



Waterford Lakes Town Center

Orlando, FL

Orlando-Kissimmee-Sanford (FL)

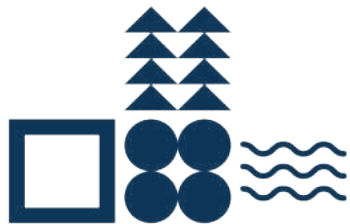


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AERIAL



GROSS LEASABLE AREA (GLA)

701,950 SF

PARKING SPACES

3,503

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DENSITY AERIAL



Property Overview

Located in Orlando's upscale West University submarket, Waterford Lakes Town Center is Florida's premier grocery-anchored lifestyle center, attracting 13.6 million visits annually. This 700,000+ square-foot property spread across 79 acres hosts a diverse mix of high-quality tenants that blend lifestyle and essential services. <p>

Positioned just three miles south of the University of Central Florida, the center benefits from strong demographics in one of the fastest-growing metro areas in the U.S. Key tenants include Super Target (shadow), TJ Maxx, Ross Dress for Less, Best Buy, Panera Bread, and Bath & Body Works, alongside recent additions like Lululemon, Nike, Shake Shack, Warby Parker, Sephora, and Tiger Woods' PopStroke, making it an attractive location for both established and emerging retailers seeking high visibility and robust sales.

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www.kimcorealty.com/124770

Available Non-Controlled



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KIMCO
REALTY

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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Pizza Hut	1,511	32 Zaza Cuban Comfort Food	2,076	63 Crocs	2,394	91 Zales Jewelers	2,452
2 Jeremiah's Italian Ice	960	33 Marble Slab Creamery	1,077	64 Raining Berries	1,868	92 Carter's	3,679
3 White Rabbit Dessert Experience	2,497	34 Claire's Boutiques	1,018	65 Nike Unite	15,000	93 Warby Parker	2,044
4 Chibi Ramen	1,245	35 Banana Republic Factory Store	7,350	66 The Paper Store	8,682	94 LOFT	5,572
5 Mathnasium	1,280	36 Old Navy	15,650	67 Panera Bread	4,591	95 Lululemon Athletica	5,130
6 Bento	1,556	37 Macy's	30,570	68 Planet Smoothie	1,050	96 Sephora	4,342
7 Tin & Taco	934	38 TJ Maxx	30,000	69 Waterford Jewelers	1,050	97 Available (Former Restaurant)	2,316
8 Sport Clips	1,245	39 Bath & Body Works	4,300	70 CrunCheese	965	98 AT&T Mobility	4,439
9 Pinch A Penny	1,280	40 BoxLunch	3,200	71 Super Nails	1,050	99 All Fired Up	2,175
10 Little Greek Fresh Grill	1,252	42 Instyle Hair	4,172	72 The Original Rainbow Cone	1,280	100 Face Foundrie	1,450
11 Fresh Kitchen	2,490	43 Five Below	7,507	73 Sally Beauty Supply	1,406	101 Shake Shack	3,500
12 Best Buy	46,094	44 Ross Dress for Less	30,184	74 Available	1,758	102 Laser Away	1,575
13 Ulta	10,000	45 Madrag	4,935	75 Crumbl	1,406	103 Office Depot	23,406
14 Massage Envy	2,300	46 Famous Footwear	6,008	76 Kura Revolving Sushi Bar	3,000	104 PetSmart	19,288
16 Available	35,000	47 Hot Topic	3,000	77 Gen Korean BBQ	6,423	105 Visionworks	4,200
18 Fit2Run	5,960	48 Hibbett Sports	5,000	78 Cooper's Hawk Winery & Restaurant	10,320	106 Torrid	4,146
19 Revival IV Lounge	1,489	49 Express Factory Outlet	9,109	79 Marlow's Tavern	3,500	107 Available (Former Restaurant)	6,675
20 Bright Now! Dental	3,452	50 Tillys	10,400	80 Kay Jewelers	2,500	108 Supercuts	1,269
21 Maroush	2,622	51 Barnes & Noble	11,711	81 Five Guys Burgers and Fries	2,300	109 Available	2,057
22 The Brass Tap	3,239	53 T-Mobile	4,387	82 Fabletics	2,489	110 Fairwinds Credit Union	4,172
23 The Affinity Healthcare Center	4,910	54 Chuck E Cheese	11,121	82A Available	2,976	111 AdventHealth Total Health [...]	3,536
24 SimonMed Imaging	5,406	55 Gatcha	3,413	83 Miniso	3,039	112 European Wax Center	922
25 Regal Cinemas	86,231	56 Skechers	9,900	84 Dave's Hot Chicken	2,255	113 LensCrafters	5,000
26 PopStroke	9,472	57 Victoria's Secret	8,000	85 Nemours Children's Health [...]	3,000	114 5.11 Tactical	4,000
27 Social House	3,600	58 Aerie	3,691	86 Available (Former Restaurant)	3,128	115 Starbucks	1,500
28 Charleys Philly Steaks	1,200	59 Lovesac	1,867	87 Finish Line	6,060	116 Just Salad	2,371
29 Light on the Sugar	1,200	60 Sunglass Hut	1,600	88 J.Crew Factory	6,540		
30 Zen Dumpling	2,398	61 SOMA	1,600	89 Build-A-Bear	1,635		
31 Pizzeria Valdiano	1,200	62 Pandora	1,739	90 Available	2,452		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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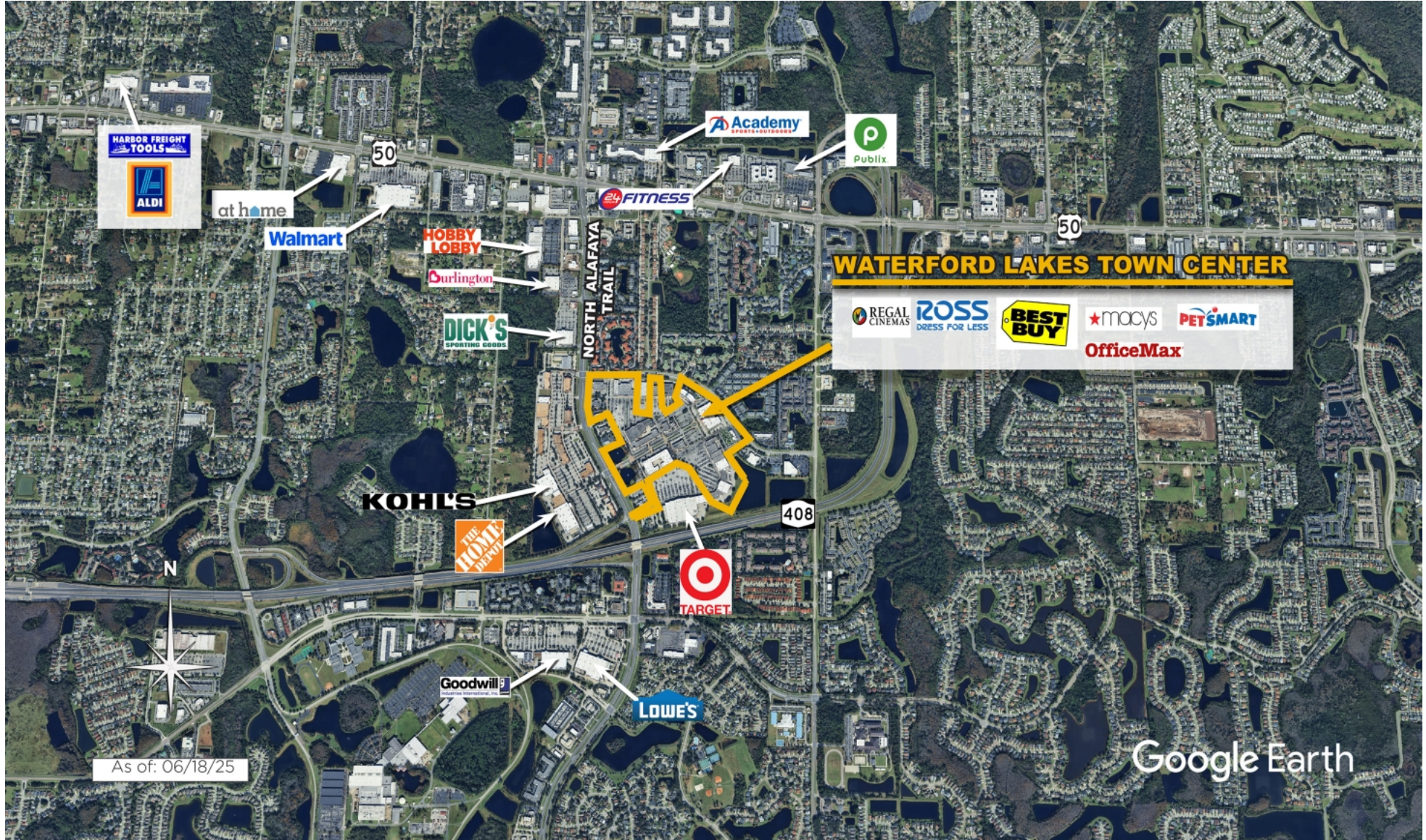
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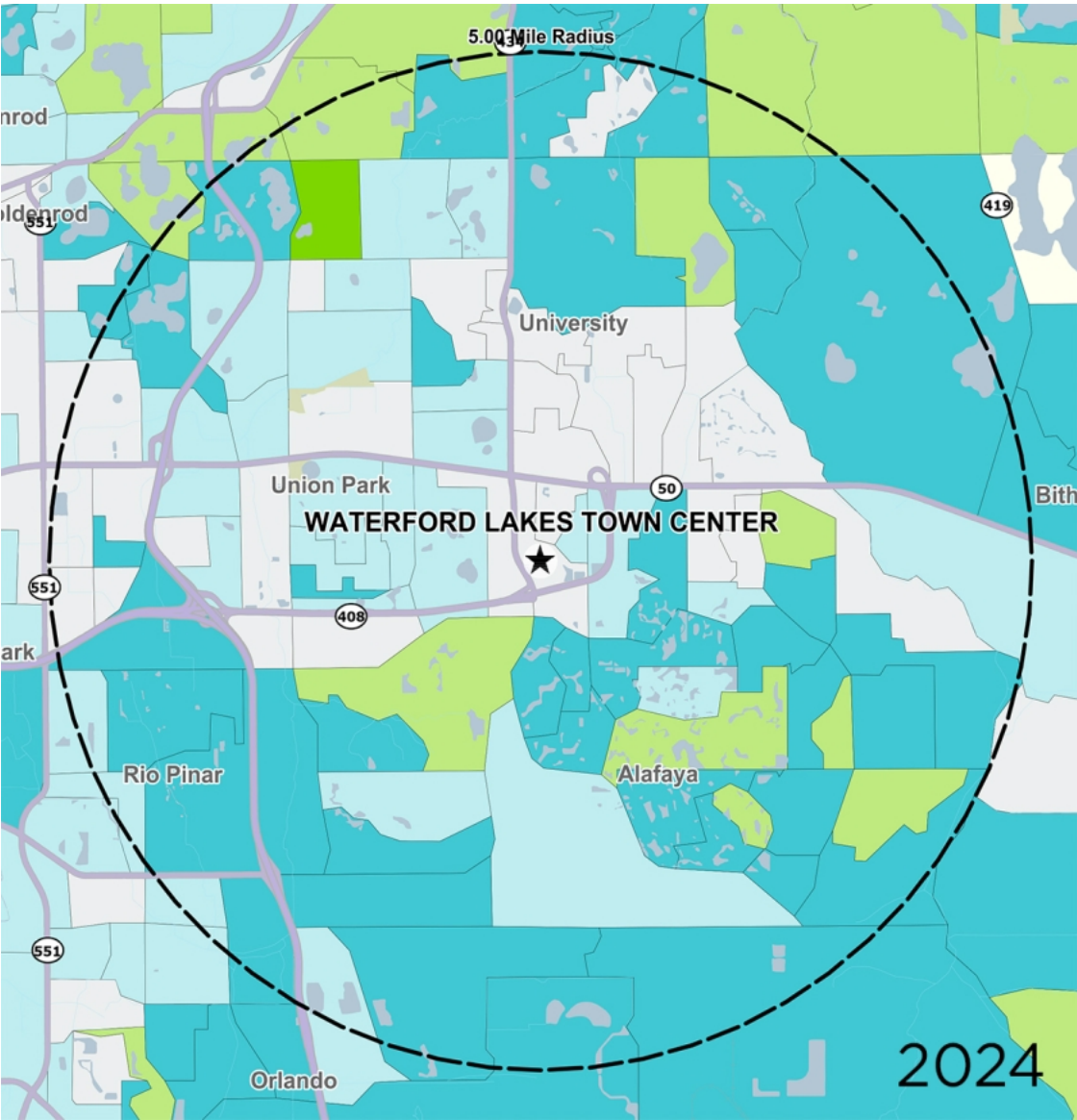


COMPETITION MAP

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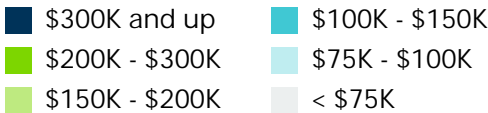
by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,436	108,326	227,894
Daytime Pop	15,052	138,181	263,214
Households	5,757	35,216	74,978
Average HH Income	\$74,031	\$89,089	\$99,789
Median HH Income	\$59,920	\$75,615	\$81,503
Per Capita Income	\$30,022	\$30,274	\$33,681

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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N Alafaya Trail & I-408, Orlando, FL



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