

# COLONIAL TOWNPARK



THE DESTINATION OF  
CHOICE FOR shoppers;  
THE PREMIER LOCATION FOR retailers



Located at

THE INTERSECTION OF I-4 AND COUNTY ROUTE  
46A IN LAKE MARY / HEATHROW, FL.

Owned by:



Brian Jones | 407.516.9405 | [bjones@selectstrat.com](mailto:bjones@selectstrat.com)  
SELECT STRATEGIES REALTY  
5770 Hoffner Ave, Suite 102 | Orlando, FL 32822

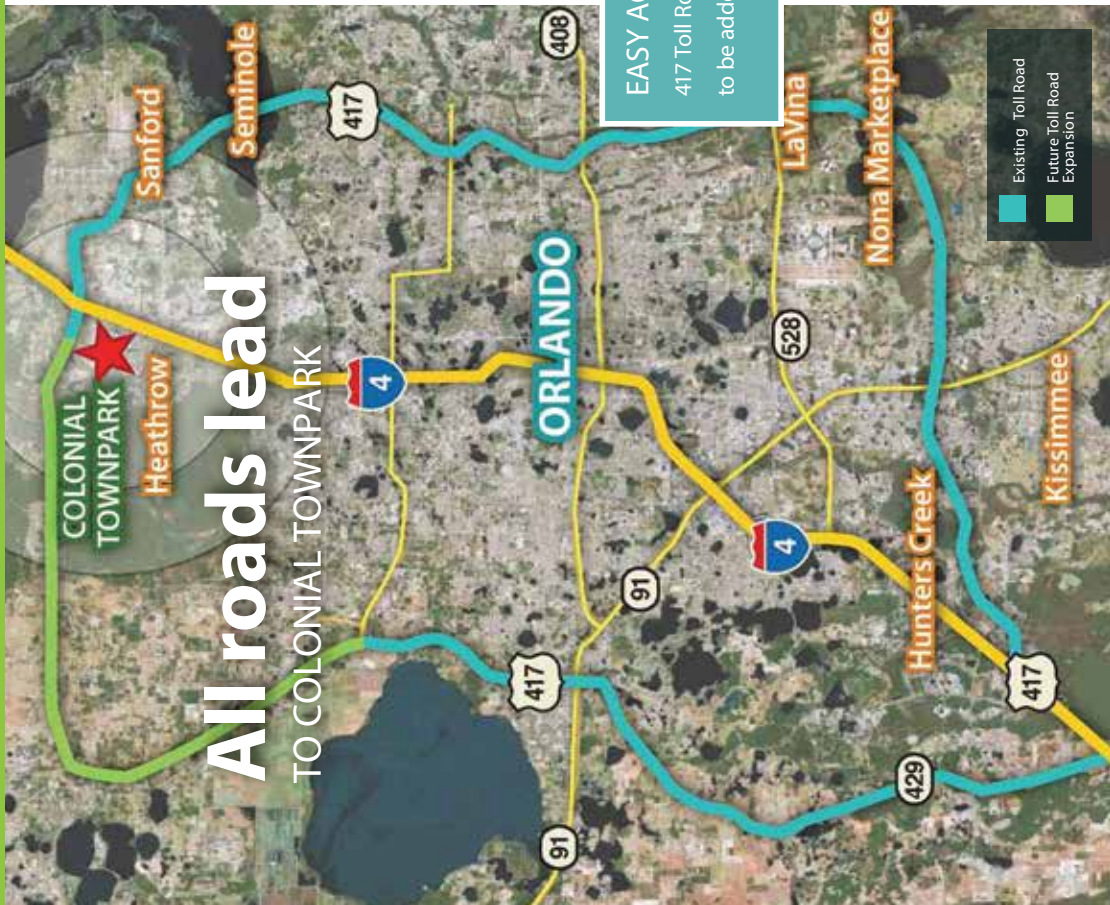
17 DINING & ENTERTAINMENT venues including Amura, Dexter's and Liam Fitzpatrick's Irish Pub with their popular annual events.



**EASY ACCESS** from both I-4 and the 417 Toll Road, with further improvements to be added in the near future.

One of the **HOTTEST RESIDENTIAL GROWTH AREAS** in the Orlando metro

Average **HOUSEHOLD INCOME** over \$90K.  
**MEDIAN AGE** of 38.9



# All roads lead TO COLONIAL TOWNPARK

**The location** At the intersection of Interstate 4 and County Route 46A, it is easily accessible by highways, close to Heathrow and benefits from the new expansion of highway 417.

## The property

This award winning, 200-acre mixed use development is designed to give companies the competitive edge they need to grow and succeed; featuring office space, loft apartments, village retail, unique restaurants, upscale shops, walking trails, community park, movie theatre, hotel, bank and grocer.

## The patrons

Fun and style seekers frequent TownPark for week day needs and weekend entertainment. The mix of stores attracts high taste, higher income younger residents and visitors. The center is the destination of choice for shoppers and the location of choice for merchants and restaurants in North Seminole.

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Owned by:  
**North AMERICAN**  
 DEVELOPMENT GROUP



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The center is an entertainment destination with a stadium seating 12-screen Cineplex.

**AmStar**  
CINEMA  
12 Screen Theater  
48,903 SF

**COMPSTONE**  
1,177 SF

**D940 Available**  
1,535 SF

**Papa Joe's**  
Pizza & Pasta  
2,638 SF

**Restaurant with Patio Available**

**Le Macaron**  
Wineyard Wine  
4,424 SF

**WILCOX WATER**  
3,007 SF

**C1211**  
Cozee Paramount Fine Foods  
1,541 SF

**Dexter's**  
Cafe  
4,647 SF

**Graffiti Junction**  
3,223 SF

**AMURAI**  
Japanese Steakhouse & Sushi  
7,511 SF

**Residential**

**Family Chiropractic**  
Heathrow  
1,300 SF

**Prop Storage**  
1,226 SF

**Corona Cigar**  
3,102 SF

**Slatts**

**C1122 Available**  
3,000 SF

**Pierce Jewelers**  
1,452 SF

**C1105 Available**  
1,400 SF

**Menches**  
Yogurt  
1,636 SF

**Kennedy's Barber**  
1,204 SF

**Shanghai**  
1,205 SF

**COLONIAL BANKWORKS**

**B1042**  
3,890 SF

**Crusters**  
5,409 SF

**Banfield**  
3,110 SF

**B1012 Available**  
2,474 SF

**Aveda Salon**  
2,334 SF

**Revival IV Lounge**  
1,380 SF

**B1071 F&D Cantina**  
2,997 SF

**Liam Fitzpatrick's**  
6,330 SF

**DUFFY'S RESTAURANT**  
8,500 SF

**B1041 Town Park Retail**  
1,846 SF

**B1031 Message Luxe**  
3,206 SF

**Available**  
2,708 SF

**Publix Beverage**  
3,280 SF

**Publix Grocery**  
52,443 SF

**B1061 Woolf Gang Bakery**  
2,150 SF



Six Colonial Center office buildings border the property on the North and East sides, a portion of the 1.7 million sf of Class A office space.

H.I.E. Thomas Jr. Parkway  
S.R. 46A

INTERNATIONAL PKWY

**Space Available**

**1,400 – 5,621 SF**

[www.SelectStrategiesRealty.com](http://www.SelectStrategiesRealty.com)

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TOWNPARK

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FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:



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200,000 sf  
of RETAIL

1.7 millionsf  
of CLASS A OFFICE

3 Hotels  
with OVER 600 ROOMS

500  
RESIDENTIAL  
UNITS

### Key Tenants



### Demographics

Estimated 2018 Population

2018 Average HH Income

Median Age

1 MILE 3 MILES 5 MILES

5,533

57,280

114,080

\$105,862

\$105,154

\$95,712

42.5

41.9

42.9

# Mixed Use Project

WITH OFFICE, RESIDENTIAL, RETAIL & HOTELS

THE PROPERTY IS

NESTLED IN AN EXCLUSIVE,

**high income,  
younger area**

OF LAKE MARY & HEATHROW,

**a gem of greater  
Orlando.**

# COLONIAL TOWNPARK

Owned by:  
COLONIAL TOWN PARK  
870 Village Oak Lane  
Lake Mary, FL 32746



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