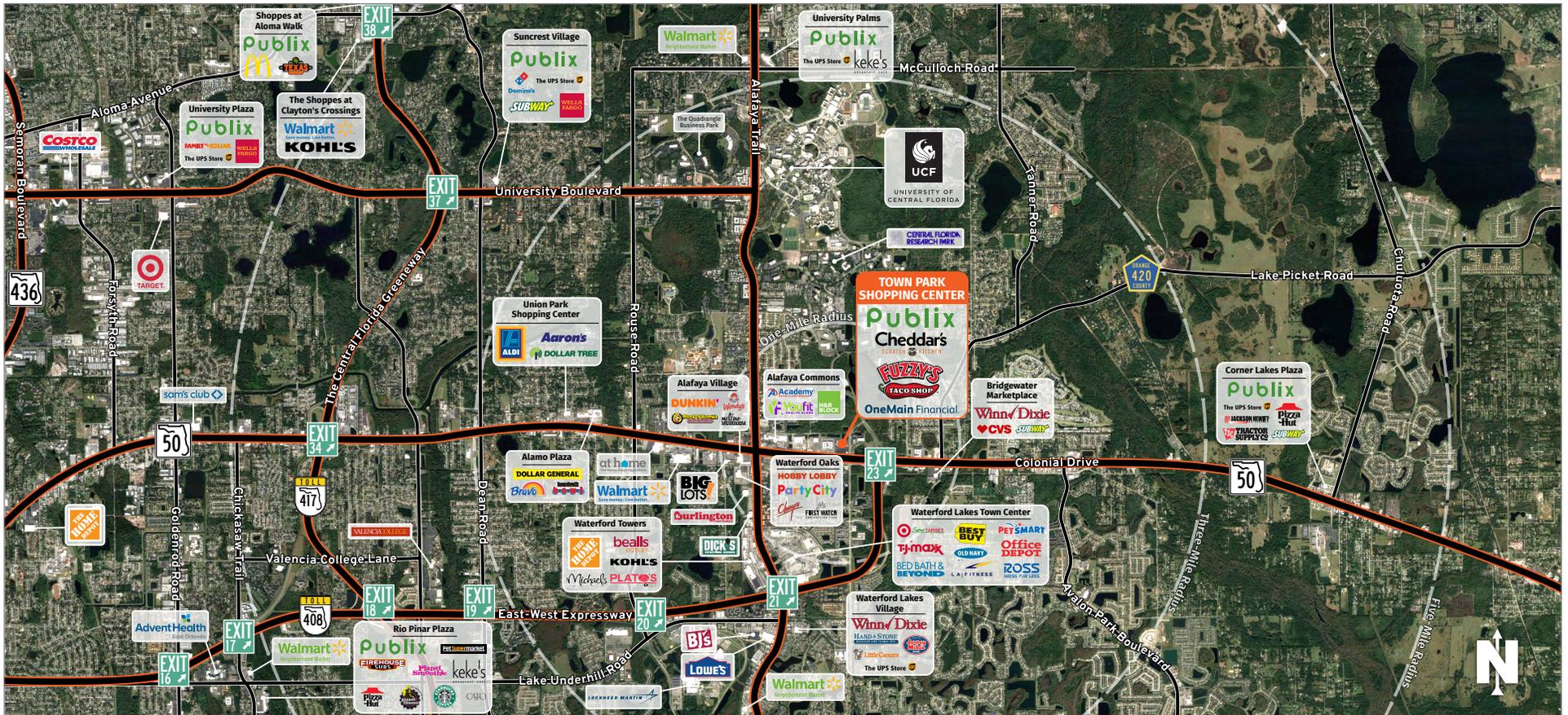


# TOWN PARK SHOPPING CENTER

## ORLANDO, FL

12231 East Colonial Drive Orlando, FL 32826



**MARKET:** Central Florida

**COUNTY:** Orange

**GLA:** ±76,544 SF

**TRAFFIC COUNT:** ±60,145



- Newly developed 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 approximately 200 Units
- Proximate to Central Florida Research Park and The Quadrangle Business Park, two of Orlando's largest employment centers

**JASON REISMAN** | LEASING AGENT

[jreisman@southeastcenters.com](mailto:jreisman@southeastcenters.com)

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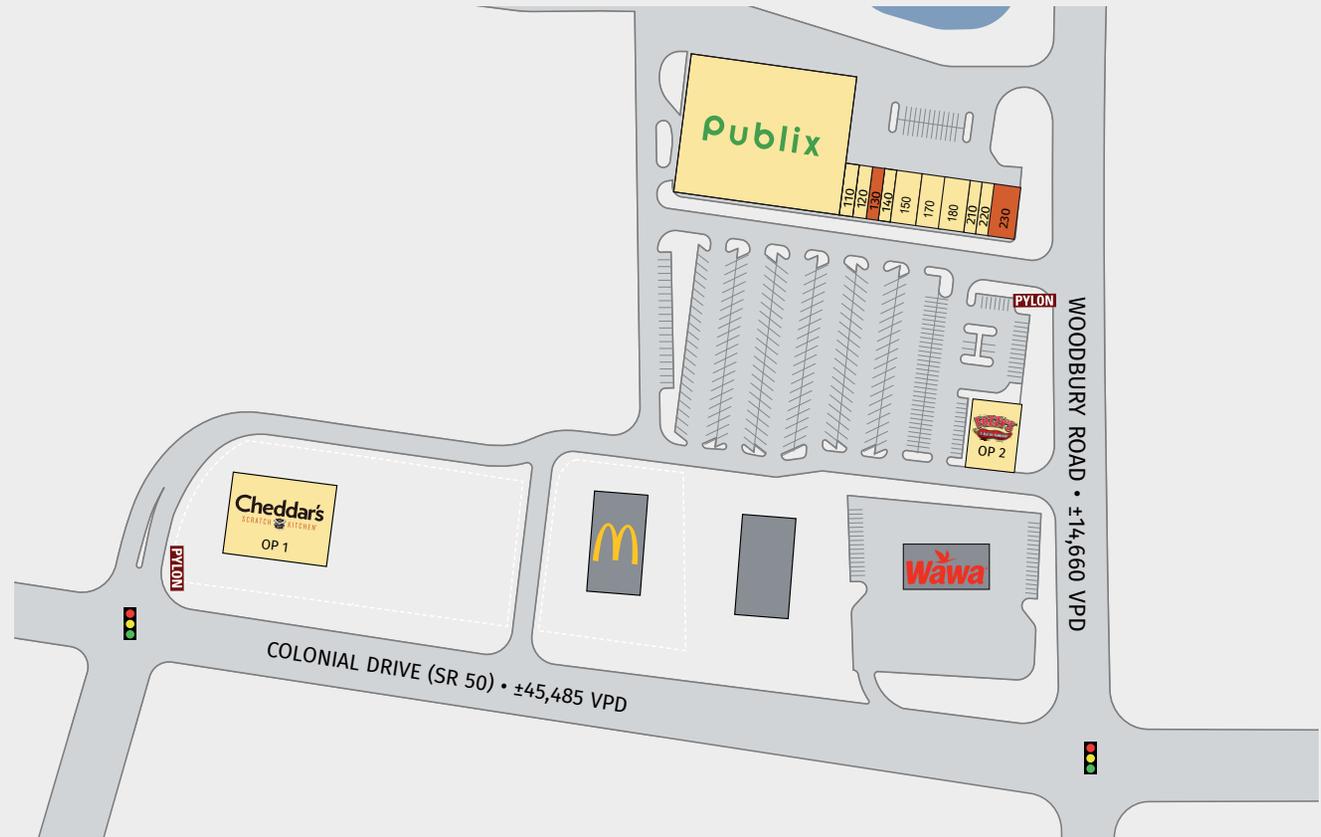
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TENANTS	UNIT	SIZE
Publix	100	45,600 SF
The Joint	110	1,400 SF
Lee Nails & Spa	120	1,400 SF
<b>Available</b>	<b>130</b>	<b>1,225 SF</b>
United Realty Group	140	1,225 SF
Alafaya Dental Associates	150	2,625 SF
OneMain Financial	170	2,147 SF
Premier Wellness	180	2,753 SF
China Wok	210	1,225 SF
Biagio's Pizzeria	220	1,400 SF
<b>Available</b>	<b>230</b>	<b>2,800 SF</b>
Cheddar's Casual Cafe	OP 1	8,748 SF
Fuzzy's Taco Shop	OP 2	3,996 SF



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	12,693	26.8	\$57,484
<b>3 MILES</b>	94,281	29.7	\$71,578
<b>5 MILES</b>	221,602	32.0	\$80,459

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.