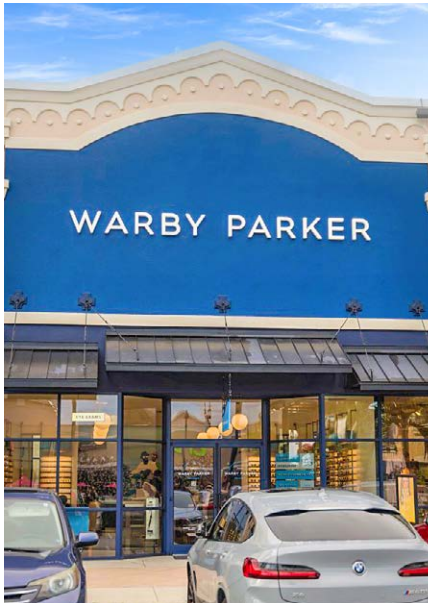

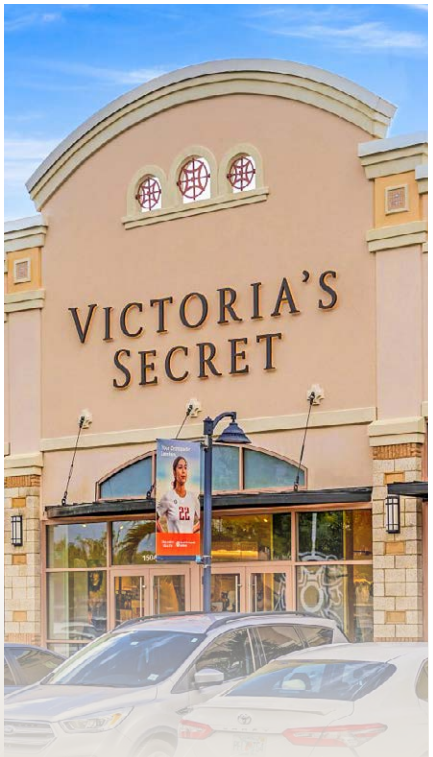

# For Lease

**413 N Alafaya Trail**, Orlando, FL 32828

Waterford Lakes
TOWN CENTER

KIMCO™ REALTY | JLL

# Florida's Premier Lifestyle center

## Waterford Lakes TOWN CENTER

**A premier lifestyle center, Waterford Lakes Town Center boasts an iconic location and an irreplaceable opportunity for any tenant:**

- 701,950 GLA, open-air center that ranks as the #1 most-visited lifestyle center in all of FL; #6 in the nation, with 15.1 million visitors annually
- Incredibly rare availability at a trophy site that historically commands a fully-occupied tenant roster
- Impeccable mix of tenants ranging from nationally-recognized retailers to local tenants across over 100 suites
- Serves as the go-to destination for UCF's (3.0 mi) 70,674 students and long-term residents alike given its diverse sprawl of businesses, paired with a strategic location
- Positioned along Alafaya Trl (60,500± AADT) and directly off SR-408 (75,000± AADT) with excellent highway visibility and a convenient on/off-ramp to Alafaya Trl (Exit 21)
- Leading destination of the busy Alafaya Trl retail corridor due to its visibility, renown essential-use-meets-lifestyle roster and record-breaking sales
- Primary component of Orlando's affluent West University submarket

PLAY PROPERTY VIDEO

## Key Tenants

lululemon, NIKE, UNIQLO, WARBY PARKER, ULTA BEAUTY, FK Fresh Kitchen, BARNES & NOBLE, VICTORIA'S SECRET, POPSTROKE EAT. PUTT. DRINK., SEPHORA, CAVA, JOE & THE JUICE, crumbl cookies, sunglass hut, PANDORA, J.CREW FACTORY, MINISO 名創優品, BANANA REPUBLIC, COOPER'S HAWK WINERY & RESTAURANTS, Marshalls, LA FITNESS, TJ maxx, ASHLEY, SUPER TARGET, REGAL, ROSS DRESS FOR LESS, PETSMART, BEST BUY, Total Wine SPIRITS · BEER & MORE

KIMCO REALTY | JLL

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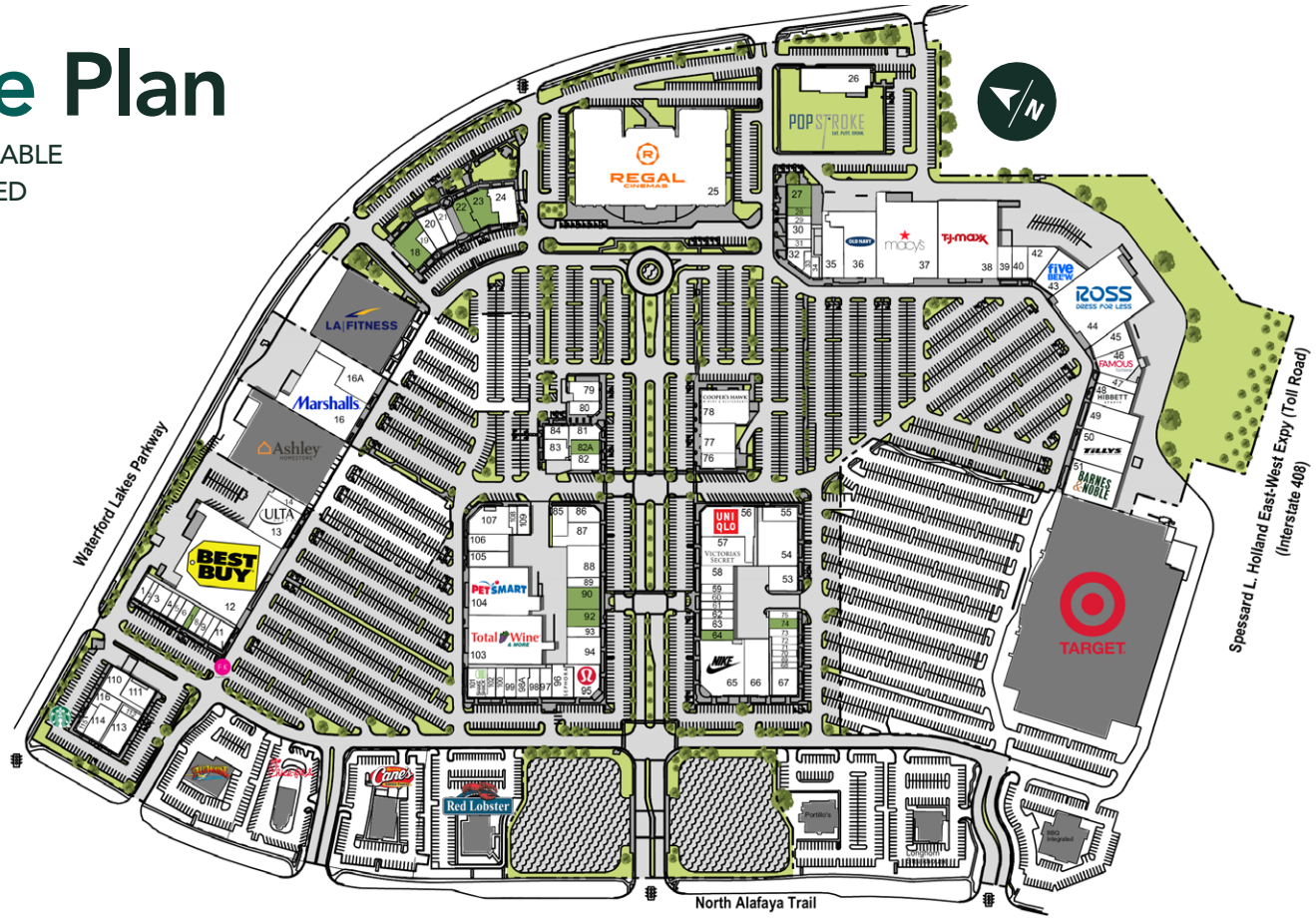
# Site Plan

AVAILABLE
LEASED




| # | Tenant | SF |
|---|---|---|
| 1 | PopUp Bagels | 1,511 |
| 2 | Jeremiah's Italian Ice | 960 |
| 3 | White Rabbit Dessert Experience | 2,497 |
| 4 | Chibi Ramen | 1,245 |
| 5 | Mathnasium | 1,280 |
| 6 | Bento | 1,556 |
| 7 | COMING AVAILABLE - 2nd Gen. Restaurant | 934 |
| 8 | Sport Clips | 1,245 |
| 9 | Pinch A Penny | 1,280 |
| 10 | Little Greek Fresh Grill | 1,252 |
| 11 | Fresh Kitchen | 2,490 |
| 12 | Best Buy | 46,094 |
| 13 | Ulta | 10,000 |
| 14 | Massage Envy | 2,300 |
| 16 | Marshalls | 35,000 |
| 16A | Boot Barn | 10,140 |
| 18 | AVAILABLE | 5,960 |
| 19 | Revival IV Lounge | 1,489 |
| 20 | Bright Now! Dental | 3,452 |
| 21 | Maroush | 2,622 |
| 22 | AVAILABLE - 2nd Gen. Restaurant | 3,239 |
| 23 | AVAILABLE | 4,910 |
| 24 | SimonMed Imaging | 5,406 |
| 25 | Regal Cinemas | 86,231 |

| # | Tenant | SF |
|---|---|---|
| 26 | PopStroke | 9,472 |
| 27 | AVAILABLE - 2nd Gen. Restaurant | 3,600 |
| 28 | COMING AVAILABLE - 2nd Gen. Restaurant | 1,200 |
| 29 | Light on the Sugar | 1,200 |
| 30 | Zen Dumpling | 2,398 |
| 31 | Pizzeria Valdiano | 1,200 |
| 32 | Zaza Cuban Comfort Food | 2,076 |
| 33 | Marble Slab Creamery | 1,077 |
| 34 | Lids | 1,018 |
| 35 | Banana Republic Factory Store | 7,350 |
| 36 | Old Navy | 15,650 |
| 37 | Macy's | 30,570 |
| 38 | TJ Maxx | 30,000 |
| 39 | Bath & Body Works | 4,300 |
| 40 | BoxLunch | 3,200 |
| 42 | Instyle Hair | 4,172 |
| 43 | Five Below | 7,507 |
| 44 | Ross Dress for Less | 30,184 |
| 45 | Madrag | 4,935 |
| 46 | Famous Footwear | 6,008 |
| 47 | Hot Topic | 3,000 |
| 48 | Hibbett Sports | 5,000 |
| 49 | Express Factory Outlet | 9,109 |
| 50 | Tillys | 10,400 |

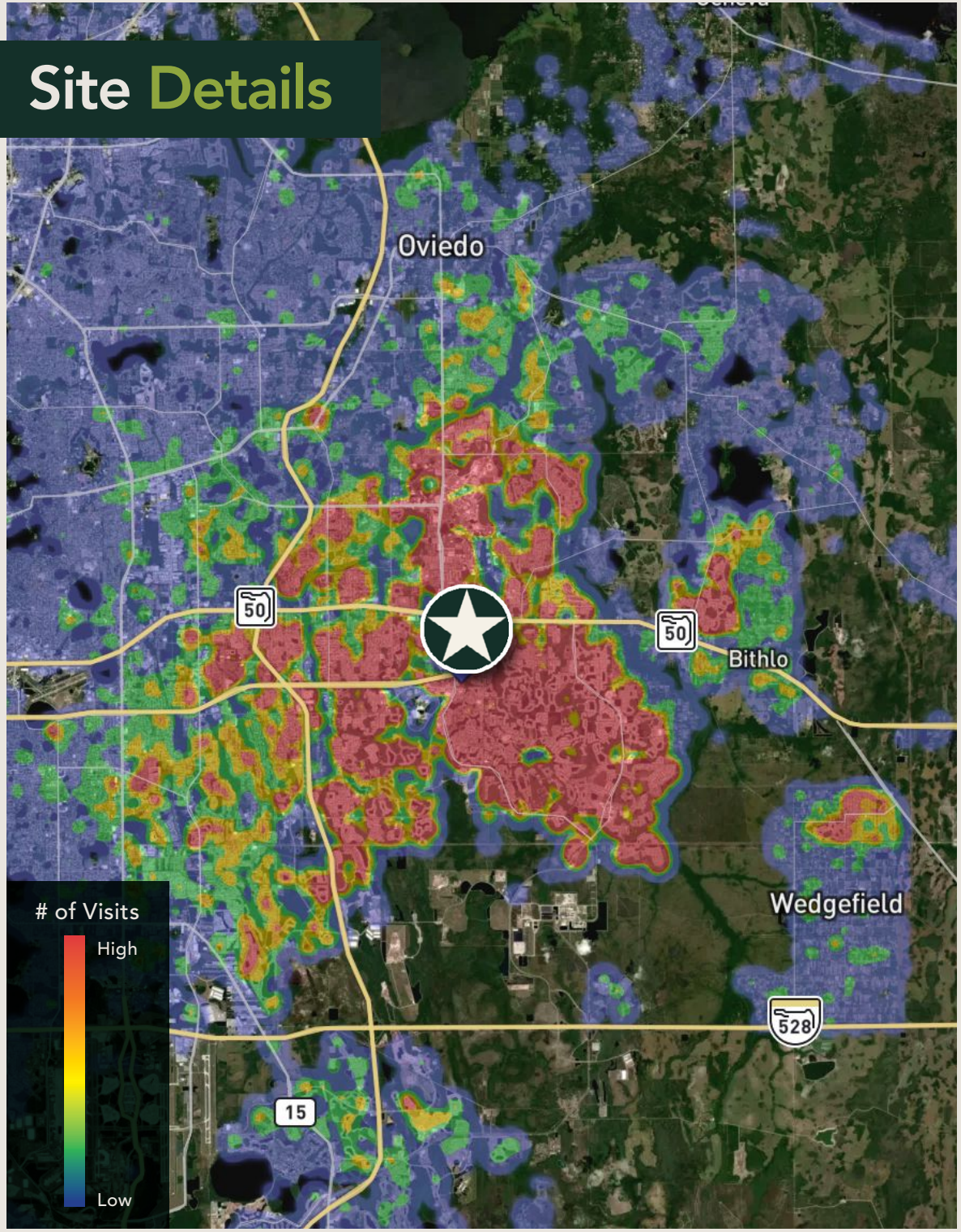
| # | Tenant | SF |
|---|---|---|
| 51 | Barnes & Noble | 11,711 |
| 53 | T-Mobile | 4,387 |
| 54 | Chuck E Cheese | 11,121 |
| 55 | Gatcha | 3,413 |
| 56 | UNIQLO | 9,900 |
| 57 | Victoria's Secret | 8,000 |
| 58 | Aerie | 3,691 |
| 59 | Lovesac | 1,867 |
| 60 | Sunglass Hut | 1,600 |
| 61 | SOMA | 1,600 |
| 62 | Pandora | 1,739 |
| 63 | Crocs | 2,394 |
| 64 | AVAILABLE - 2nd Gen. Restaurant | 1,868 |
| 65 | Nike Unite | 15,000 |
| 66 | The Paper Store | 8,682 |
| 67 | Panera Bread | 4,591 |
| 68 | Planet Smoothie | 1,050 |
| 69 | Waterford Jewelers | 1,050 |
| 70 | CrunCheese | 965 |
| 71 | Super Nails | 1,050 |
| 72 | The Original Rainbow Cone | 1,280 |
| 73 | Sally Beauty Supply | 1,406 |
| 74 | AVAILABLE | 1,758 |
| 75 | Crumbl Cookies | 1,406 |

| # | Tenant | SF |
|---|---|---|
| 76 | Kura Revolving Sushi Bar | 3,000 |
| 77 | Gen Korean BBQ | 6,423 |
| 78 | Cooper's Hawk | 10,320 |
| 79 | Marlow's Tavern | 3,500 |
| 80 | Mister O1 Extraordinary Pizza | 2,500 |
| 81 | Five Guys Burgers and Fries | 2,300 |
| 82 | American Eagle Outfitters | 2,489 |
| 82A | AVAILABLE | 2,976 |
| 83 | MINISO | 3,039 |
| 84 | Dave's Hot Chicken | 2,255 |
| 85 | Nemours Children's Urgent Care | 3,000 |
| 86 | Joe & the Juice | 3,128 |
| 87 | JD Sports | 6,060 |
| 88 | J. Crew Factory | 6,540 |
| 89 | Build-A-Bear | 1,635 |
| 90 | COMING AVAILABLE | 4,904 |
| 92 | COMING AVAILABLE | 3,679 |
| 93 | Warby Parker | 2,044 |
| 94 | LOFT | 5,572 |
| 95 | Lululemon Athletica | 5,130 |
| 96 | Sephora | 4,342 |
| 97 | CAVA | 2,316 |
| 98 | AT&T Mobility | 4,439 |
| 98A | solidcore | 2,286 |
| 99 | All Fired Up | 2,175 |
| 100 | Face Foundrie | 1,450 |
| 101 | Shake Shack | 3,500 |
| 102 | LaserAway | 1,575 |
| 103 | Total Wine & More | 23,406 |
| 104 | PetSmart | 19,288 |
| 105 | Visionworks | 4,200 |
| 106 | Torrid | 4,146 |
| 107 | Fat Rosie's | 6,675 |
| 108 | Supercuts | 1,269 |
| 109 | Kay Jewelers | 2,057 |
| 110 | Fairwinds Credit Union | 4,172 |
| 111 | AdventHealth Total Health | 3,536 |
| 112 | European Wax Center | 922 |
| 113 | LensCrafters | 5,000 |
| 114 | 5.11 Tactical | 4,000 |
| 115 | Starbucks | 1,500 |
| 116 | Just Salad | 2,371 |

# Market Overview

| 2026 Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 15,406 | 108,384 | 232,877 |
| Households | 6,185 | 35,915 | 77,179 |
| Average HH income | $82,385 | $98,313 | $106,531 |
| Businesses | 705 | 2,756 | 5,311 |
| Employees | 7,371 | 63,655 | 128,904 |

# Site Details




# Customer Data

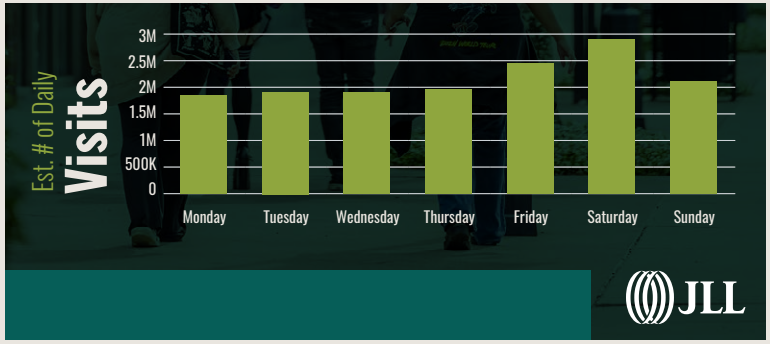
**15.1M** Est. # of Annual **Visits**

**1.8M** Est. # of Annual **Customers**

**8.29** Avg. Visits/ Customer Annually

**62** Minutes/ Avg. Stay

Minutes/ Med. Stay **41**

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