In partnership with:





HDISTRICT at Heathrow

100-120 INTERNATIONAL PKWY, HEATHROW, FLORIDA 32746

FOR MORE INFORMATION



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REVITALIZATION

Located in Heathrow, FL, a submarket of Orlando, **The District** began its revitalization journey in 2025. Positioned to service the master-planned community of Heathrow and Seminole County as a whole, **The District** is undergoing a facelift in order to continue thriving, as well as expansion construction simultaneously. **The District** looks forward to working with local, regional and national tenants to create a district that surrounding consumers will be proud of. With this new look, **The District** will cultivate a new and updated tenant mix that properly serves the flourishing Heathrow community that residents reside in.

PROPERTY Verview

THE PROPERTY

- 101,392 s.f. grocery-anchored, essential-use center
- Pylon and directional signage available
- Positioned in a high-demographic neighborhood
- Excellent visibility and access on International Pkwy and Lake Mary Blvd
- Q1 2025 renovation, revitalization and expansion are underway
- Expansion will result in ALDI 's freestanding placement and two outparcels
- 4.5:1,000 parking ratio
- Golf cart access and parking on-site from Lake Heathrow Lane

LOCATION FEATURES

- High-barrier-to-entry location on the west side of I-4, of which the site is less than a mile from
- On the NWC of the signalized intersection of International Pkwy / Lake Mary Blvd with a combined traffic count of 33,000± AADT
- The District is advantageously the only signalized grocery site on Lake Mary Blvd
- The center connects to the main entry point of Heathrow Country Club
- Strong daytime population with over 7m square feet of office space located within three miles, including AAA's national headquarters
- Affluent population demonstrating an average household income of \$160,145 among 20,905± households within three miles

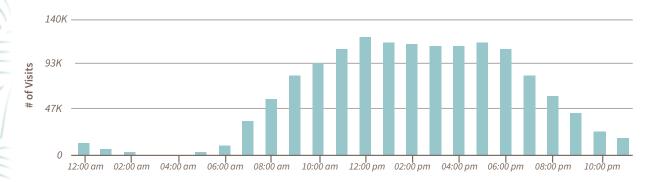


AVG. LENGTH-OF-STAY/VISIT EST. # OF CUSTOMERS ANNUALLY EST. # OF VISIT ANNUALLY











PROPERTY Site Plan

#DISTRICT at Heathrow

SUITE	TENANT	SF
110	ALDI	21,200
112	Available	1,591
114	Subway	1,242
118	Samurai Sushi	2,472
120	Available	1,926
124	Heathrow Chiropractic	2,133
128	Available	4,821
130	Available	8,717
140	Available – 2nd Generation Restaurant	6,507
176	Available	3,586
184	Pure Barre	1,864
188	Casey's Sports Bar	4,033
200A	Available	3,508
220	Available	5,000
236	Adv. Dermatology & Cosmetic Surgery	9,046
262	Body Coach Personal Training	2,334
264	Dental Associates of Heathrow	2,352
OP1	Available – Restaurant	8,000
OP2	Available – Bank	4,700





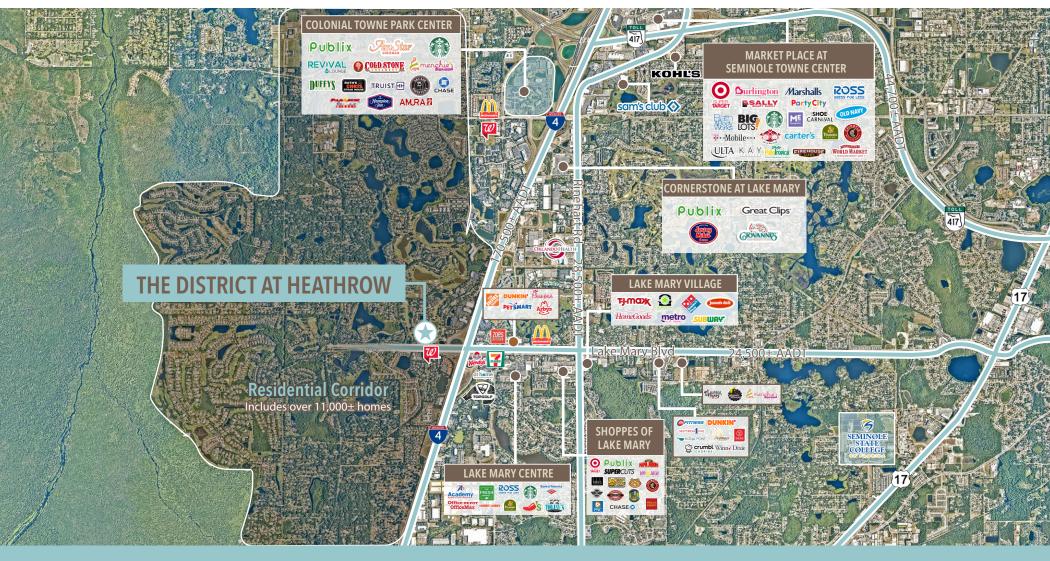












DEMOGRAPHICS

HH INCOME

1 MI. \$154,290 3 MI. \$160,145 5 MI. \$136,896

POPULATION

1 MI. 2,180 3 MI. 52,211 5 MI 133,21

HOUSEHOLDS

1 Ml. 943 3 Ml. 20,905 5 Ml 52,538

BUSINESSES

1 Ml. 282 3 Ml. 3,43

EMPLOYEES

1 Ml. 3,616 3 Ml. 35,876 5 Ml 79,006

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