

# FOR LEASE / SALE

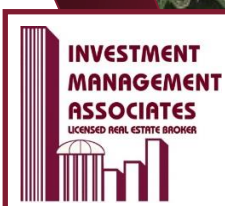


## FREESTANDING BUILDING WITH DRIVE-THRU PARK PLACE AT HEATHROW 1511 INTERNATIONAL PARKWAY LAKE MARY, FL 32746

This Freestanding Building is a part of Park Place at Heathrow, a 35 Acre Mixed-Use Development comprised of 70,000± SF of Retail/Bank/Restaurant Space; 100,000± SF of Office Space; the Marriot Hotel & Conference Center (304 Rooms); and Residence Inn by Marriott (100 Rooms).

Built in 2003, this Former Bank has **3 Drive-Thru Lanes**

- **Type:** Concrete Block & Stucco Masonry
- **Building:** 3,700± SF
- **Land:** 39,391± SF (0.9± Acres)



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Park Place at Heathrow is centrally located, at the intersection of H.E. Thomas, Jr. Parkway (CR 46A) and International Parkway. Just off I-4, Park Place has excellent access to and visibility from this interstate. This prime location provides frontage, as well ingress/egress on both roads.

- **International Parkway:** 21,500± Vehicles per Day
- **H.E. Thomas, Jr. Parkway (CR 46A):** 16,600± Vehicles per Day
- **I-4:** 150,000+ Vehicles per Day

Located in Heathrow, an affluent suburban community located on the I-4 Corridor north of Orlando, and considered a part of the Greater Orlando Area.

- **Average Household Income:**  
1 Mile: \$117,699± | 3 Mile: \$114,009± | 5 Mile: \$104,456±
- **Population:**  
3 Mile: 56,580± | 5 Mile: 119,021±
- **Daytime Population:**  
5 Mile: 66,142±

Surrounded by major businesses, restaurants and retail, which include Marriott, Westin Hotel, Wells Fargo, Walgreen's, Ruth's Chris, Publix, Shula's, McDonald's, Theaters, and *over 4,500,000± SF of office buildings, which include numerous multinational corporate headquarters.*



### FOR MORE INFORMATION

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