

HM HEATHROW MARKETPLACE

PREMIER RETAIL AVAILABLE IN A REIMAGINED COMMUNITY DESTINATION

📍 100-120 INTERNATIONAL PWKY | HEATHROW, FL



GROCERY ANCHORED AT SIGNALIZED INTERSECTION

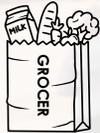


GOLF CART ACCESS FROM 2,100 ROOFTOPS



ADJACENT HIGH-END NEIGHBORHOOD UNDER CONSTRUCTION

JOIN THE DIVERSE TENANT LINEUP:



COMING SOON

 pure barre

NEW



NEW



LICENSED REAL ESTATE BROKER

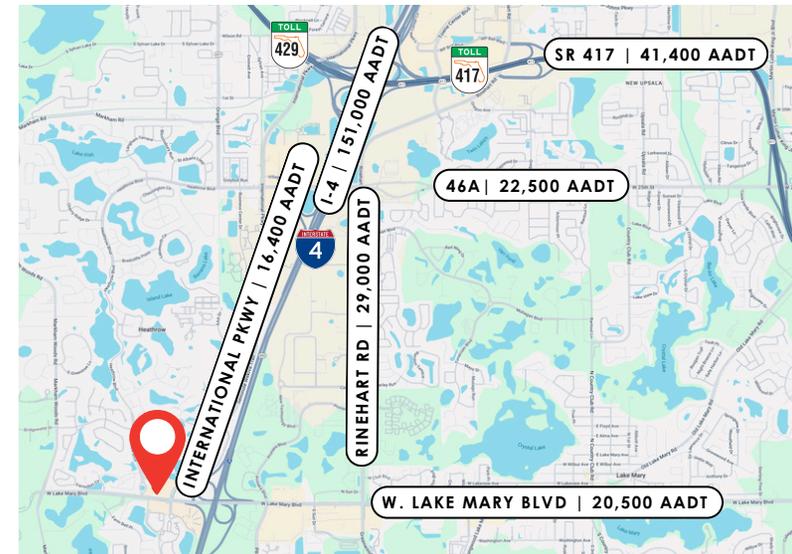
IN PARTNERSHIP WITH:





PROPERTY HIGHLIGHTS:

- **AVAILABLE:** 1,591 SF - 7,000 SF
- GLA: 129,729 SF
- Located at prime signalized corner of International Pkwy & Lake Mary Blvd, with combined traffic counts of 35,000 VPD | Excellent I-4 access
- Signalized grocery anchored center on Lake Mary Blvd
- Pylon signage & directional signage opportunities available
- Golf cart access from 2,100 homes | Adjacent high-end neighborhood under construction
- Est. construction start Q2 2026 | Est. delivery date Q2 2027
- Abundant on-site parking

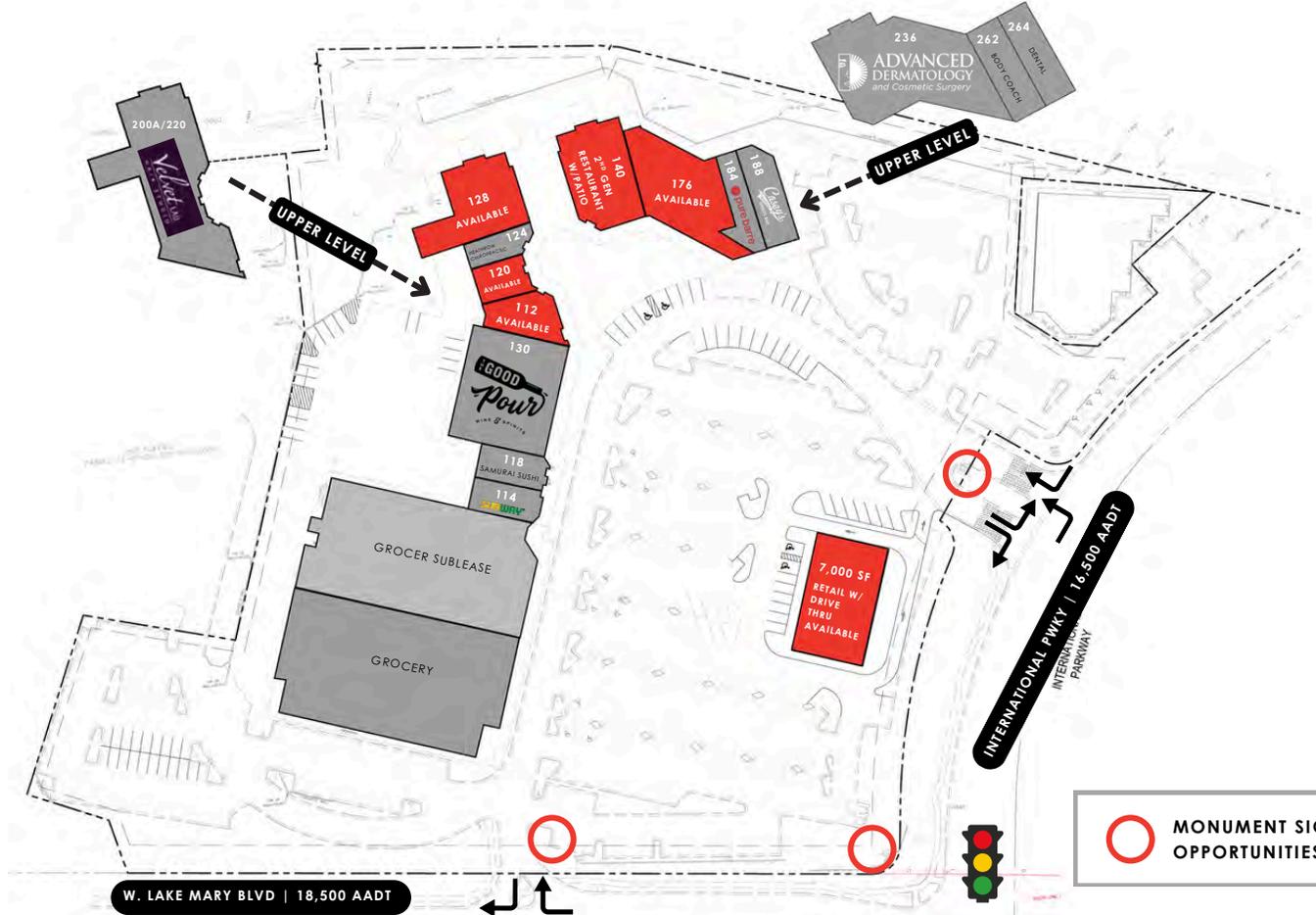


SITE PLAN

HEATHROW'S SOCIAL WELLNESS DISTRICT

A place where residents come not just to shop — but to care, connect, train, recover, and gather.

SUITE	TENANT	SF
110	GROCERY	25,000
112	AVAILABLE	1,591
114	SUBWAY	1,242
118	SAMURAI SUSHI	2,472
120	AVAILABLE	1,926
124	HEATHROW CHIROPRACTIC	2,133
128	AVAILABLE	4,821
130	THE GOOD POUR	8,717
140	AVAILABLE - 2ND GEN RESTAURANT	6,507
176	AVAILABLE	3,856
184	PURE BARRE	1,864
188	CASEY'S SPORTS BAR	4,033
200A/220	VELVET HAIR	8,507
236	ADV. DERMATOLOGY & COSMETIC SURGERY	9,046
262	BODY COACH PERSONAL TRAINING	2,334
264	DENTAL ASSOCIATES OF HEATHROW	2,352
OP	AVAILABLE - RESTAURANT (DRIVE-THRU OPPORTUNITY)	7,000



OPPORTUNITIES



Lake Mary Ranks Among Top 5 Best Places to Live in Orlando
(Stacker, 2025)



ORLANDO HEALTH | Lake Mary Hospital

Opened in January 2025

- o 124 Beds
- o 6 Operating Rooms
- o On-site Imaging / Lab Facilities



Cross Seminole Trail
6 Min Drive from Site

PERFECT FOR:



FOOD & BEVERAGE



HEALTH & WELLNESS



MEDICAL



DAILY SERVICE RETAIL



HEATHROW MARKETPLACE PHOTOS

UNDERGOING 2026-2027 RENOVATIONS



*View from Suite 140 Patio
2nd Generation Restaurant*



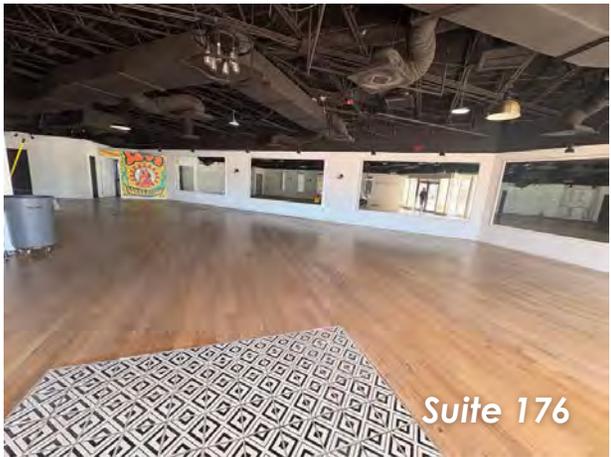
*Suite 140
2nd Generation Restaurant*



Suite 112



Suite 128

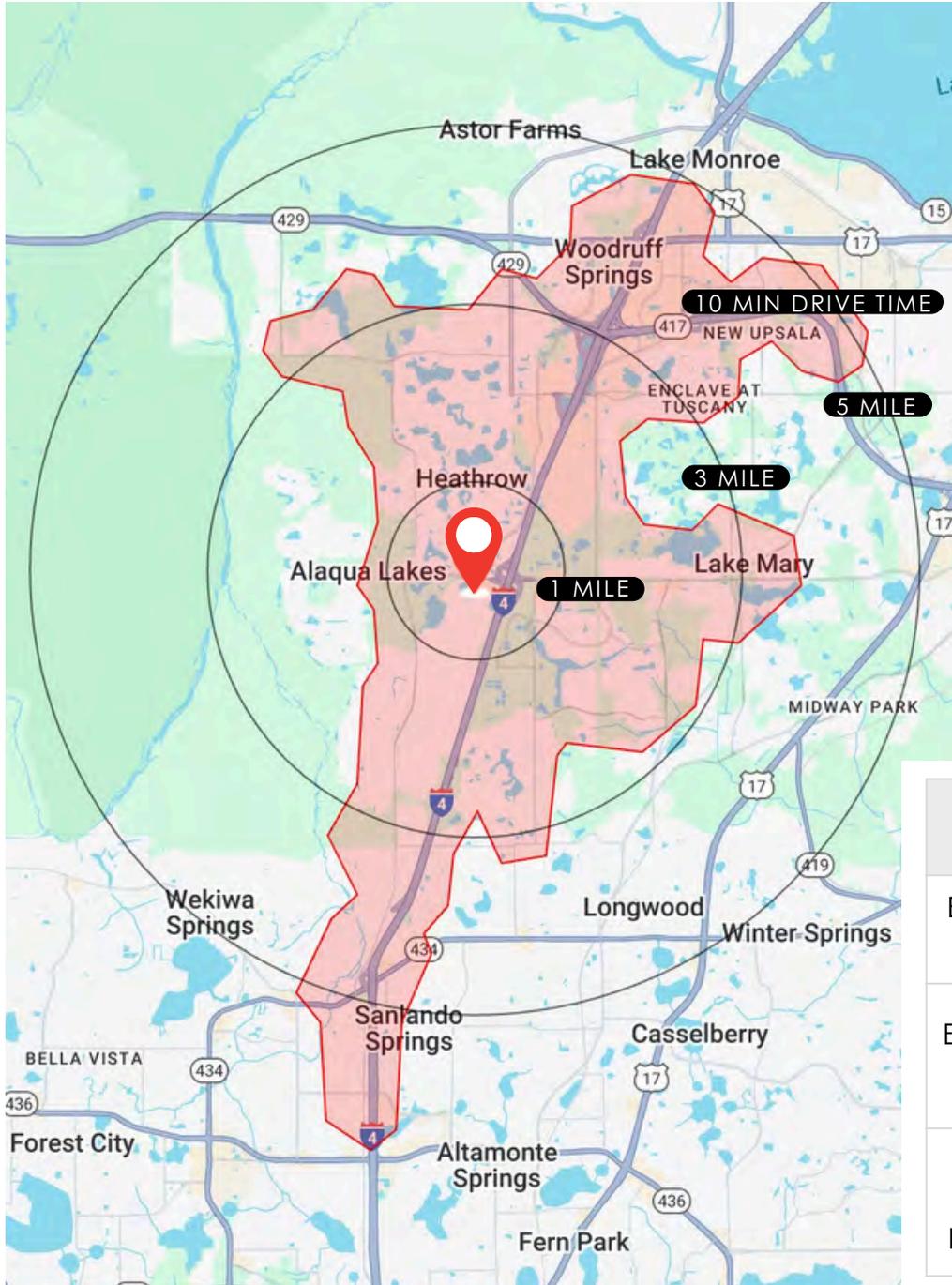


Suite 176

TRADE AREA



DEMOGRAPHICS



AFFLUENT, HIGH NET WORTH TRADE AREA

\$2.09M **AVG. HOUSEHOLD NET WORTH**
(1 Mile Radius)

Affluent household net worths exceeding \$2 million, supports premium retail.

\$173,909 **AVG. HOUSEHOLD INCOME**
(3 Mile Radius)

Exceptional household wealth, with average household incomes exceeding \$173,900 within 3 miles.

STRONG DAYTIME POPULATION & EMPLOYMENT DENSITY

93,887 **TOTAL EMPLOYEES**
(5 Mile Radius)

Robust daytime environment, supported by over 93,887 employees within a 5-mile radius.

12,259 **TOTAL BUSINESSES**
(5 Mile Radius)

Abundant nearby businesses, create built-in weekday traffic.

	1 MILE	3 MILE	5 MILE	10 MIN DT
Est. Population (2025)	3,856	52,657	137,808	71,099
Est. Households (2025)	1,655	21,315	55,177	29,659
Average Household Income (2025)	\$167,971	\$173,909	\$141,554	\$133,122

HOUSING

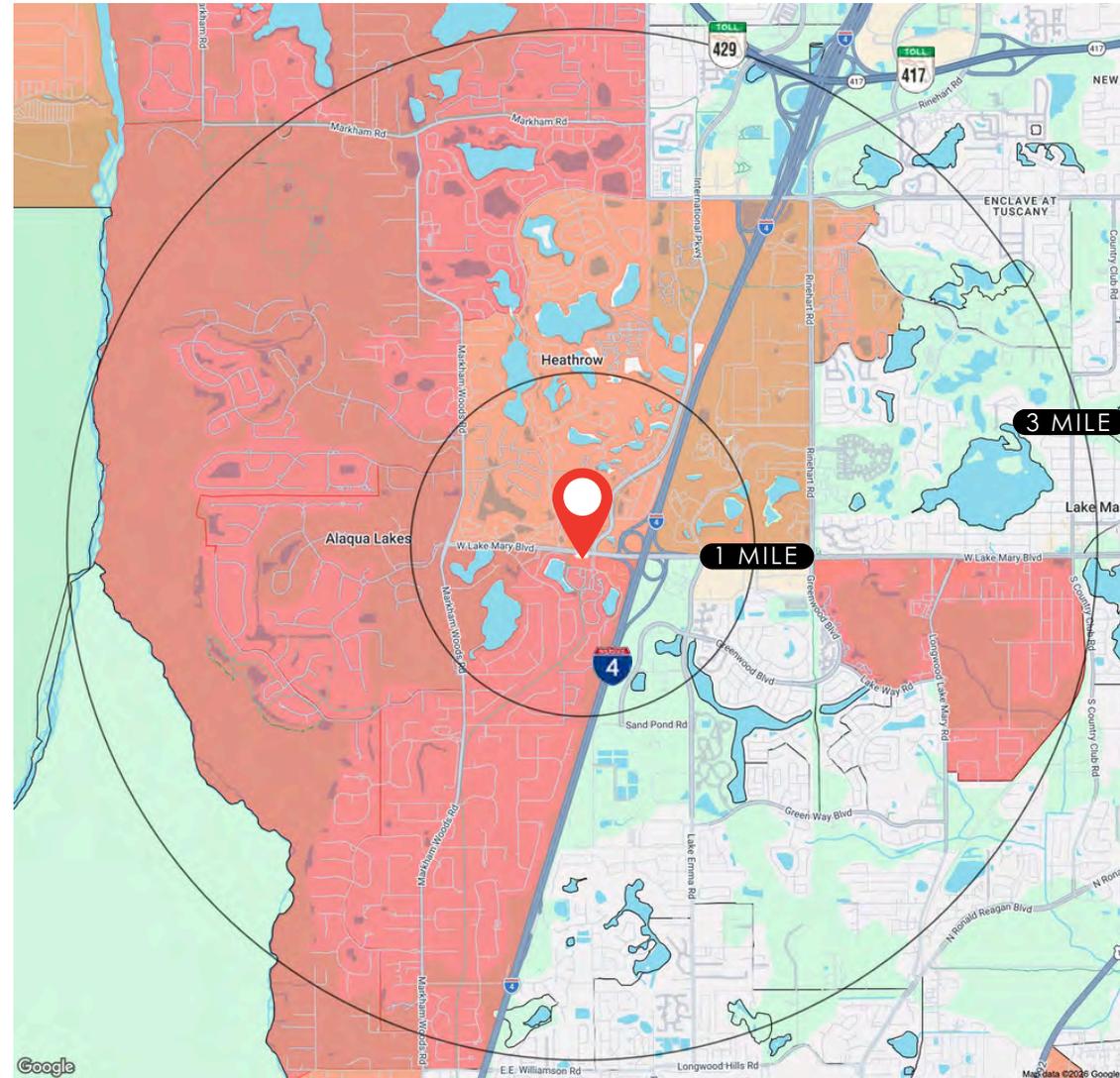
STRONG HOMEOWNERSHIP AND HOUSING STABILITY

75% HOME OWNERSHIP
(3 Mile Radius)

Over 75% of households within 3 miles are owner-occupied, reflecting long-term residency, financial stability, and reliable repeat customers.



Heathrow Country Club - 3 Min Drive from Site



**55% OR MORE OF HOME VALUES
GREATER THAN \$500,000**



**40-55% OF HOME VALUES
GREATER THAN \$500,000**



FOR MORE INFORMATION ON HEATHROW MARKETPLACE:

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