

Space Available

PRIME RETAIL / OFFICE / MEDICAL / RESTAURANT

Lake Mary / Heathrow



PROPERTY HIGHLIGHTS

- 13,593 SF of premier retail space available, plus an additional 6,275 SF courtyard area for restaurant seating, firepit lounges, outside games, and spaces for community gatherings.
- Located within The Azalea Lake Mary, a brand-new master-planned community featuring a 55 plus community with 178 single-family homes in a four story modern building
- Adjacent to Allure on Parkway, a Class A multifamily development with 290 luxury units
- Exceptional visibility with 329 feet of frontage along Allure Lane, the primary access road for both residential communities
- Direct frontage on International Parkway ($\pm 14,500$ VPD) with 168 feet of prime exposure
- Approximately 65 dedicated retail parking spaces, offering easy access for customers and staff
- Direct frontage and access to the Seminole Wekiva Trail, a 26.5-mile multi-use rail-trail connecting Apopka, Lake Mary, and Sorrento

DEMOGRAPHICS

2025

	1 Mile	3 Mile	5 Mile
Est. Population	3,856	52,657	137,808
Est. Households	1,655	21,315	55,177
Avg. HH Income	\$167,971	\$173,909	\$141,554
Daytime Population			93,887
Total Businesses			12,259



Janet Galvin
O 407 278 5535 x 404
C 407 484 9562
janet@archonca.com

100 East Central Blvd, Suite #2
Orlando, FL 32801
P 407 278 5535 | F 407 545 2844
www.archonca.com

Stay in the know. Click to follow us on social media.



PRIME RETAIL / OFFICE / MEDICAL / RESTAURANT

Lake Mary / Heathrow



IDEAL USES

- Perfect for trail users, residents, and office workers.

Fast-casual restaurants

- Coffee shop or boutique café
- Smoothie/juice bar
- Breakfast/lunch concepts
- Wine bar / craft beer taproom
- Dessert / specialty treat shop (gelato, cookies, donuts)

Services

- Hair salon
- Barbershop
- Dry cleaner/drop-off
- Day spa / massage
- Financial services / insurance
- Real estate office
- UPS/pack-and-ship
- Nail Salon

Office

- Law offices
- Financial planner
- Title companies
- Architecture / engineering
- Consulting agencies
- Insurance

Retail

- Serving the 468+ surrounding residential units.
- Boutique retail (apparel, home décor, gift shop)
- Pet boutique or pet grooming
- Specialty Wine & Cheese shop
- Outdoor gear (cycling, trail-oriented retail)

Fitness

- Pilates / barre studio
- Boutique fitness (HIIT, yoga, cycle)
- Personal training studio
- Physical conditioning / recovery therapy (stretch, cryo, sauna)

Medical Services

- Primary care / family medicine
- Dental / orthodontics
- Urgent care
- Dermatology / med spa
- Physical therapy / chiropractic
- Optometry / vision center
- Labs / diagnostics

PRIME RETAIL / OFFICE / MEDICAL / RESTAURANT

Lake Mary / Heathrow

