



# For Lease

## The Marketplace at Dr Phillips

7524 Dr Phillips Blvd, Orlando, FL 32819



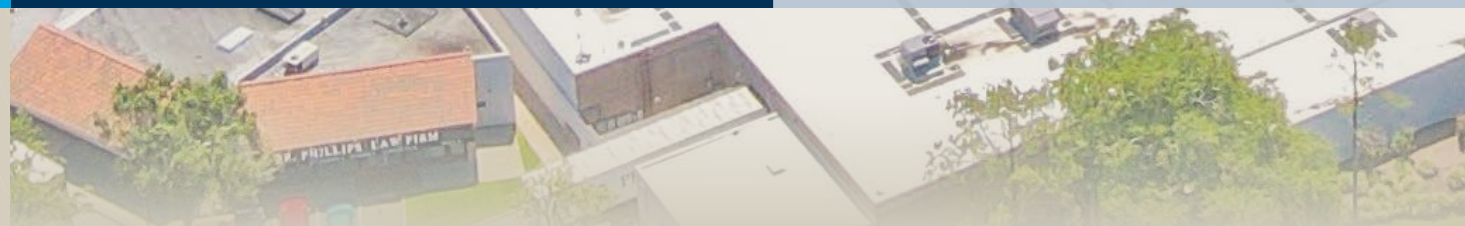
# Property Highlights



## 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 182,000 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 2025.

## Key Tenants

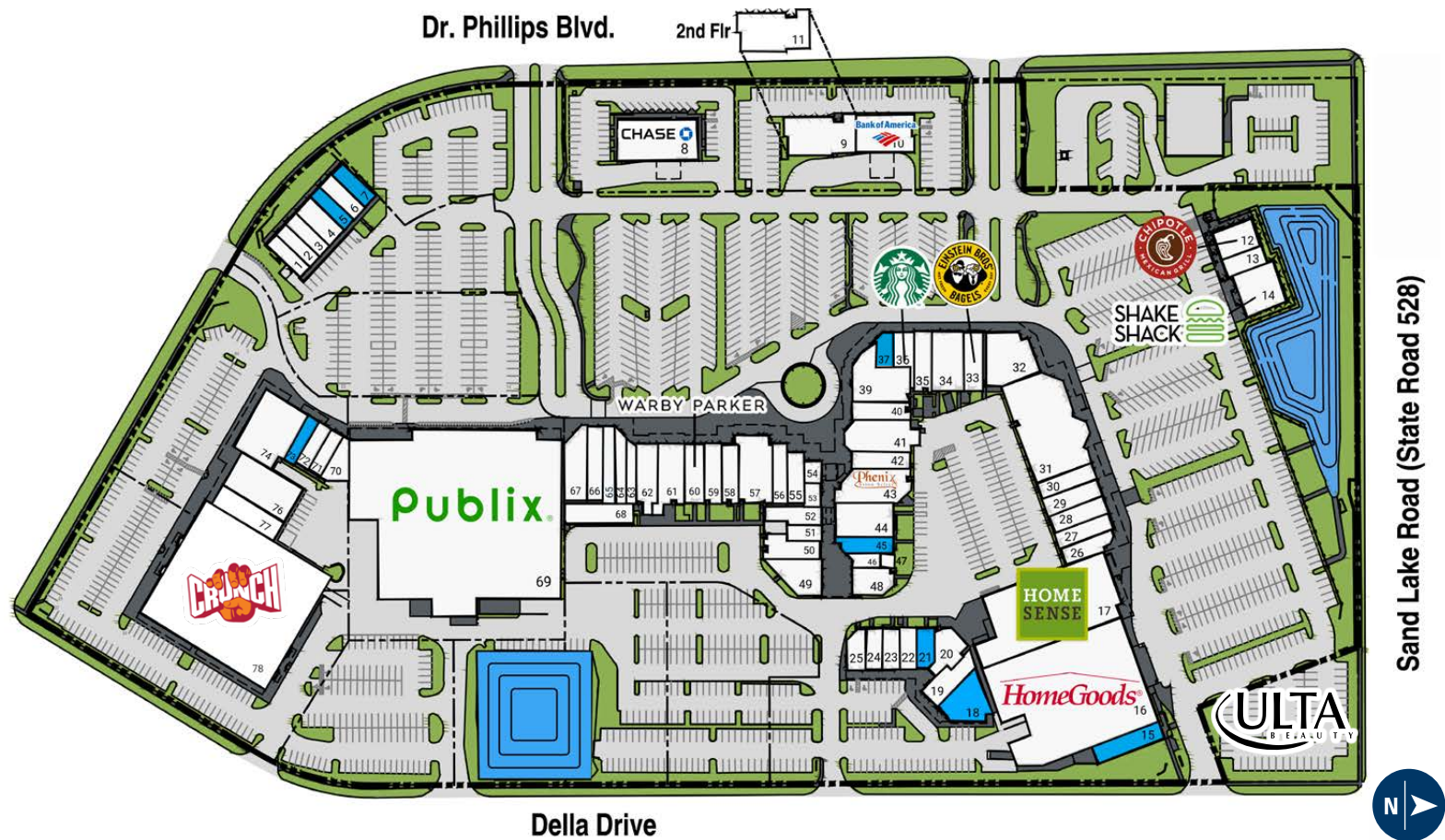


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# Site Plan

■ AVAILABLE  
□ LEASED



| #  | Tenant                         | SF     | #  | Tenant                       | SF     | #  | Tenant                          | SF    | #  | Tenant                         | SF     |
|----|--------------------------------|--------|----|------------------------------|--------|----|---------------------------------|-------|----|--------------------------------|--------|
| 1  | Pigtails & Crewcuts            | 1,322  | 21 | AVAILABLE                    | 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  | AVAILABLE - 2ND GEN RESTAURANT | 1,310  | 25 | Vissers 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 | ToyTopia                        | 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 | AVAILABLE - 2ND GEN RESTAURANT | 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 | Shake Shack                    | 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 | Warby Parker                    | 1,936 |    |                                |        |
| 20 | Theatre South Playhouse        | 2,221  | 41 | Christini's                  | 4,284  | 61 | Domu                            | 3,213 |    |                                |        |



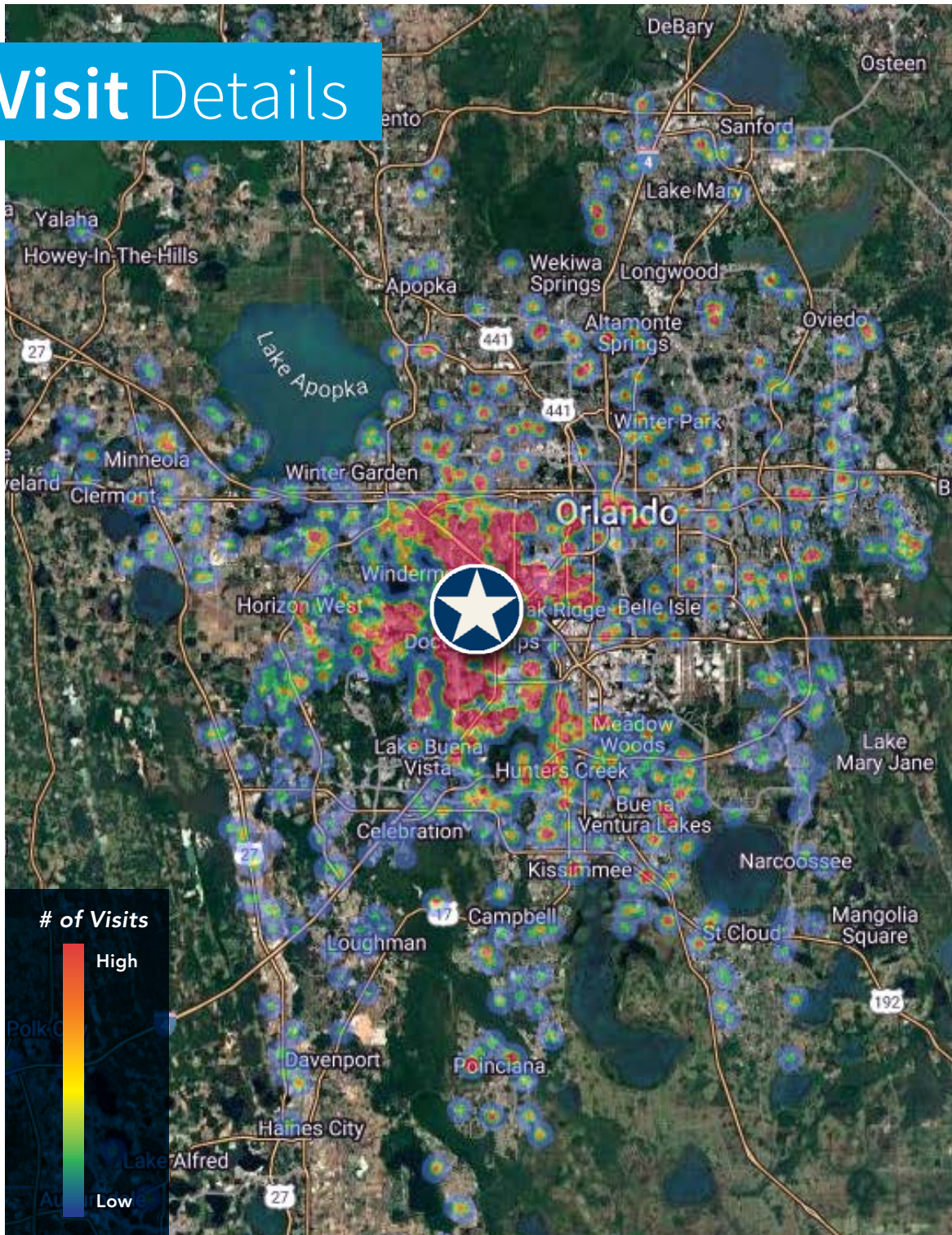


## Market Overview

| 2026 Demographics                                                                                     | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  Population        | 10,653    | 54,035    | 182,398   |
|  Households        | 4,727     | 20,898    | 69,675    |
|  Average HH income | \$167,602 | \$168,062 | \$130,750 |
|  Businesses        | 1,488     | 5,170     | 11,993    |
|  Employees         | 12,909    | 61,945    | 139,046   |



# Visit Details



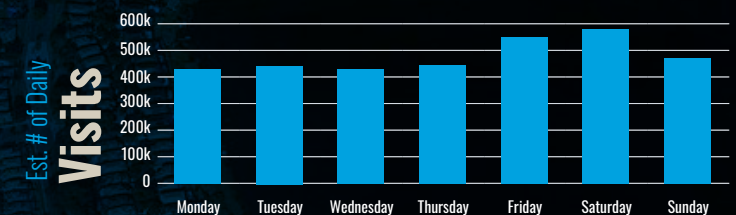
## Customer Data

   **3.7M** Est. # of Annual Visits

**925.6K** Est. # of Annual Customers 

 /  **4.04** Avg. Visits/ Customer Annually

**53** Minutes/ Avg. Stay  **37** Minutes/ Med. Stay





# Contact Us



**Colette Santana**  
Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611



**Taylor Ling**  
Associate  
taylor.ling@jll.com  
+1 407 271 3067



**Billy Rodriguez**  
Senior Vice President  
billy.rodriguez@jll.com  
+1 407 443 3925



**Brandon McCalla**  
Vice President  
brandon.mccalla@jll.com  
+1 954 665 3113

