

# LAKE MARY

RETAIL DEVELOPMENT



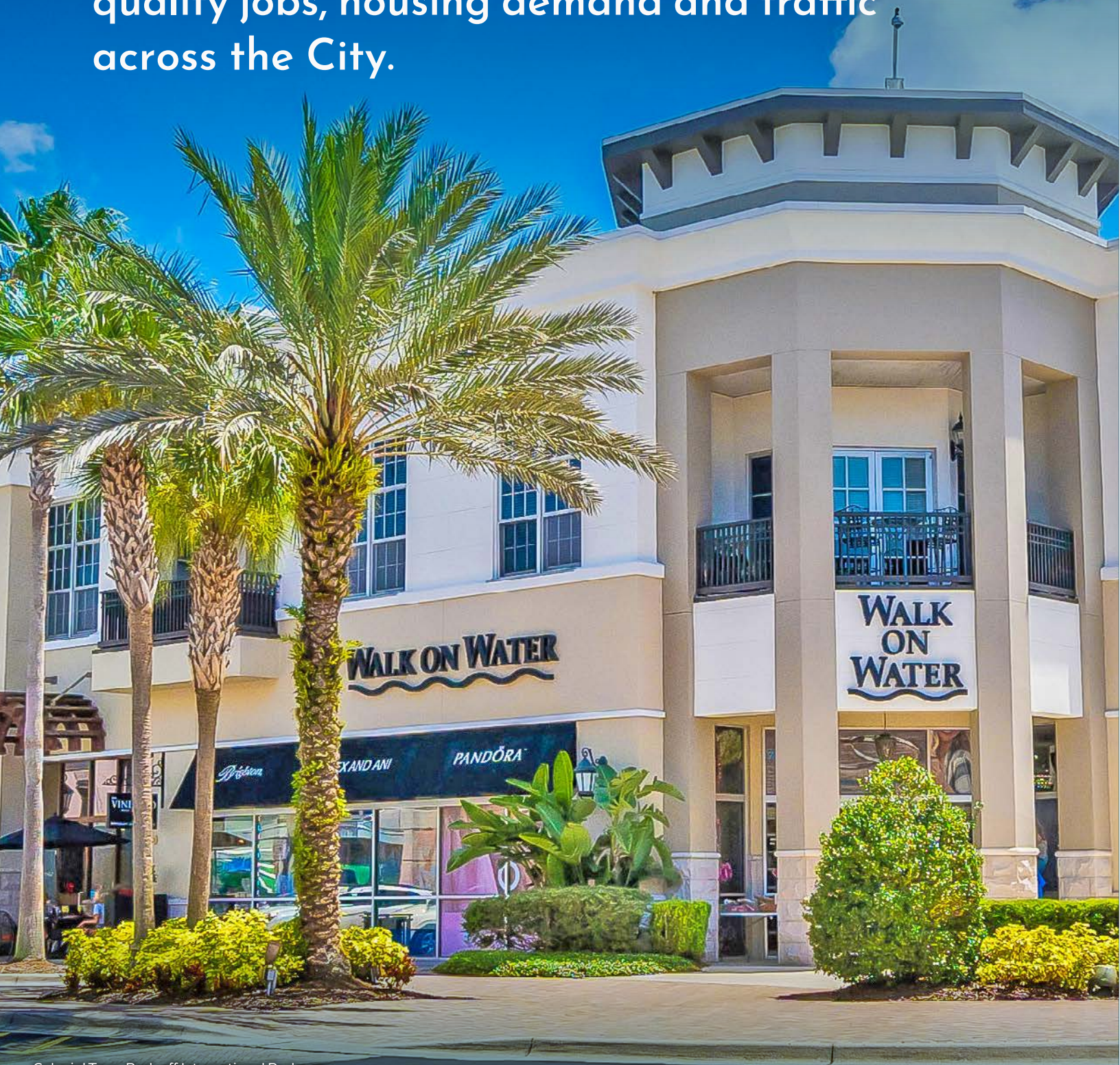
RETAIL FOR LEASE  
1400 Encore Pl, Lake Mary, FL 32746



Conceptual rendering of the adjacent Lake Mary Apartments  
being built with the retail site on the same property.



Significant population growth in Lake Mary has been set into motion by the number of developments both underway and newly online in the area, generating quality jobs, housing demand and traffic across the City.



Colonial Town Park off International Parkway

The Lake Mary Retail Development is directly off Interstate 4 and Wekiva Parkway, surrounded by numerous residential and multifamily communities in addition to major workplaces in proximity, including Deloitte Consulting LLP (2,100 employees), JPMorganChase (1,800 employees), the Seminole State College of Florida (1,455 employees), Convergys (1,100 employees) and the new Orlando Health - Lake Mary location that opened in early 2025.

The site is also across the street from the Colonial Center at Town Park, a 36-acre site with approx. 1M s.f. of rentable office space across its six, Class-A buildings.

Its prime location on International Parkway (approx. 168' of frontage), paired with the multifamily development underway alongside the retail site by the same developer, guarantees the opportunity for strong vehicle and foot traffic driving customers to the retail location.

**54,852**  
Estimated  
Population

**73,046**  
Daytime  
Population

**39.7**  
Median  
Age

**22,083**  
Estimated  
Households

**\$144,835**  
Average  
Household  
Income

**3,703**  
Total  
Businesses



Adjacent apartment complex, Allure on Parkway



# WELCOME

## TO LAKE MARY

WHERE BUSINESS THRIVES



RANKED IN CNN MONEY'S  
'BEST PLACES TO LIVE'



25 MINUTES FROM  
DOWNTOWN ORLANDO



LOWEST PROPERTY TAXES  
IN SEMINOLE COUNTY



A-RATED PUBLIC  
SCHOOL SYSTEM



CLASS-A OFFICE  
HEADQUARTERS AND  
TALENT POOL



NOMINATED AS ONE OF  
THE 'BEST PLACES FOR  
FAMILIES'



# LAKE MARY

RETAIL DEVELOPMENT

- 13,593 s.f. of retail space and a courtyard of 6,275 s.f. available
- Adjacent component of a larger living development (Lake Mary Apartments) that will continue to increase traffic with ±179 units upon completion; the apartments serve as an active living community for 55+
- Both the retail development and Lake Mary Apartments are part of the same property and PUD
- Also adjacent to Allure on Parkway, which has 290 Class-A units; the subject site has 329' of frontage on Allure Ln, the roadway leading to both apartments
- Construction began at the end of Q2 2025
- Comprised of a 28' building height in painted stucco, metal canopies, accent uplights and an overall modern, wooden aesthetic (See Site Elevation)
- Directly located on International Parkway (±16,400 VPD) with 168' of frontage
- Great visibility and access from International Parkway with ±65 parking spaces for retail; the site caters to most retail uses
- Direct access to the Seminole Wekiva Trail, a 26.5-mile rail-trail spanning from Apopka to Lake Mary to Sorrento
- Seminole County is one of the most affluent counties in Florida, filled with well-established neighborhoods and a growing population as demonstrated by the surrounding developments and the \$1.6B Wekiva Parkway expansion to accommodate the population influx



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PRELIMINARY FLOOR PLAN



# SITE ELEVATION



1 FRONT ELEVATION



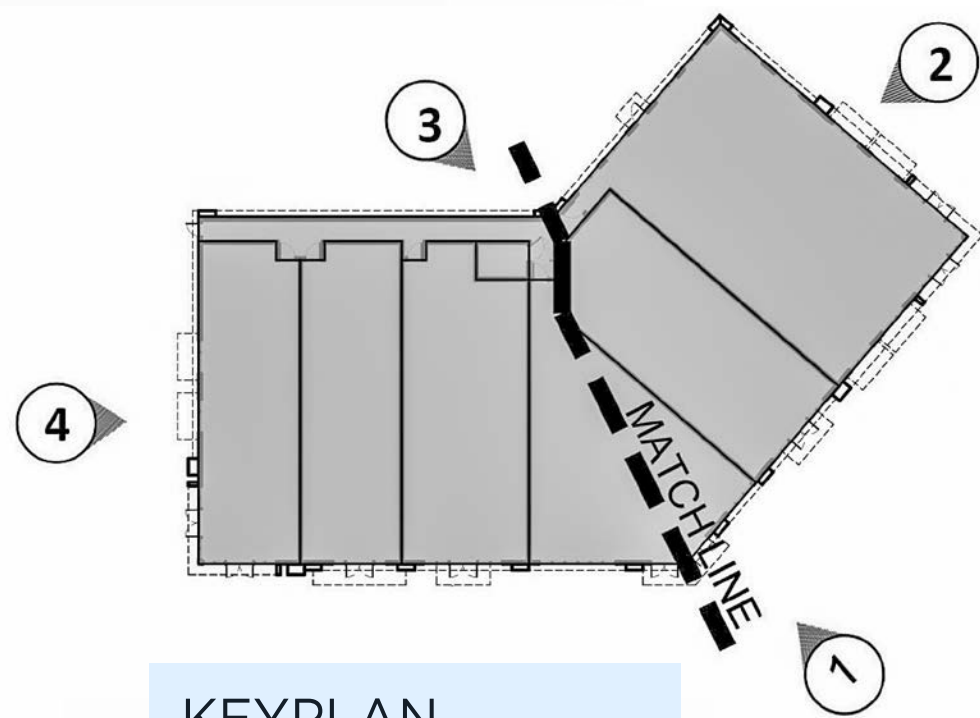
2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION



KEYPLAN

NTS

RETAIL-RESTAURANT  
ELEVATIONS

SCALE: 1/8" = 1' - 0"

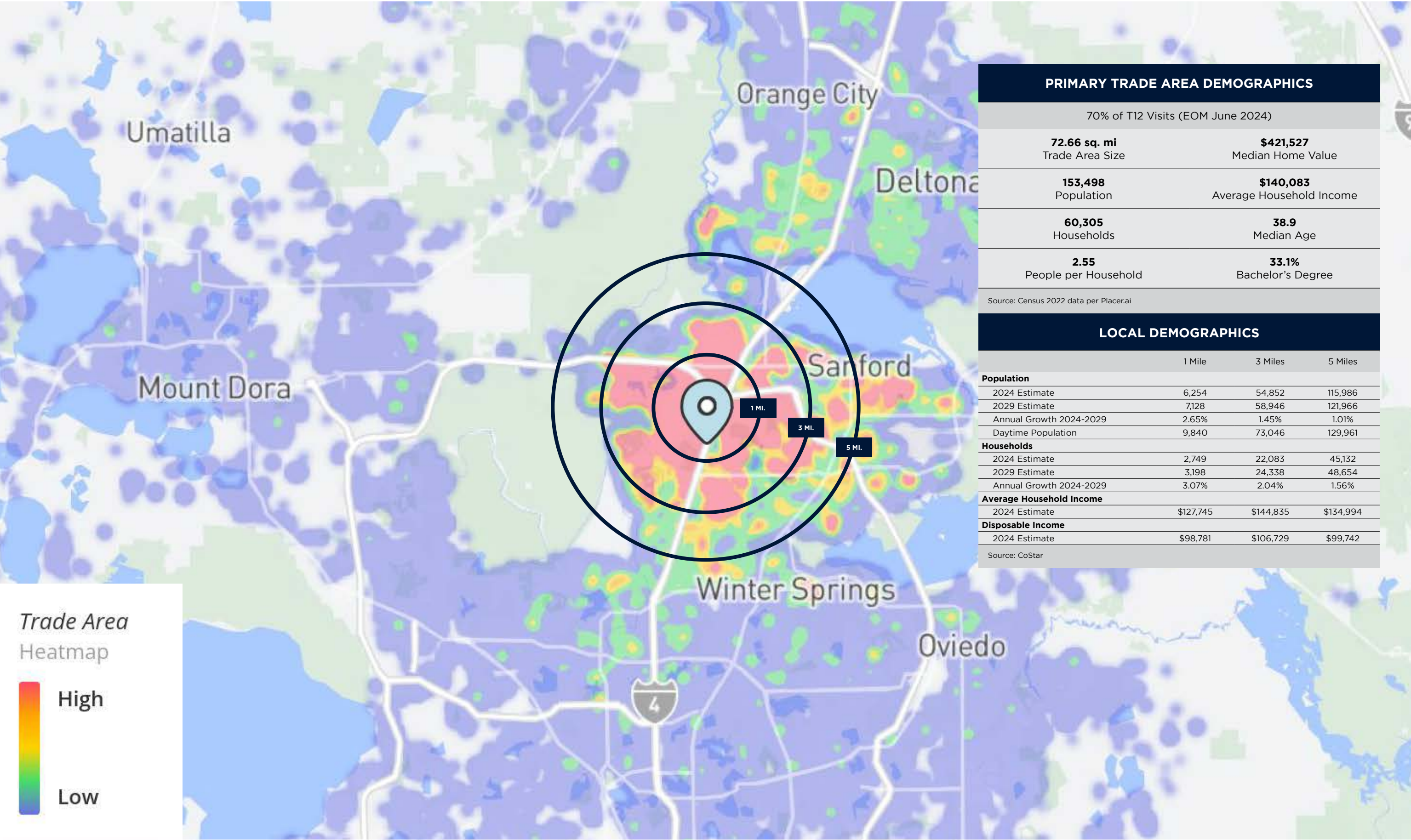


# POINTS OF INTEREST





TRADE AREA



PRIMARY TRADE AREA DEMOGRAPHICS			
70% of T12 Visits (EOM June 2024)			
72.66 sq. mi Trade Area Size	\$421,527 Median Home Value		
153,498 Population	\$140,083 Average Household Income		
60,305 Households	38.9 Median Age		
2.55 People per Household	33.1% Bachelor's Degree		
Source: Census 2022 data per Placer.ai			
LOCAL DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population			
2024 Estimate	6,254	54,852	115,986
2029 Estimate	7,128	58,946	121,966
Annual Growth 2024-2029	2.65%	1.45%	1.01%
Daytime Population	9,840	73,046	129,961
Households			
2024 Estimate	2,749	22,083	45,132
2029 Estimate	3,198	24,338	48,654
Annual Growth 2024-2029	3.07%	2.04%	1.56%
Average Household Income			
2024 Estimate	\$127,745	\$144,835	\$134,994
Disposable Income			
2024 Estimate	\$98,781	\$106,729	\$99,742
Source: CoStar			



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RETAIL DEVELOPMENT



To learn more about this retail opportunity, please contact:



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