the Shoppes
AT LEE ROAD

FOR LEASE · RETAIL SUITES



RETAIL FOR LEASE · LEE ROAD · ORLANDO / WINTER PARK

Your Storefront at the Gateway to Winter Park

Three suites coming available, ±1,200 to ±2,700 SF

1084 Lee Road · Orlando, Florida 32810

1,200 – 2,700 SF
Suites 5, 10 & 11 · 10 + 11 combine into the endcap

38,600 AADT
Vehicles a day on Lee Road[1]

302,897
Residents within 5 miles[2]

0.7 mi
To I-4 at Lee Road[3]

CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

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THE OPPORTUNITY

A Rare Opening on a Full, Proven Center

The Shoppes at Lee Road is a 100% leased, 2007-built strip center on Lee Road between US 441 and I-4, the main way into Winter Park from the west. Three suites are coming available, the first openings in years.

An established tenant mix. FedEx Office, Little Caesars, Clean Laundry, Kavasutra, Procare Pharmacy and Crystal Nails bring repeat, daily-needs traffic to the walk.

Three ways in. Suite 5 (±1,200 SF) inline, Suite 10 (±1,200 SF) and the Suite 11 endcap (±1,500 SF), which combine into a ±2,700 SF endcap.

The endcap keeps its drive-thru lane. Suite 11 is the former Trustco Bank, with glass on two sides, the tower element and the existing drive-thru lane.

Neighbors that draw. Walmart Neighborhood Market, Planet Fitness, Dollar Tree and Harbor Freight are a quarter mile away; The Home Depot sits at I-4.

DETAILS AT A GLANCE	
ADDRESS	1084 Lee Rd, Orlando, FL 32810
BUILDING	±15,790 SF · built 2007
LAND	±2.25 acres
AVAILABLE	Suites 5 & 10 ±1,200 SF · Suite 11 ±1,500 SF · 10 + 11 ±2,700 SF
TIMING	Available Soon
LEASE RATE	Call for pricing · per written proposal
PARKING	5.5 / 1,000 SF
ZONING	Restricted C-2 (Orange County)
SIGNAGE	Building and pylon on Lee Road

±38,600
Vehicles a day on Lee Road[1]

0.7 mi
To I-4 at Lee Road[3]

2.4 mi
To Rollins College, Winter Park[3]

$102K
Avg. household income, 5 miles[2]

[1] Lee Road annual average daily traffic per the prior marketing package (38,616 AADT); to be confirmed with FDOT. [2] Trade-area demographics per the prior marketing package. [3] Straight-line distances from 1084 Lee Rd (Esri World Geocoder); drive distances are longer. Building size, year built, land area, parking and zoning per the prior marketing package; to be verified. Lease structure per written proposal.

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AVAILABLE SPACE

Three Suites, One Endcap Opportunity

Lease Suite 5 inline, or Suites 10 and 11 alone or together as a ±2,700 SF endcap.

the Shoppes AT LEE ROAD



SPACE	SF	AVAILABLE
Suite 5	±1,200	Soon
Suite 10	±1,200	Soon
Suite 11	±1,500	Soon
Suites 10 + 11	±2,700	Soon

The endcap play. Suites 10 and 11 sit side by side at the east end. Together they make a ±2,700 SF endcap with glass on two sides, the tower and the drive-thru lane.



Suite 5 · ±1,200 SF

An inline storefront between Procare Pharmacy and FedEx Office, mid-center under the main tower.

INLINE · AVAILABLE SOON

Suite 10 · ±1,200 SF

An inline storefront next to the endcap, with parking at the door. Lease it alone or with Suite 11.

INLINE · AVAILABLE SOON

Suite 11 · ±1,500 SF

The east endcap: the former Trustco Bank, with an arched glass front, side windows and the drive-thru lane.

ENDCAP · AVAILABLE SOON

Suites 10 + 11 · ±2,700 SF

Combine for the largest space at the center: a corner presence on Lee Road with room for a restaurant or clinic.

COMBINED ENDCAP

Suites are currently occupied and coming available; timing per written proposal. Lease rate on request; lease structure per written proposal. 3D site model is illustrative and suite outlines are approximate. Combined suite subject to demising work and ownership approval.

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INLINE STOREFRONT · MID-CENTER

Suite 5

SIZE	POSITION	NEXT TO	AVAILABLE
±1,200 SF	Inline	FedEx Office	Soon

the Shoppes AT LEE ROAD







THE SPACE

A ±1,200 SF inline storefront with a full-glass front, awning and parking at the door, in the busiest stretch of the walk.

Steady neighbors: FedEx Office next door and Procare Pharmacy, Little Caesars and Over Rice down the walk keep customers coming all day.

Services & Wellness

Wireless, insurance or tax office, hair or brow studio, chiropractic, optical or a small medical or dental practice.

BEST FIT: SERVICE RETAIL

Grab-and-Go

Smoothie, juice, dessert or coffee, or a fast-casual concept that does not compete with the center's existing food uses.

BEST FIT: QUICK-SERVICE

±1,200 SF	±38,600	5.5 / 1,000	0.25 mi
Inline suite	Vehicles a day on Lee Road[1]	Parking ratio	To Walmart Neighborhood Market[2]

Suite is currently occupied and coming available. Uses are illustrative and subject to zoning, existing tenant exclusives and ownership approval. [1] Per the prior marketing package; to be confirmed with FDOT. [2] Straight-line (Esri World Geocoder). Floor plan available on request.

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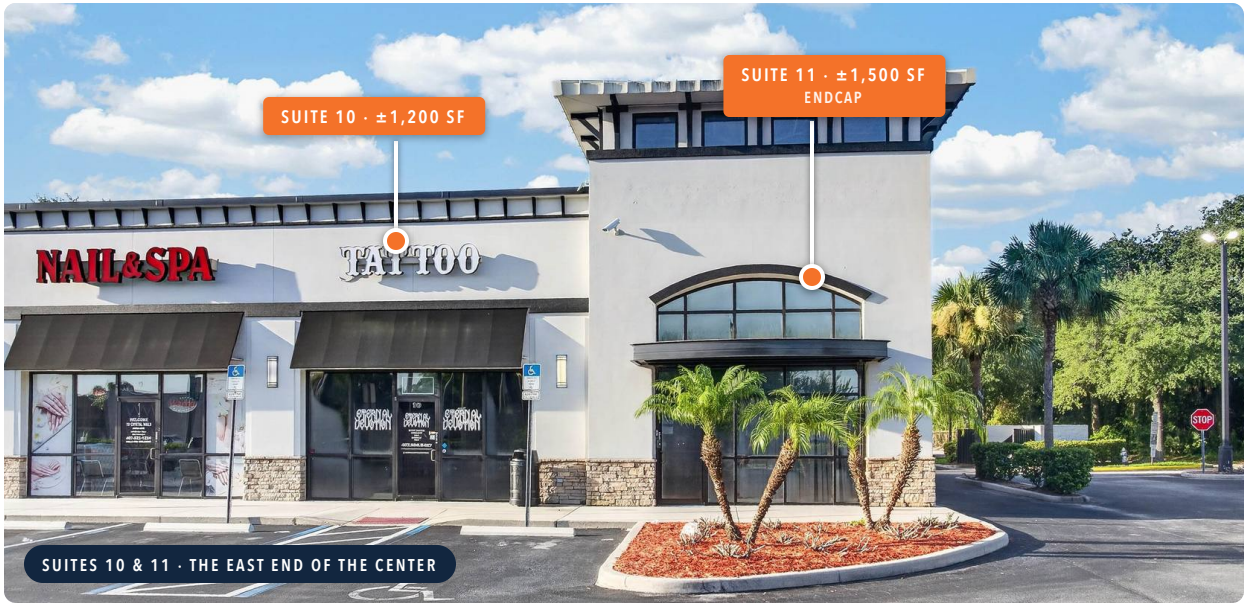
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EAST ENDCAP · SPLIT OR COMBINED

Suites 10 & 11

COMBINED	SUITE 10	SUITE 11
±2,700 SF	±1,200 SF	±1,500 SF

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THE SPACE

Suite 11 is the endcap: the former Trustco Bank, with an arched glass storefront, side windows, the tower element and the existing drive-thru lane along the east side.

Suite 10 next door is a ±1,200 SF inline storefront. Combined, the two make the largest space in the center.

Combined ±2,700 SF

A fast-casual restaurant, urgent care, dental or physical therapy clinic, or a fitness or tutoring studio that wants a corner presence.

BEST FIT: RESTAURANT, MEDICAL

Suite 11 Alone · ±1,500 SF

A credit union, financial or insurance office that can reuse the drive-thru lane, or a café or clinic on the corner.

BEST FIT: FINANCIAL, CAFÉ, CLINIC

±2,700 SF
Suites 10 + 11 combined

2 sides
Glass on the front and east side (Suite 11)

1 lane
Existing bank drive-thru lane

±38,600
Vehicles a day on Lee Road[1]

Suites are currently occupied and coming available. The drive-thru lane remains in place; any drive-thru use, including restaurant use, is subject to Orange County approvals and ownership; restaurant users should underwrite the space as conventional. Uses are illustrative and subject to zoning, existing tenant exclusives and ownership approval. Combination subject to demising work. [1] Per the prior marketing package; to be confirmed with FDOT.

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TENANT DIRECTORY

Join a Center That Stays Full

Long-tenured national and local operators, every one a service or food use that brings customers back.

the Shoppes AT LEE ROAD

KAVASUTRA KAVA BAR SUITE 1 · 1,400 SF	OVER RICE SUITE 2 · 1,200 SF	Little Caesars Pizza SUITE 3 · 1,200 SF	Procare Pharmacy SUITE 4 · 1,200 SF
AVAILABLE SUITE 5 · ±1,200 SF	FedEx Office SUITE 6 · 2,000 SF	clean LAUNDRY SUITE 7 · 2,490 SF	Vibe Smoke Shop SUITE 8 · 1,200 SF
Crystal Nails SUITE 9 · 1,200 SF	AVAILABLE SUITE 10 · ±1,200 SF	AVAILABLE SUITE 11 · ±1,500 · ENDCAP SF	GUTO CAMPOS BRAZILIAN JIU-JITSU SUITE 1064 · 4,000 SF


15,790 SF STRIP ON LEE ROAD

WHY IT WORKS

Every tenant is a service, food or daily-needs use that people visit in person, and several have renewed here more than once.

Plan around the exclusives. Several existing tenants hold use exclusives at the center. Ask for the current list before you submit a proposal, so your use and your proposal line up from the start.



SMOKE SHOP · NAILS · SUITE 10



WEST END · KAVASUTRA

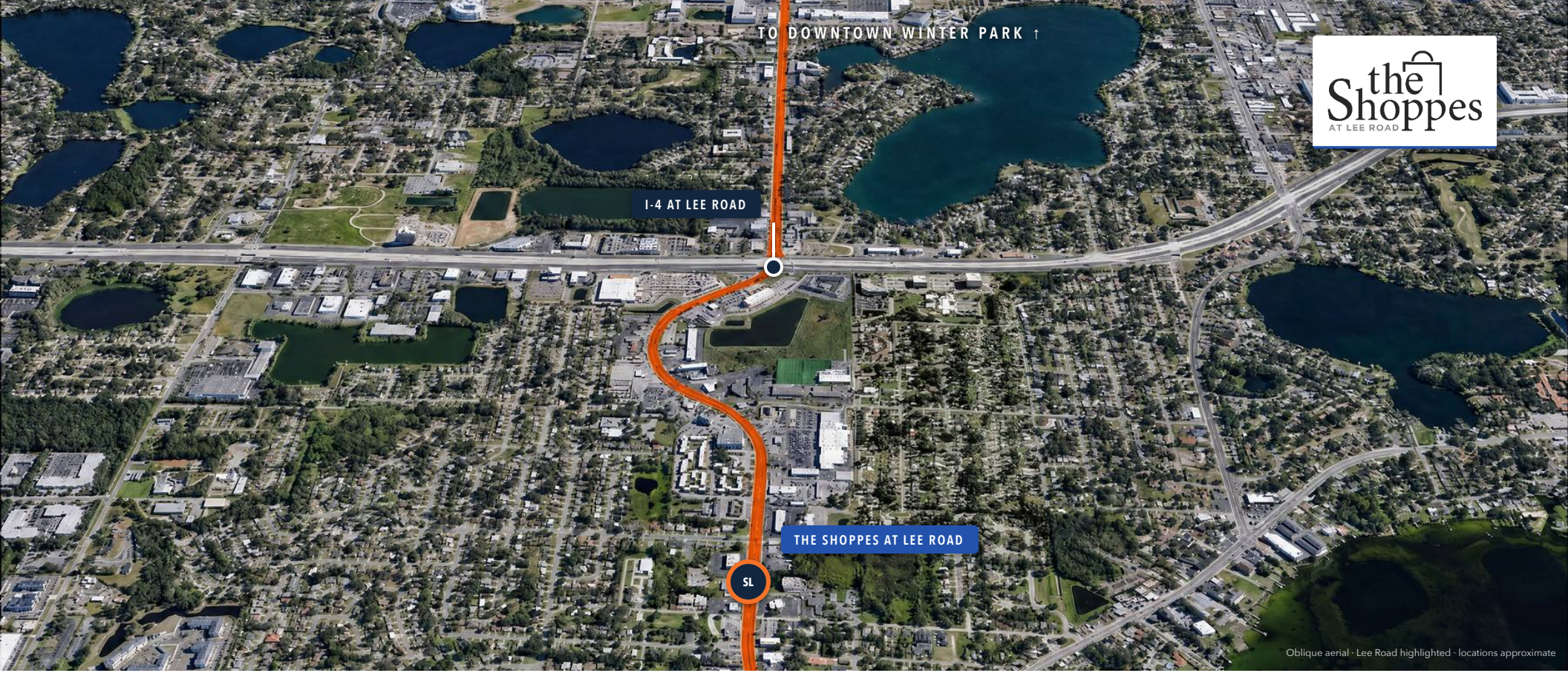


1064 REAR BUILDING · GUTO CAMPOS BJJ

Tenant roster as of fall 2026; suite sizes approximate. Suites 5, 10 and 11 are currently occupied and coming available. Logos are trademarks of their owners and are shown to identify tenants only. Exclusive uses per the existing leases; ownership controls.

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LOCATION

The Gateway to Winter Park

Lee Road (SR 423) links US 441 to I-4 and carries west-side traffic into Winter Park, one of Central Florida's most affluent and supply-constrained retail markets. The Shoppes sits on the busiest stretch, in a dense infill trade area of established neighborhoods.

MILES FROM THE SHOPPES[1]

Walmart Neighborhood Market	0.2 mi
Edgewater Dr · College Park	0.5 mi
I-4 at Lee Road	0.7 mi
US 441 / Orange Blossom Trail	1.2 mi
Winter Park Village	2.2 mi
Rollins College	2.4 mi
Park Avenue, Winter Park	2.9 mi
Downtown Orlando	4.8 mi

TRADE-AREA DEMOGRAPHICS[2]

	1 MI	3 MI	5 MI
Population	9,361	94,726	**302,897**
Employees	6,728	91,338	**237,696**
Avg. household income	$83,407	$101,281	**$102,301**

Over 300,000 people live within five miles, with household incomes above $100,000 at three and five miles.

[1] Straight-line distances from 1084 Lee Rd (Esri World Geocoder); drive distances are longer. [2] Demographics per the prior marketing package; source and vintage to be confirmed.

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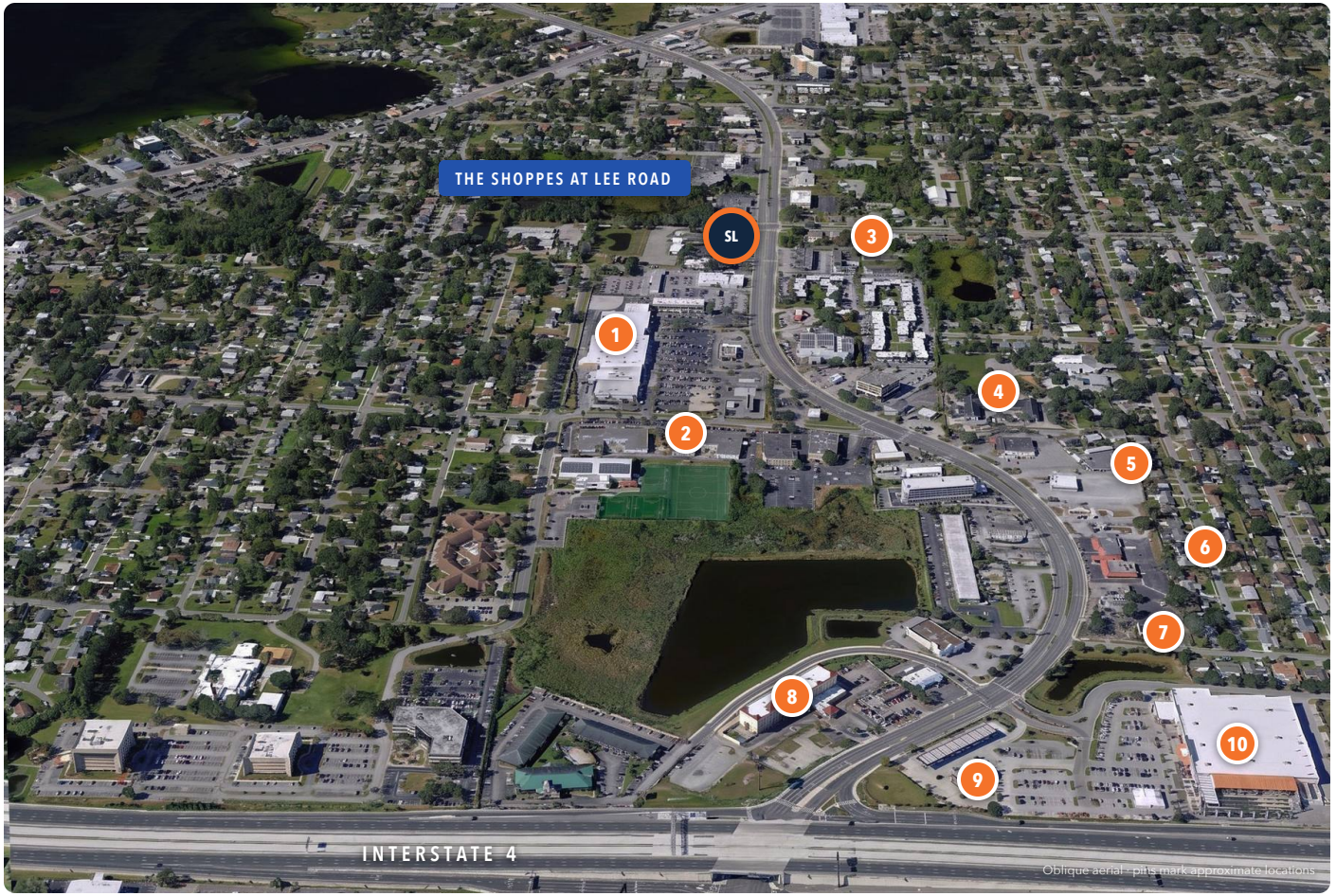
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POINTS OF INTEREST

National Neighbors Up and Down Lee Road

Grocery, fitness, fast food and hotels line the corridor between the Shoppes and I-4.

the Shoppes AT LEE ROAD



ON THE CORRIDOR

1. **Walmart Neighborhood Market**
   Grocery · Planet Fitness · Dollar Tree · Harbor Freight
2. **McDonald's**
   Quick-service
3. **Popeyes**
   Quick-service
4. **7-Eleven**
   Convenience & fuel
5. **Foxtail Coffee**
   Coffee
6. **Christner's Prime Steak & Lobster**
   Fine dining
7. **Taco Bell**
   Quick-service
8. **Holiday Inn**
   Hotel
9. **RaceTrac**
   Fuel · at I-4
10. **The Home Depot**
    Home improvement · at I-4

0.25 mi
To Walmart Neighborhood Market[1]

0.7 mi
To I-4 and The Home Depot[1]

Business names are for location reference only and do not imply affiliation or endorsement. Points of interest per the prior marketing package; openings and tenants subject to change. [1] Straight-line (Esri World Geocoder).

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HIGHEST & BEST USE

The Right User for Each Suite

Each space suits a different kind of tenant that needs Lee Road visibility and parking at the door.

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Suite 5 · Service Retail

Wireless, insurance or tax office, hair or brow studio, optical or a small medical practice, mid-center next to FedEx Office.

±1,200 SF · INLINE

Suite 10 · Studio or Quick-Service

A smoothie, dessert or coffee concept, a tutoring or fitness studio, or a beauty use that does not overlap the nail salon.

±1,200 SF · INLINE

Suite 11 · Corner Office or Café

A credit union or financial office that keeps the drive-thru lane, or a café or clinic that wants the glass corner.

±1,500 SF · ENDCAP

Suites 10 + 11 · Restaurant or Clinic

Fast-casual dining, urgent care, dental or physical therapy: the space and frontage for a destination tenant.

±2,700 SF · COMBINED ENDCAP

WHY IT WORKS

Small-shop space in Orlando's established infill corridors rarely comes open, and new retail construction there is limited. Lee Road gives a tenant traffic on the way to Winter Park, a full center with steady repeat customers, and parking at the door, without Winter Park rents.





RETAIL MARKET · 2026

ORLANDO METRO RETAIL · Q2 2026[1]

4.7% Vacancy

$31.24 Avg. NNN asking / SF

With vacancy under 5%, well-located small-shop space leases quickly, and a center that is 100% leased rarely offers three suites at once.

ORLANDO RETAIL ASKING RENT · Q3 2026[2]

$31.19

Avg. asking / SF, up 2.6% year over year

AT THE SHOPPES AT LEE ROAD

Occupancy today	100%
Suites coming available	3
Lease rate	On request

[1] Colliers, Florida retail report, Q2 2026 (via Florida Trend, Oct. 2026). [2] Cushman & Wakefield, Orlando Retail MarketBeat, Q3 2026. Lease rate and structure per written proposal. Uses are illustrative and subject to zoning (restricted C-2), existing tenant exclusives and ownership approval.

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THE SHOPPES AT LEE ROAD

Put Your Name on Lee Road

±1,200 to ±2,700 SF of retail coming available at the gateway to Winter Park.

Call Garrett for rates or a tour.

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