



For Lease

The Marketplace at Dr Phillips

7524 Dr Phillips Blvd, Orlando, FL 32819

 **KIMCO**TM
REALTY

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Property Highlights

The Marketplace at Dr Phillips

- The Marketplace at Dr Phillips is centrally located in Orlando, FL, with a high flow of tourists and a local population of over 178,000 residents within a 5-mile radius.
- For over 10 years, the Marketplace has operated successfully, serving as a go-to destination for the thriving Dr Phillips Community.
- With over 60 diverse tenants, including popular national brands and boutique retailers, the Marketplace offers a unique and vibrant shopping experience.
- Boasts high visibility from Sand Lake Road and Dr Phillips Blvd, a major intersection that sees an average daily traffic count of 61,800+ vehicles, ensuring maximum exposure for businesses.
- Ideal accessibility with ample parking spaces and six entry/exit points combined along Dr Phillips Boulevard and Della Drive.
- Situated just minutes away from world-renowned theme parks, such as Universal Orlando Resort and Walt Disney World Resort, the Marketplace benefits from a constant influx of tourists, reaching over 77.7 million visitors in 2024.

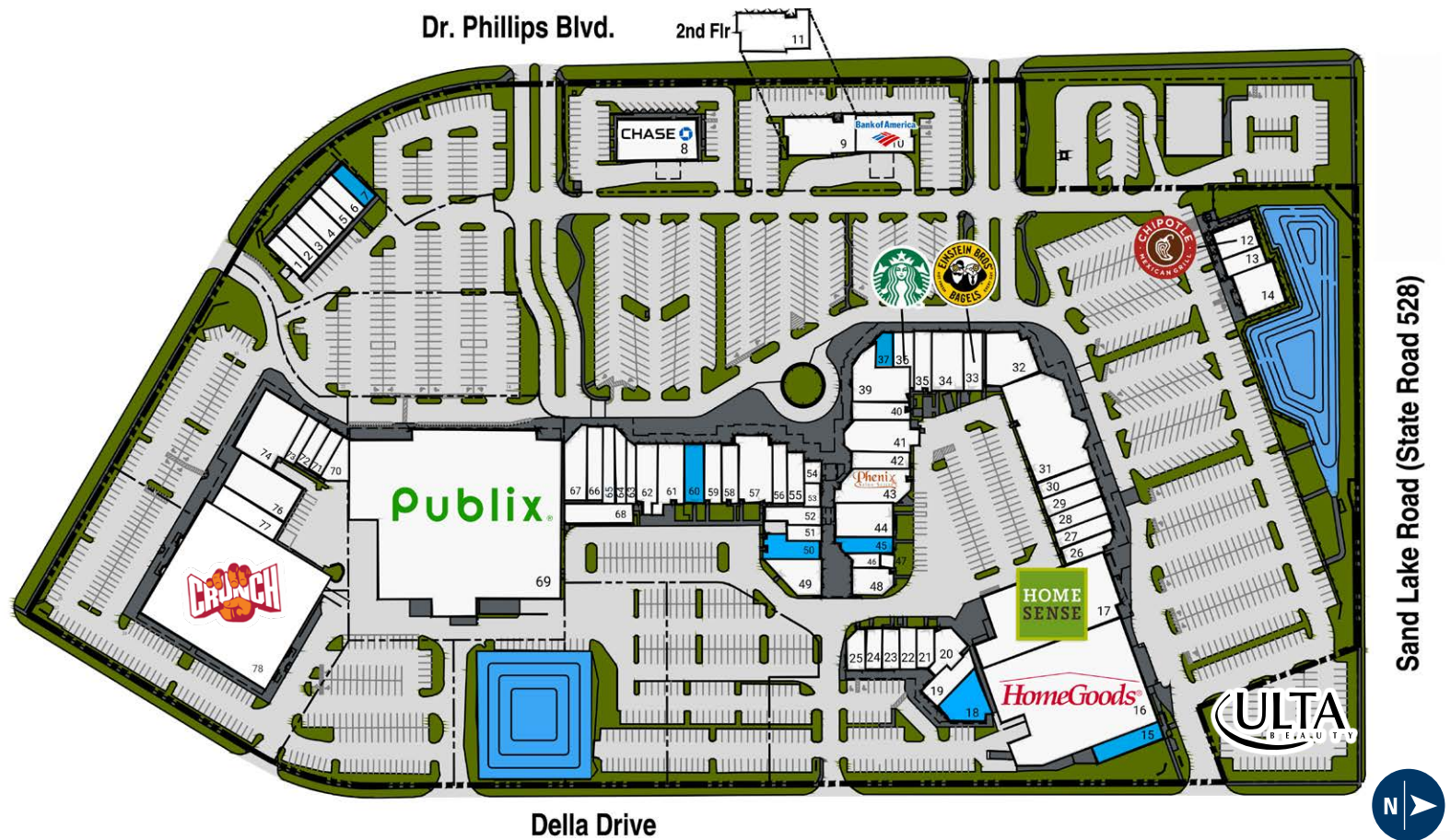
Key Tenants



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Site Plan

■ AVAILABLE
□ LEASED



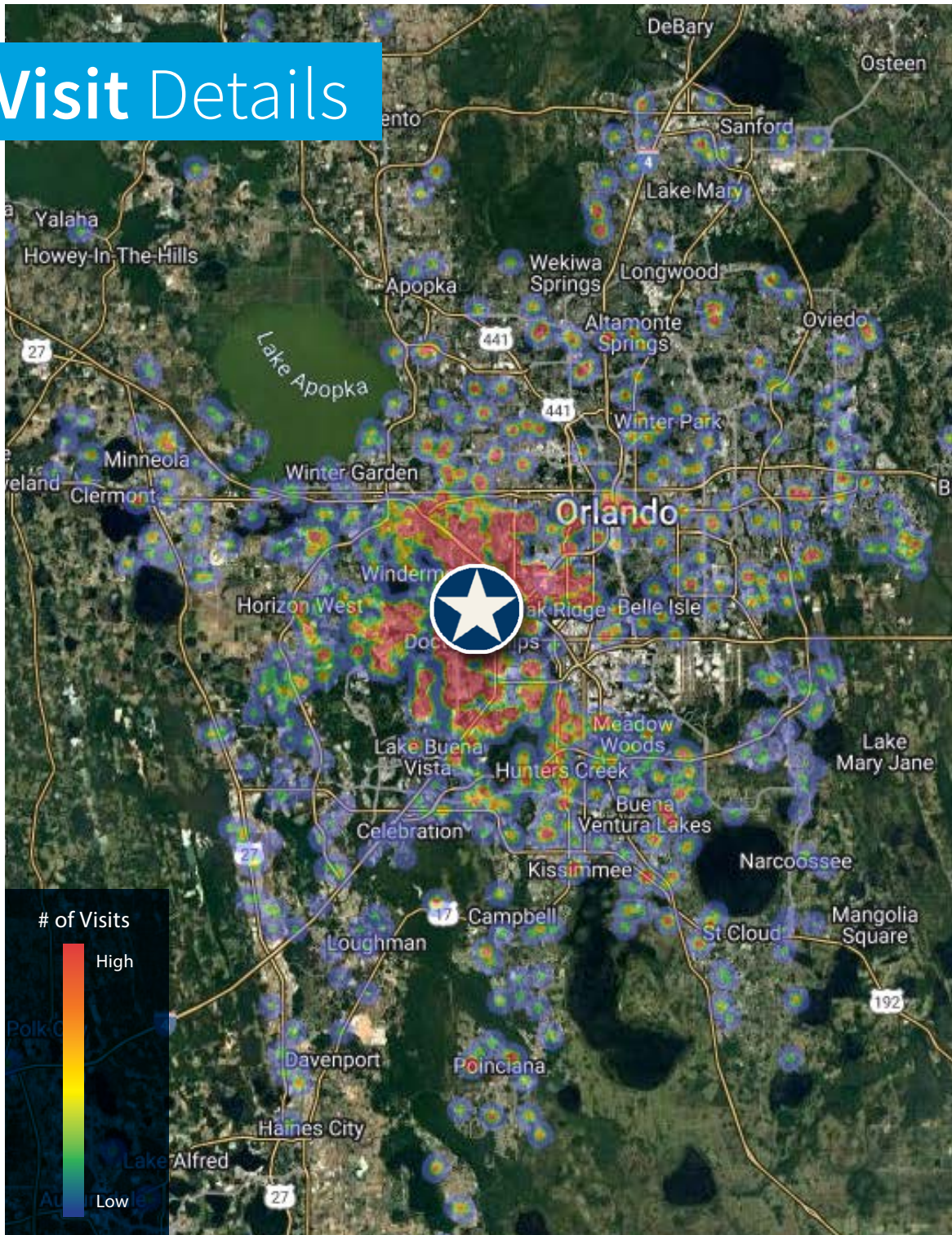
#	Tenant	SF	#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Pigtails & Crewcuts	1,322	21	Aspire Allergy & Sinus	1,341	42	Tempo Dance Academy	1,875	62	Lisbon Restaurant	3,013
2	Mathnasium	1,300	22	Pool Pleaser II	1,349	43	Phenix Salon Suites	4,317	63	The Peach Cobbler Factory	1,066
3	State Farm	1,300	23	Quality Cleaners	1,376	44	Brighter Journeys	3,862	64	Woof Gang Bakery	1,419
4	Lotus Garden	1,950	24	Theatre South Playhouse	1,379	45	AVAILABLE - 2ND GEN RESTAURANT	1,650	65	Riches Jewelry	1,800
5	Pizza Hut	1,310	25	Viessers Physical Therapy	1,340	46	Martin Tailor	801	66	El Inka Grill Ceviche	2,293
6	Flame Kabob	1,440	26	Chocolate Salon	1,640	47	Leased	665	67	Lavish Nails & Spa	2,000
7	COMING AVAILABLE 12/2025	1,440	27	IVX Health	1,936	48	Jones Clayton Construction	1,158	68	Goodwill	3,455
8	Chase Bank	6,496	28	The Flooring Center	1,984	49	Makeover Aesthetics	2,837	69	Publix	64,850
9	Orlando Eye Associates	3,698	29	California Closets	1,983	50	AVAILABLE	1,897	70	Polo Dry Cleaners	1,600
10	Bank of America	5,673	30	Dr. Phillips Animal Hospital	1,891	51	Acqua Day Spa	1,103	71	H & R Block	1,300
11	Main Street Children's Dentist	3,585	31	Morton's of Chicago	11,718	52	Victory Martial Arts	2,000	72	The UPS Store	1,300
12	Chipotle Mexican Grill	2,400	32	TooJay's	4,541	53	Engel & Volkers	871	73	Clean Juice Bar	1,119
13	Crumbi Cookies	1,500	33	Einstein Bros. Bagels	2,206	54	La Carraia Gelateria	702	74	H & H Food Services LLC	5,417
14	Korean Gogi Grill	3,600	34	Bosphorous Turkish Cuisine	3,634	55	Dr. Phillips Nail Spa	1,669	76	Keke's Breakfast Cafe	5,500
15	AVAILABLE	2,542	35	BB.Q Chicken	1,892	56	Premier Sotheby's International	1,936	77	iCRYO	2,914
16	HomeGoods	25,512	36	Starbucks Coffee	1,425	57	Bartaco	4,432	78	Crunch Fitness	37,080
17	HomeSense	23,186	37	AVAILABLE	1,082	58	Boca's Grill	1,936			
18	AVAILABLE	3,968	39	J.Crew Factory	4,564	59	Hand & Stone Massage & Spa	1,936			
19	VCA Bay Hill Cat Hospital	1,863	40	Club Pilates	1,936	60	AVAILABLE	1,936			
20	Theatre South Playhouse	2,221	41	Christini's	4,284	61	Domu	3,213			



Market Overview

2025 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	11,237	47,184	178,239
🏠 Households	4,886	17,953	67,678
📊 Average HH income	\$153,161	\$155,186	\$119,389
🛒 Businesses	1,661	5,757	13,573
👤 Employees	11,841	61,745	167,114

Visit Details



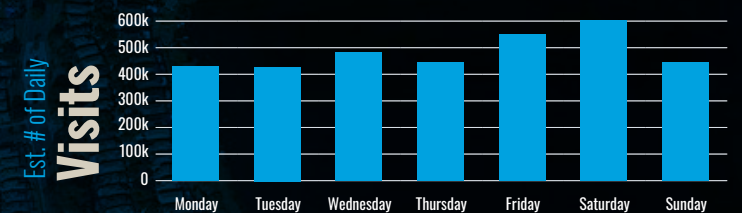
Customer Data

   **3.2M** Est. # of Annual **Visits**

923.8K Est. # of Annual **Customers** 

 /  **3.52** Avg. Visits/ Customer

50 Minutes/ Avg. Stay  Minutes/ Med. Stay **32**



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