

In partnership with:



EQUINOX
DEVELOPMENT

HEATHROW

Marketplace

100-120 INTERNATIONAL PKWY, HEATHROW, FLORIDA 32746

FOR MORE INFORMATION



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Disclaimer: Plans and elevations are renderings and may not accurately represent the center's final building elevations.

REVITALIZATION

Underway

Located in Heathrow, FL, a submarket of Orlando, **Heathrow Marketplace** will begin its revitalization journey in Q2 2026. Positioned to service the master-planned community of Heathrow and Seminole County as a whole, **Heathrow Marketplace** is undergoing a facelift in order to continue thriving, as well as expansion construction simultaneously for both retail and 28 high-end townhomes. **Heathrow Marketplace** looks forward to working with local, regional and national tenants to create a mixed-use destination that the surrounding consumers and residents will be proud of. With this new look, **Heathrow Marketplace** will cultivate a new and updated tenant mix that properly serves the flourishing Heathrow community that residents reside in.

PROPERTY *Overview*

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
- Renovation, revitalization and retail/residential expansion will commence in Q2 2026
- Expansion will result in ALDI's freestanding placement, two outparcels and townhomes for the ultimate mixed-use destination
- High-end townhomes are comprised of 28 units to start at \$1.1M
- Center is directly connected to the entrance of Heathrow, granting excellent access from 2,100 homes
- 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 34,900± AADT
- Heathrow Marketplace 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

HEATHROW *Marketplace*

AVG. LENGTH-OF-STAY/VISIT

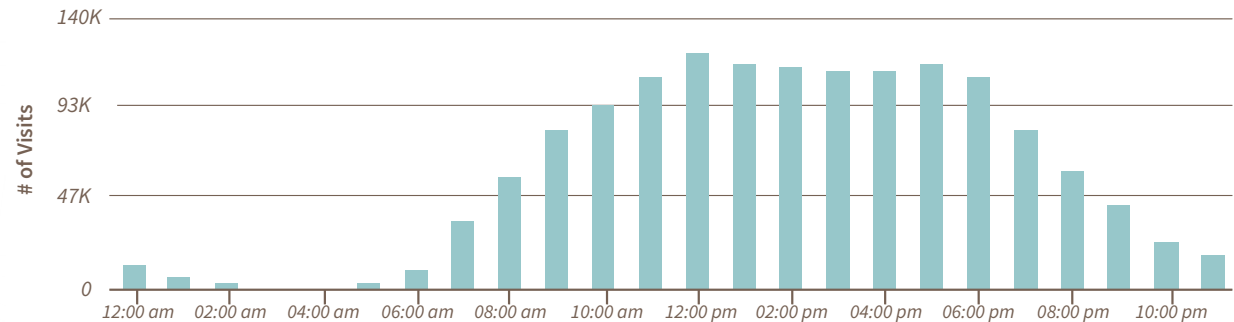
 **32 Mins**

EST. # OF CUSTOMERS ANNUALLY

 **176.6K**

EST. # OF VISIT ANNUALLY

 **886.4K**



RETAIL COMPONENTS

PROPERTY

Site Plan

HEATHROW

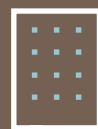
Marketplace

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/220	Velvet Hair	8,508
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



STRONG

Daytime Drivers



7M SF
OFFICE SPACE



79,004
EMPLOYEES (5MI)



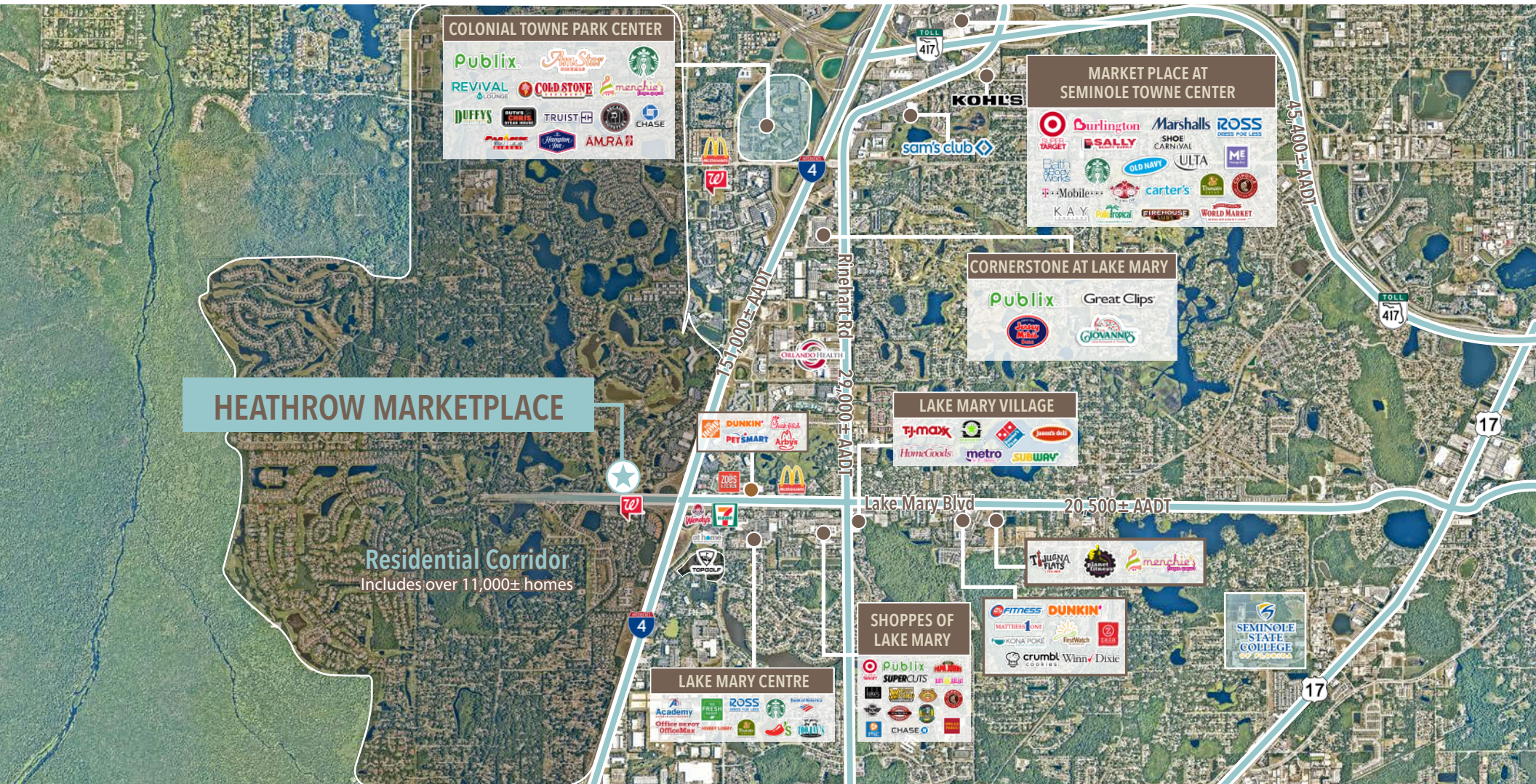
\$136,896
HH INCOME (5MI)

AERIAL

Overview

HEATHROW

Marketplace



DEMOGRAPHICS

HH INCOME



1 MI.	\$164,060
3 MI.	\$160,145
5 MI.	\$136,896

POPULATION



1 MI.	2,180
3 MI.	52,211
5 MI.	133,212

HOUSEHOLDS



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

BUSINESSES



1 MI.	282
3 MI.	3,434
5 MI.	8,130

EMPLOYEES



1 MI.	3,616
3 MI.	35,874
5 MI.	79,004

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