the Shoppes AT LEE ROAD

FOR LEASE · 3 RETAIL SUITES · 1,200–2,700 SF



THE SHOPPES AT LEE ROAD · 1084 LEE RD · GATEWAY TO WINTER PARK

100% LEASED CENTER · ENDCAP WITH DRIVE-THRU LANE · ±38,600 AADT ON LEE ROAD



SUITE 5 · INLINE



SUITES 10 & 11



SUITE 11 · ENDCAP



PYLON ON LEE ROAD

RETAIL FOR LEASE · LEE ROAD · ORLANDO / WINTER PARK

Your Storefront at the Gateway to Winter Park

The Shoppes at Lee Road is a 100% leased, 2007-built center on Lee Road between US 441 and I-4, anchored by FedEx Office, Little Caesars and Clean Laundry. Three suites are coming available: Suite 5, a ±1,200 SF inline storefront next to FedEx Office, and Suites 10 and 11 at the east end, which lease alone or combine into a ±2,700 SF endcap with glass on two sides and the existing bank drive-thru lane.

±1,200 SF
Suite 5 · inline next to FedEx Office

±1,200 / ±1,500 SF
Suite 10 / Suite 11 endcap

±2,700 SF
Suites 10 + 11 combined endcap

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

302,897
Residents within 5 miles · $102K avg. HH income[2]

0.7 mi
To I-4 · 2.4 mi to Rollins College[3]

1084 LEE ROAD · ORLANDO, FL 32810

[1] [2] Per prior marketing package · [3] Straight-line (Esri World Geocoder)

ACRE COMMERCIAL

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AVAILABLE SPACE

Three suites, one endcap opportunity

the Shoppes AT LEE ROAD



THE SHOPPES AT LEE ROAD · ±15,790 SF · BUILT 2007 · 5.5 / 1,000 PARKING · RESTRICTED C-2 (ORANGE COUNTY)

WHY THE SHOPPES AT LEE ROAD

- **A full, proven center.** 100% leased, with FedEx Office, Little Caesars, Clean Laundry and Procare Pharmacy drawing daily visits.
- **Traffic to Winter Park.** About 38,600 vehicles a day on Lee Road between US 441 and I-4.
- **The endcap.** Suites 10 and 11 combine into ±2,700 SF with glass on two sides, the tower and a drive-thru lane.
- **Strong trade area.** 302,897 residents within five miles, with average household income above $100,000.



Suite 5

±1,200 SF · AVAILABLE SOON

Inline · next to FedEx Office

Full-glass storefront mid-center, between Procare Pharmacy and FedEx Office.

BEST FIT: SERVICES, WELLNESS, GRAB-AND-GO



Suite 10

±1,200 SF · AVAILABLE SOON

Inline · next to the endcap

Lease alone, or combine with Suite 11 for a ±2,700 SF endcap.

BEST FIT: STUDIO, QUICK-SERVICE, BEAUTY



Suite 11

±1,500 SF · AVAILABLE SOON

Endcap · drive-thru lane

The former Trustco Bank: arched glass corner, tower and the existing drive-thru lane.

BEST FIT: FINANCIAL, CAFÉ, CLINIC

Suites are currently occupied and coming available; lease rate on request, lease structure per written proposal. Uses shown are illustrative and subject to zoning, existing tenant exclusives and ownership approval; any drive-thru use is subject to Orange County approvals, and restaurant users should underwrite the endcap as conventional space. Traffic count and demographics per the prior marketing package. 3D site model is illustrative. No 3D virtual tour at this time. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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