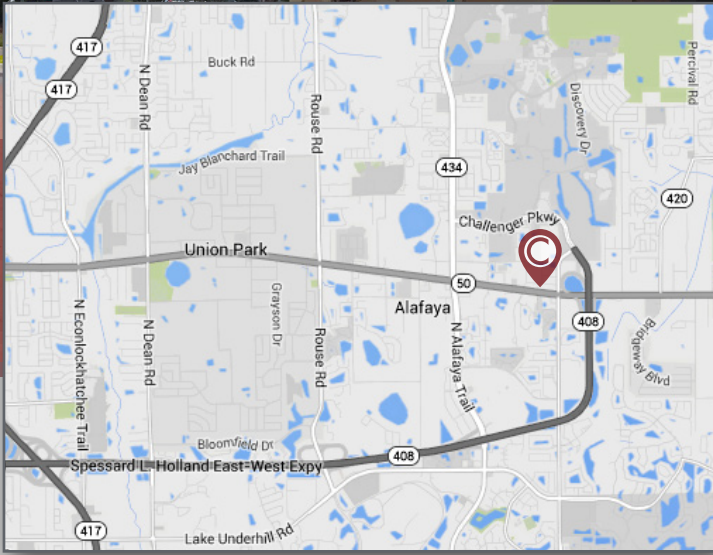


# publix

FOOD & PHARMACY



**Publix #1440 - Town Park Shopping Center**  
 12231 E Colonial Drive  
 Orlando, FL 32826  
 Lat 28.566, Long -81.197

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2016 Population	12,217	98,740	210,008
2021 Population	13,384	106,682	226,576
2016 Average HH Income	\$51,853	\$63,223	\$71,754
2016 Median HH Income	\$37,551	\$46,748	\$54,009

## PROPERTY HIGHLIGHTS

- Orlando MSA
- Newly developed Publix anchored center on Highway 50 at the intersection of the 408 Expressway
- Situated in the rapidly growing area surrounding the University of Central Florida
- Located at two signalized intersections, with additional ingress and egress access points
- Great mix of local and national retailers
- Adjacent to a multi-family project in development with approximately 200 units
- Combined Traffic Counts: 50,000 CPD

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 Licensed Real Estate Broker

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## SITE PLAN

STE	TENANT	SIZE
100	Publix	45,600
110	The Joint	1,400
120	Lee Nails & Spa	1,400
130	Hair Cuttery	1,225
140	AVAILABLE	1,225
150	Alafaya Dental Associates	2,625
170	AVAILABLE	4,900
210	China Wok	1,225
220	Jet's Pizza	1,400
230	TJ's Seafood Shack	2,800
OP 1	Cheddar's Casual Cafe	
OP 2	Fuzzy's Taco Shop	
<b>TOTAL</b>		<b>67,800</b>

AVAILABLE   
  NOT OWNED



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