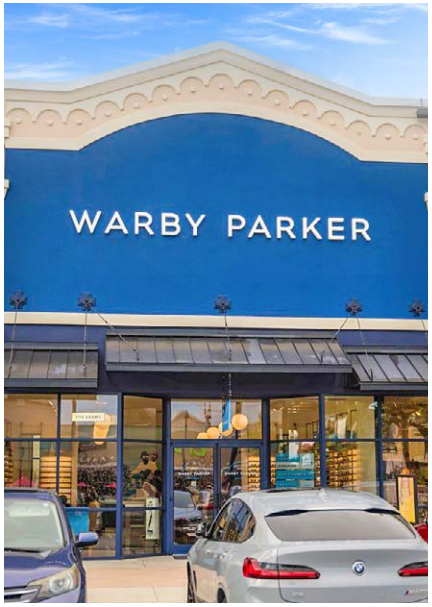


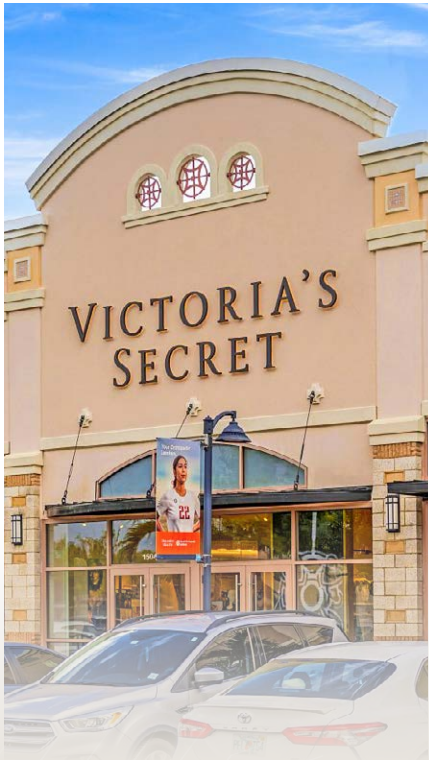
















For Lease

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

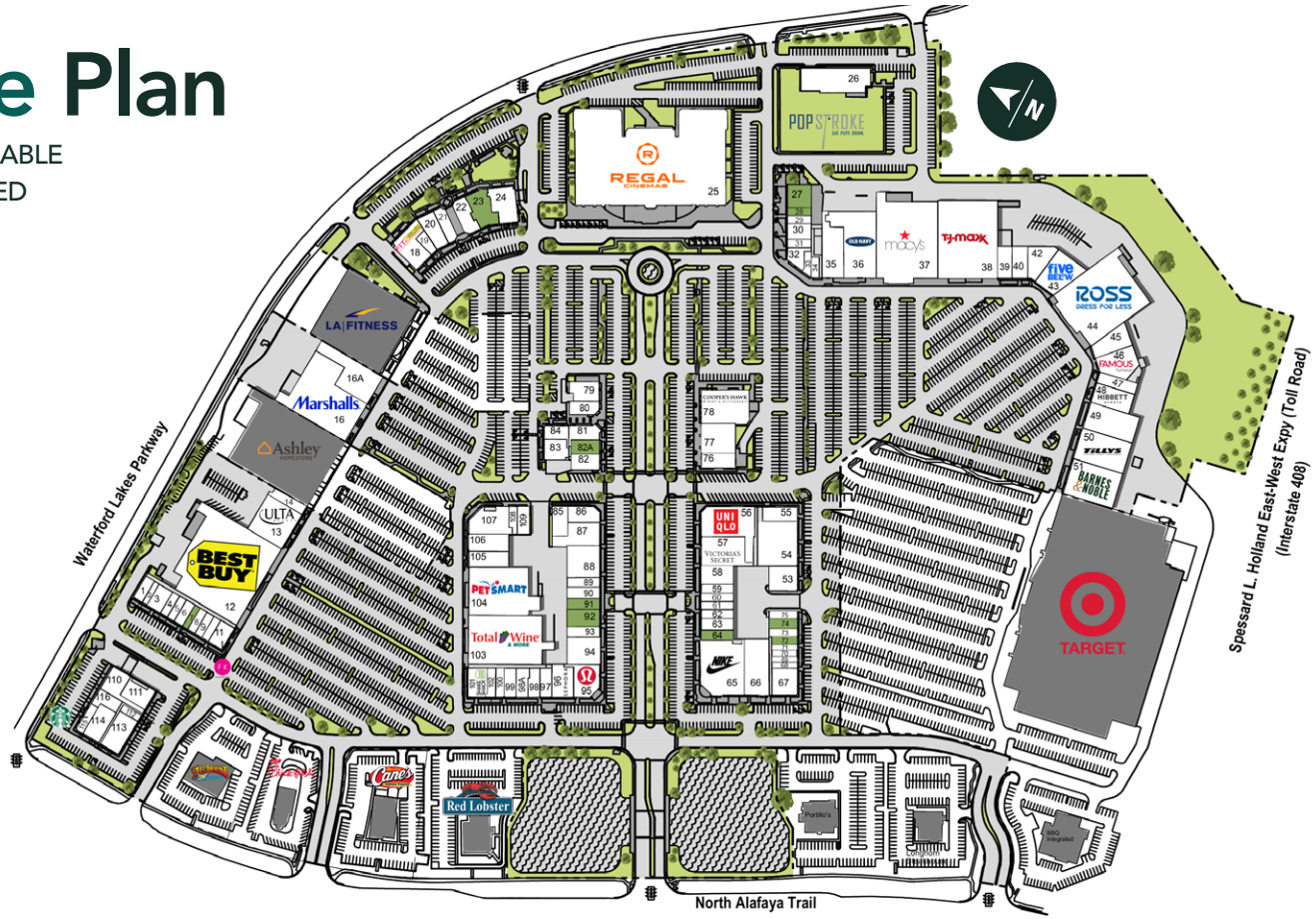
lululemon, NIKE, UNIQLO, WARBY PARKER, ULTA BEAUTY, BARNES & NOBLE, VICTORIA'S SECRET, FK Fresh Kitchen, POPSTROKE EAT. PUTT. DRINK., SEPHORA, CAVA, JOE & THE JUICE, crumbl cookies, sunglass hut, PANDORA, J.CREW FACTORY, MINISO 名創優品, BANANA REPUBLIC, COOPER'S HAWK WINERY & RESTAURANTS, SUPER TARGET, Marshalls, LA FITNESS, TJ.maxx, ASHLEY, 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	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	Fit2Run	5,960
19	Revival IV Lounge	1,489
20	Bright Now! Dental	3,452
21	Maroush	2,622
22	The Brass Tap	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	COMING AVAILABLE - 2nd Gen. Restaurant	1,280
73	Sally Beauty Supply	1,406
74	AVAILABLE	1,758
75	Crumbl Cookies	1,406

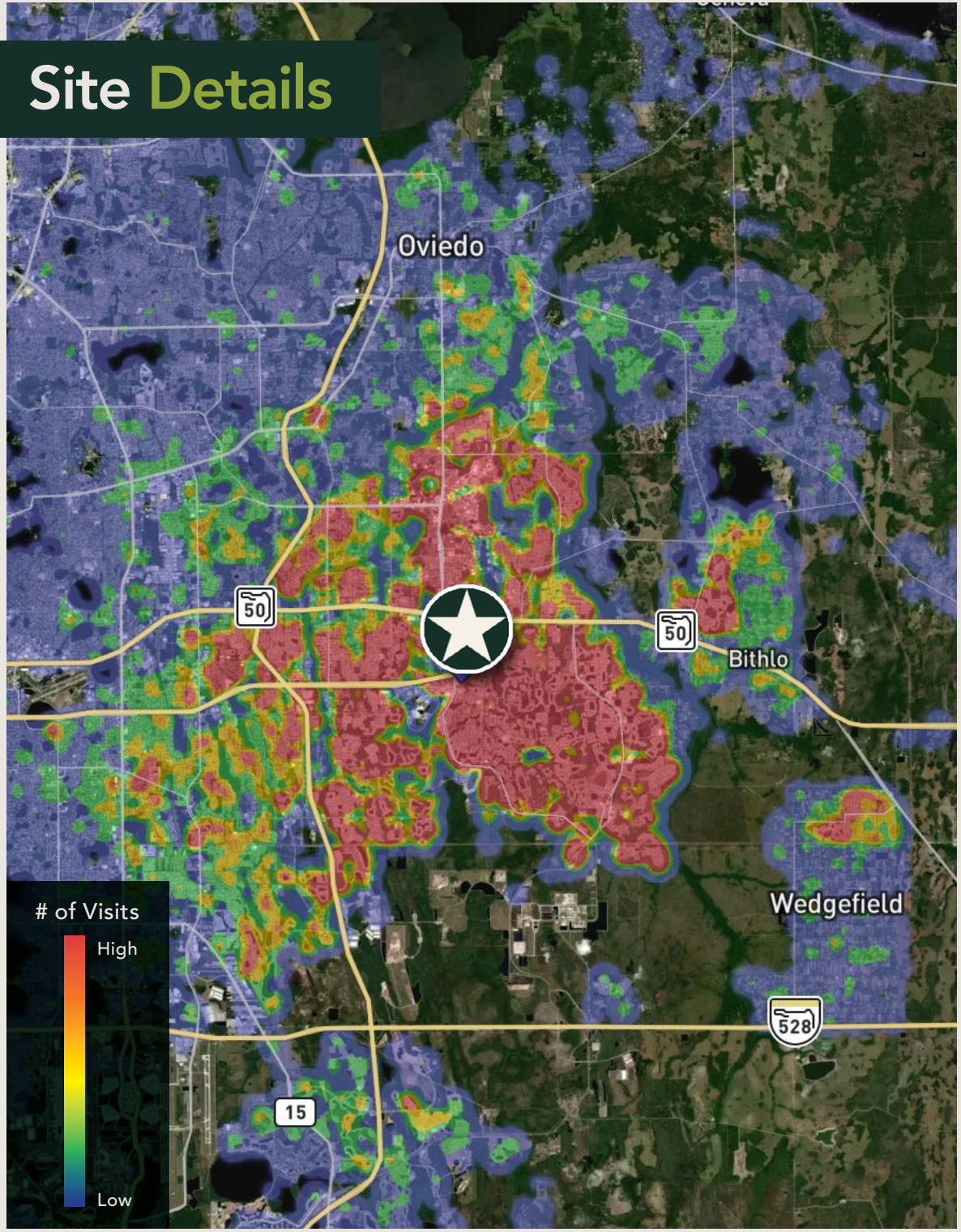
#	Tenant	SF
76	Kura Revolving Sushi Bar	3,000
77	Gen Korean BBQ	6,423
78	Cooper's Hawk	10,320
79	Marlow's Tavern	3,500
80	Mister O1 Extraorindary Pizza	2,500
81	Five Guys Burgers and Fries	2,300
82	American Eagle Outfitters	2,489
82A	AVAILABLE	2,976
83	MINISO	3,039
84	Dave's Hot Chicken	2,255
85	Nemours 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	Purple Mattress	2,452
91	COMING AVAILABLE	2,452
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

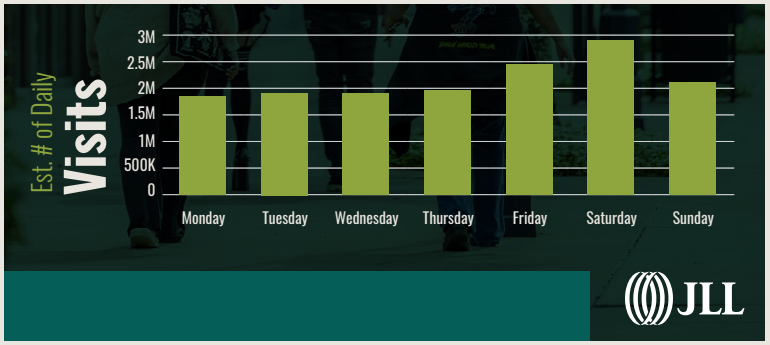
15.1M Est. # of Annual **Visits**

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

8.29 Avg. Visits/ Customer Annually

62 Minutes/ Avg. Stay

Minutes/ Med. Stay **41**



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