

For Lease

100-120 International Pkwy. | Heathrow, FL



Rendering



IN PARTNERSHIP WITH:



SANDI BARGFREDE

407.491.8149 | sandi.bargfrede@srsre.com

SERENITY LORENZ

904.887.3302 | serenity.lorenz@srsre.com



Heathrow Marketplace For Lease

100-120 International Pkwy.
Heathrow, FL

** Premier retail available in
a reimagined community
destination*

Property Specifications

SPACE AVAILABLE

±1,591 - 7,000 SF

SHOPPING CENTER SIZE

±109,719 SF

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About the Property

- Located at prime signalized corner of International Pkwy & Lake Mary Blvd., with combined traffic counts of 36,600 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 proposed construction
- Est. construction start Q3 2026 | Est. delivery date Q2 2027
- Abundant on-site parking

Traffic Counts

International Pkwy.	17,000 VPD
W Lake Mary Blvd.	19,300 VPD
I-4	156,500 VPD

Source: FDOT

Join the Diverse Tenant Lineup



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SUITE	TENANT	SF
110	Aldi(At Lease)	25,000
110	Aldi(Sublease)	19,335
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 1	Available - Restaurant (Can be demised) (Drive-Thru Opportunity)	7,000



Rendering



No	Details
1	Outdoor seating areas
2	Covered paver walkway with festoon lighting
3	Raised seatwall planter
4	Plaza / multipurpose area
5	ADA accessible ramp
6	Enhancement landscape
7	Proposed concrete walkway connection
8	Decorative stone boulders
9	Steps down to plaza





View from Suite 140 Patio - 2nd Generation Restaurant



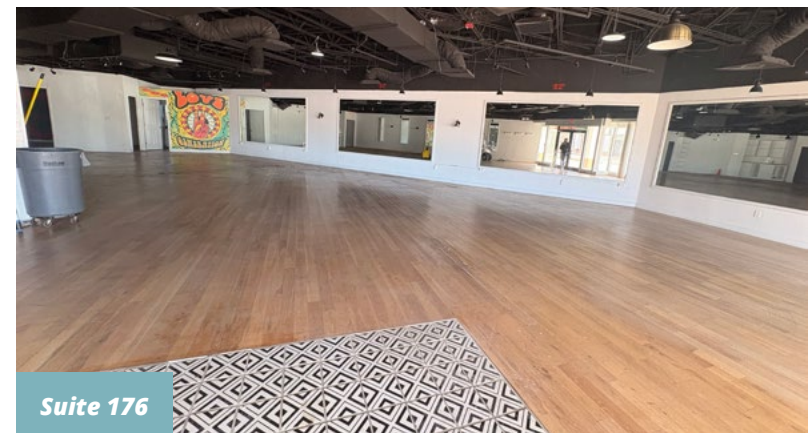
Suite 112



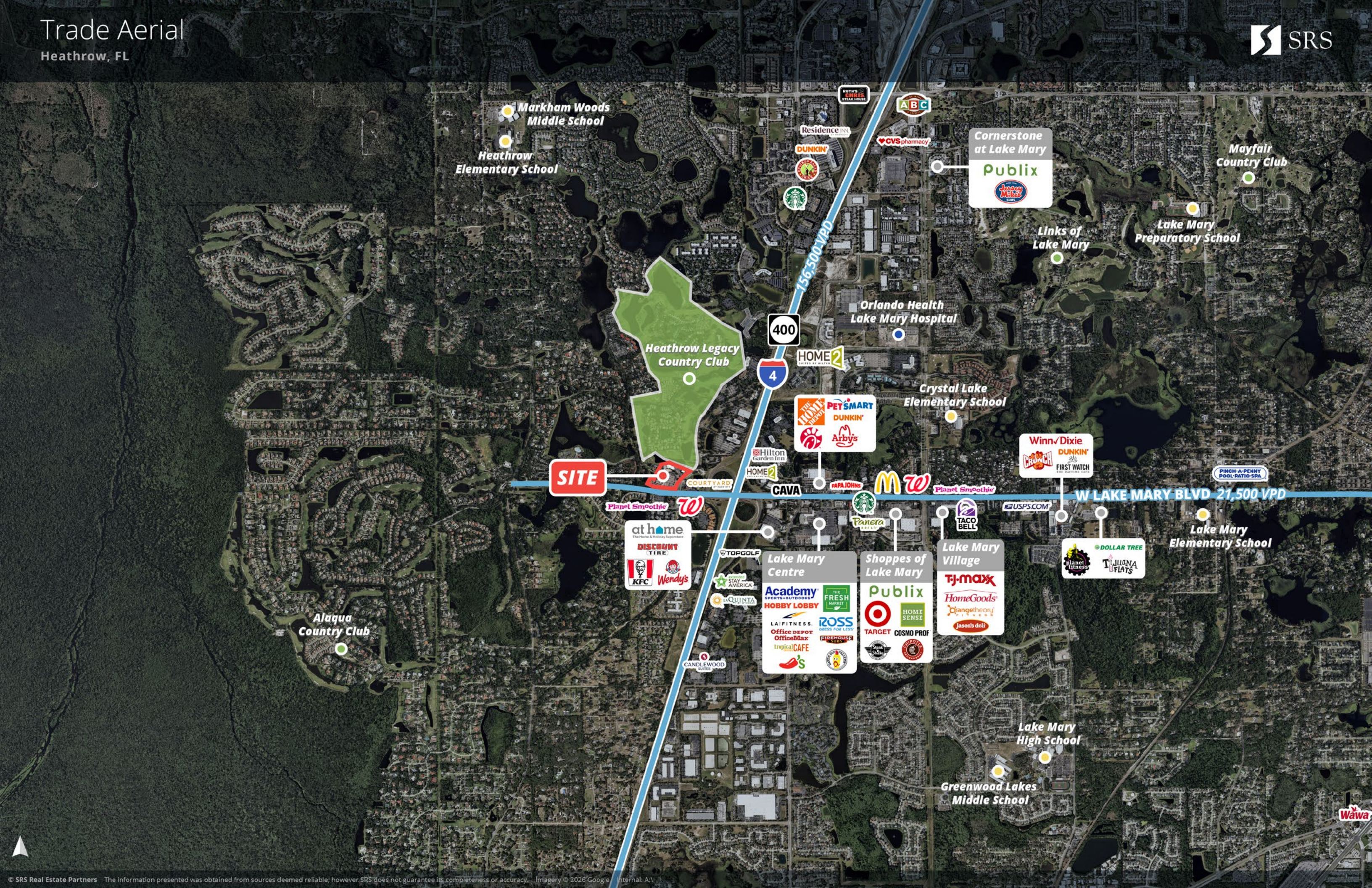
Suite 128



Suite 140 - 2nd Generation Restaurant



Suite 176



Markham Woods
Middle School

Heathrow
Elementary School

Heathrow Legacy
Country Club

SITE

400

4

156,500 VPD

Cornerstone
at Lake Mary

Publix

Mayfair
Country Club

Lake Mary
Preparatory School

Links of
Lake Mary

Orlando Health
Lake Mary Hospital

Crystal Lake
Elementary School

Winn-Dixie
DUNKIN'

PINCH-A-PENNY
POOL-RATIO-SPA

W LAKE MARY BLVD 21,500 VPD

Lake Mary
Elementary School

Alaqua
Country Club

Lake Mary
High School

Greenwood Lakes
Middle School

Wawa



Area Snapshot

1 MILE

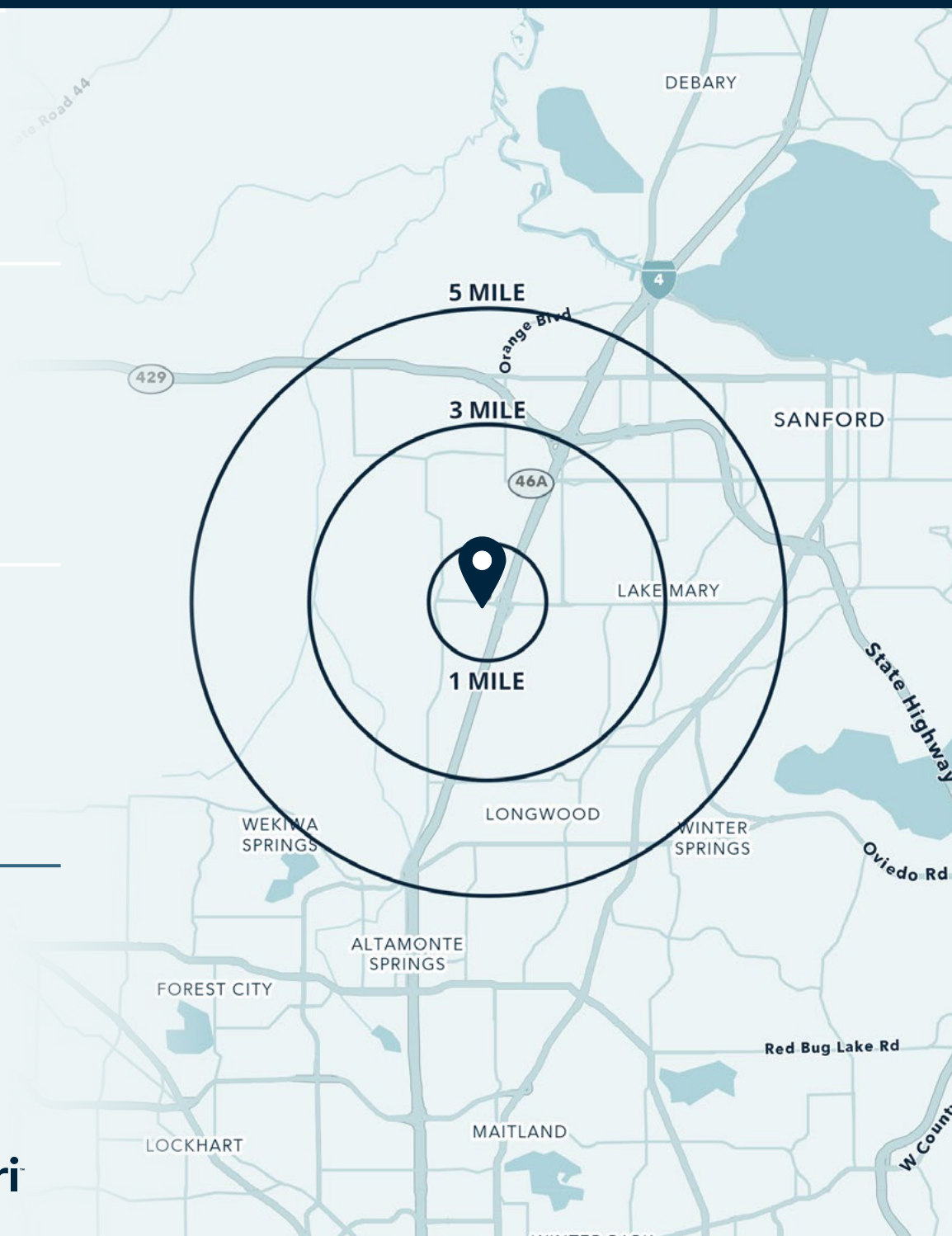
2,284	5,309	\$170,834	977
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

52,248	62,673	\$154,601	21,120
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

135,221	149,503	\$132,456	53,779
Population	Total Daytime Population	Average Household Income	Total Households



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Heathrow Country Club - 3 Min Drive from Site



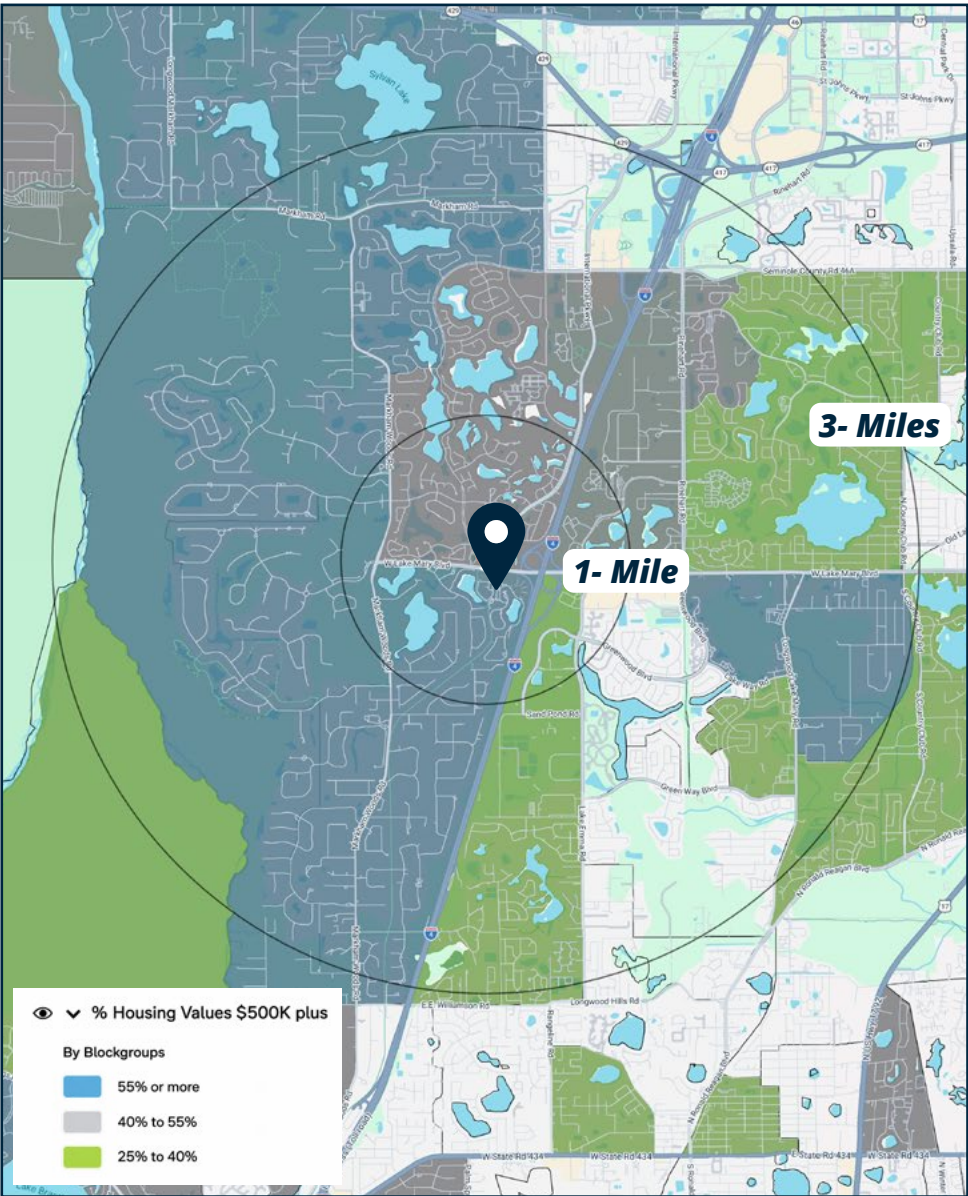
Adjacent High-End Single Family Homes



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.





SRS REAL ESTATE PARTNERS

1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
813.371.0980

SRSRE.COM

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