



District Shoppes

LOCATED IN LAKE MARY, FLORIDA





District Shoppes

A Konover South Development

Located in the heart of Seminole County and serving the greater Lake Mary, Heathrow, and Sanford communities, **District Shoppes** is Konover South's newest ground-up retail development. District Shoppes will feature a best-in-class mix of restaurants, specialty coffee, quick-service dining, a nationally recognized grocer, cutting-edge fitness, specialty and boutique retail, and other complementary uses—many of which are currently underrepresented in the surrounding market.

District Shoppes will be the newest and final addition to the highly successful Colonial TownPark development, located at the northeast corner of International Parkway and HE Thomas Jr. Parkway (Seminole County Road). It will join an established lineup of retailers including **Publix, AmStar Cinemas, Duffy's Sports Grill, Starbucks, Woof Gang Bakery & Grooming, F45, Ruth's Chris, and Cold Stone Creamery.**

Situated at the southwest quadrant of the I-4 and SR 429 interchange, District Shoppes benefits from exceptional regional accessibility, with more than 220,000 vehicles per day traveling through the corridor. Its strategic location provides convenient access to a customer base extending well beyond the immediate trade area while maintaining strong connectivity for residents, employees, and visitors throughout Colonial TownPark.

Positioned on the north end of the Colonial TownPark development, the new retail district is thoughtfully designed to complement the existing 1.04 million square feet of office space and is integrated through a network of both vehicle and pedestrian connectivity, creating seamless accessibility for the area's growing residential population, expanding daytime workforce, and surrounding regional developments.

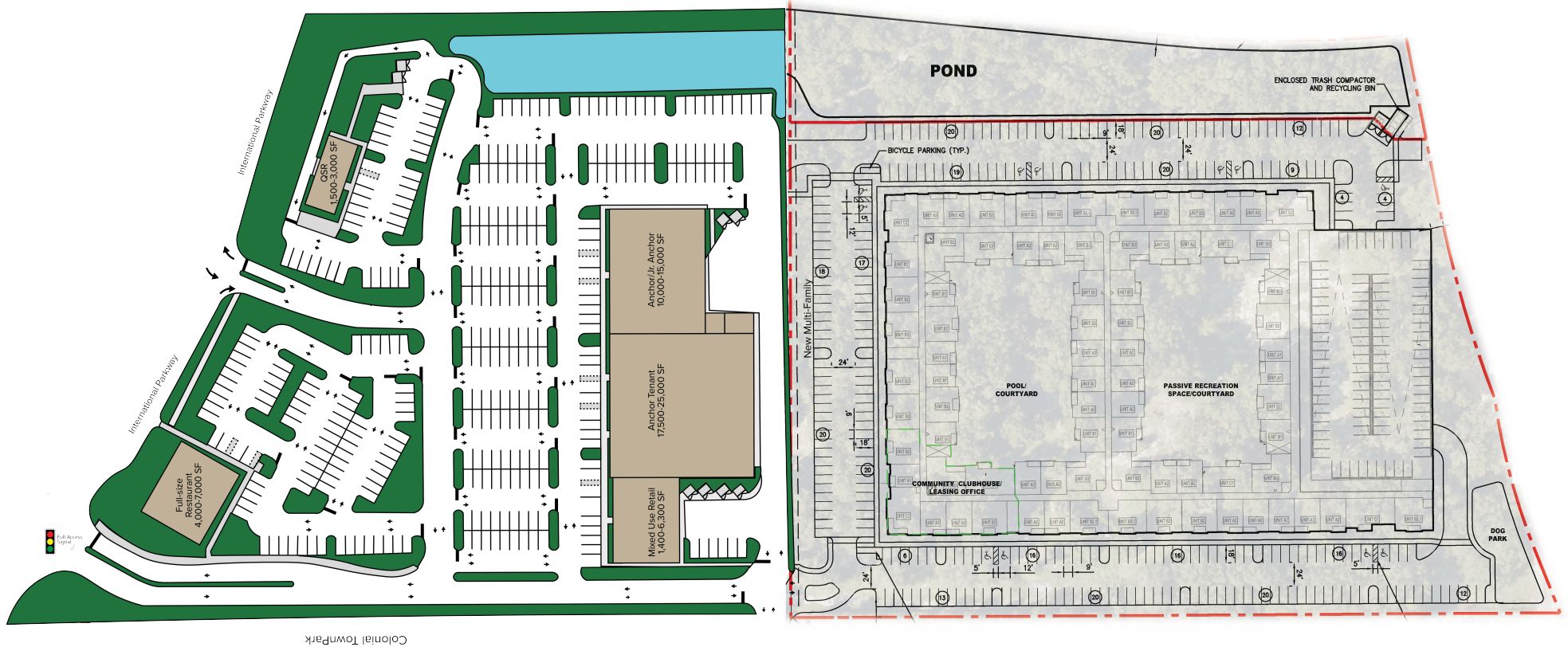
Complementing the retail component, a Class A, mid-rise multifamily community featuring approximately 315 apartment homes will be simultaneously developed immediately adjacent to the District Shoppes, further strengthening the area's live-work-play environment. Whether you live here, work here, or are simply passing through, District Shops will be a vibrant new destination serving one of Central Florida's fastest-growing communities.

District Shoppes

Overall Site Plan

TOTAL SITE AREA
Commercial site area
Multi-Family site area

18.5 ACRES
10.5 Acres
8 Acres



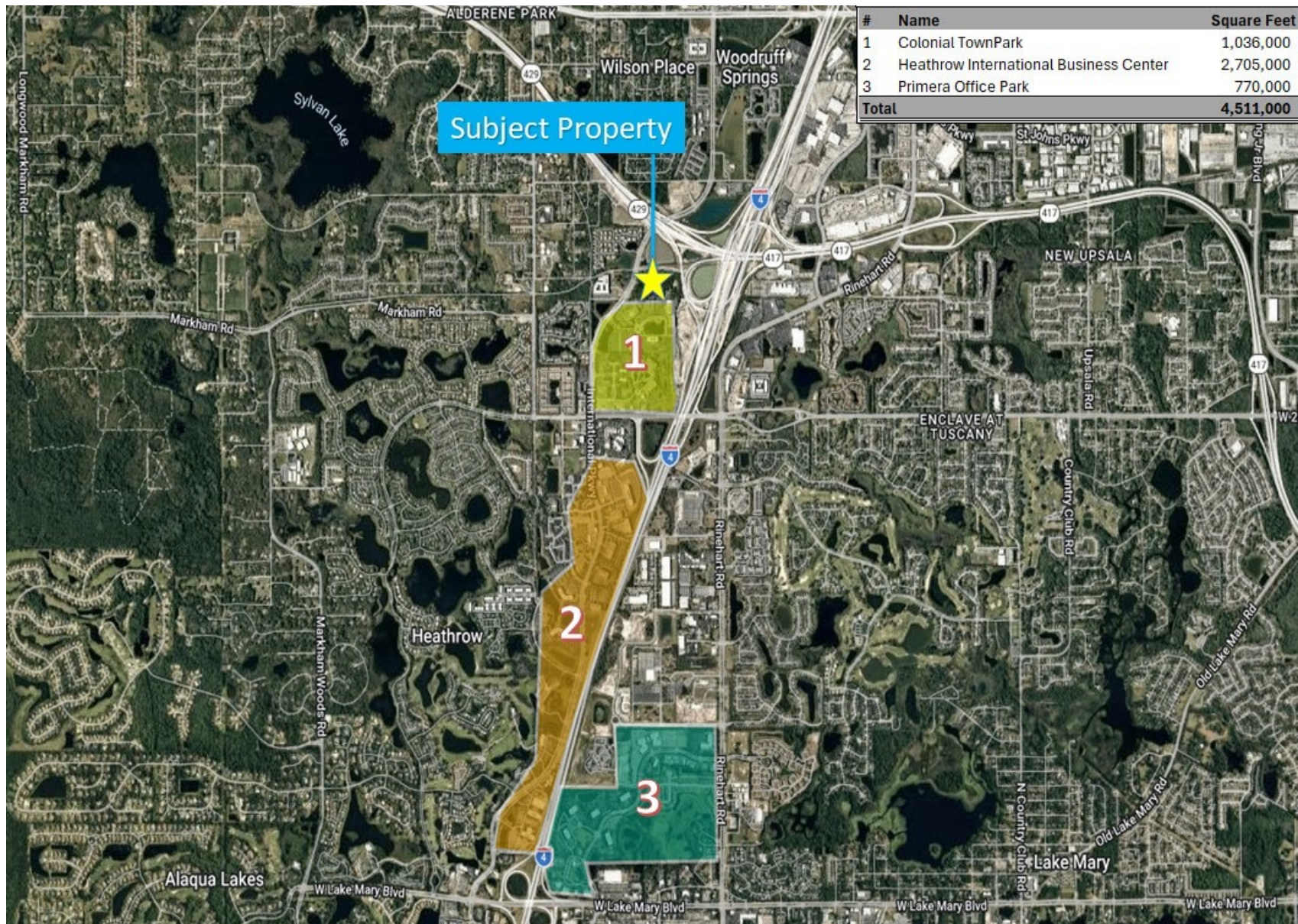
District Shoppes

Retail Site Plan



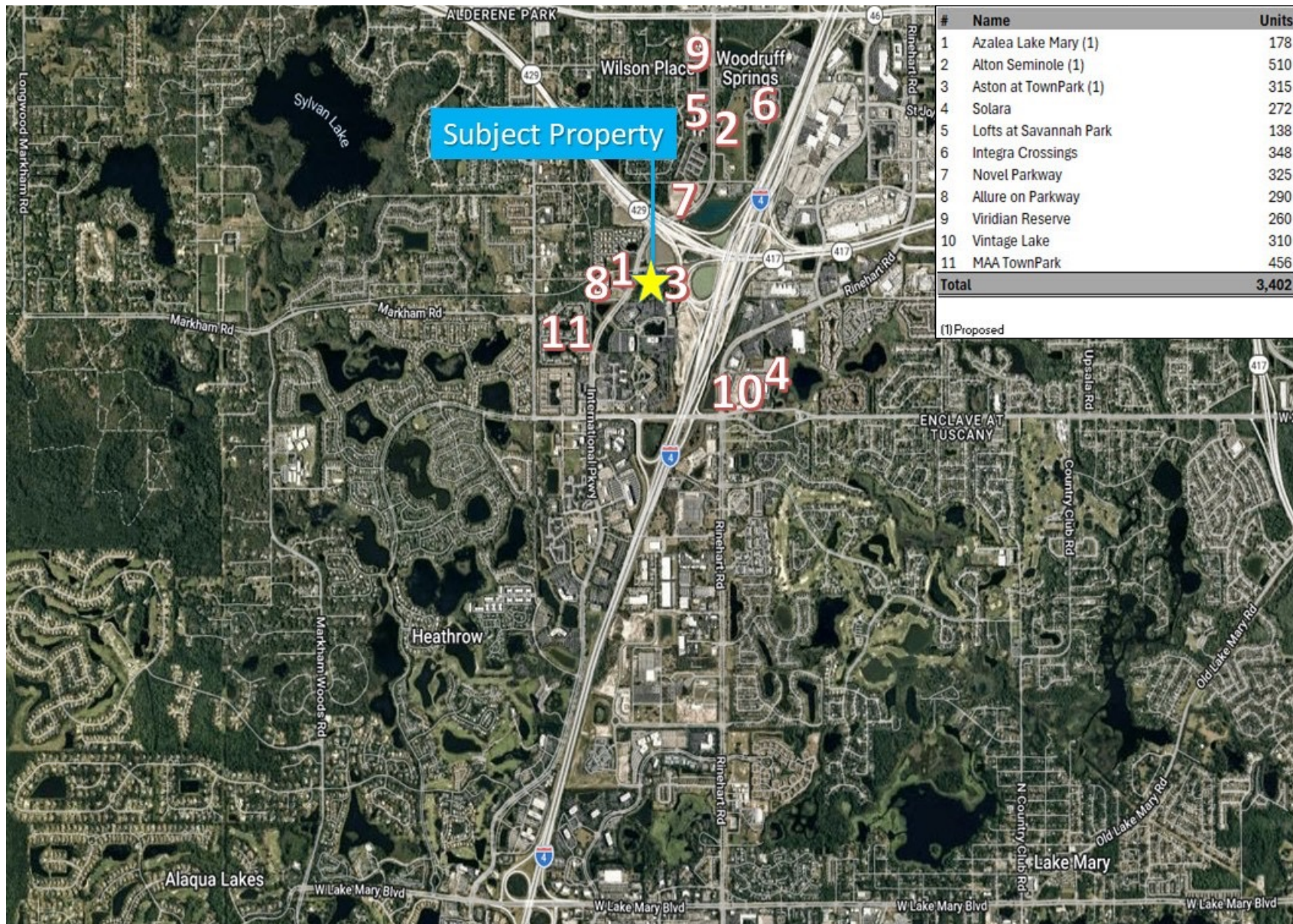
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Class-A Office Parks



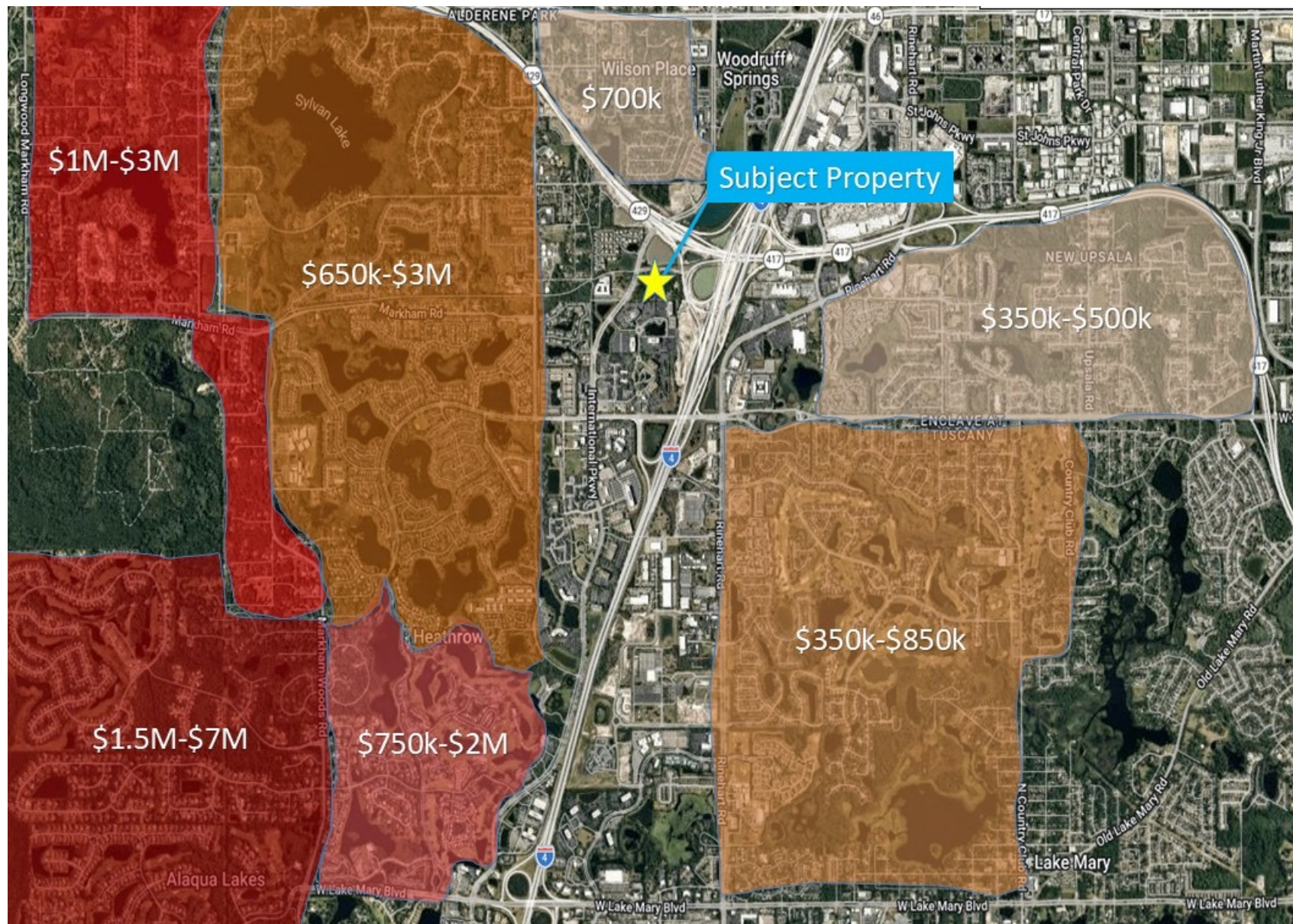
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Class-A Apartment Projects



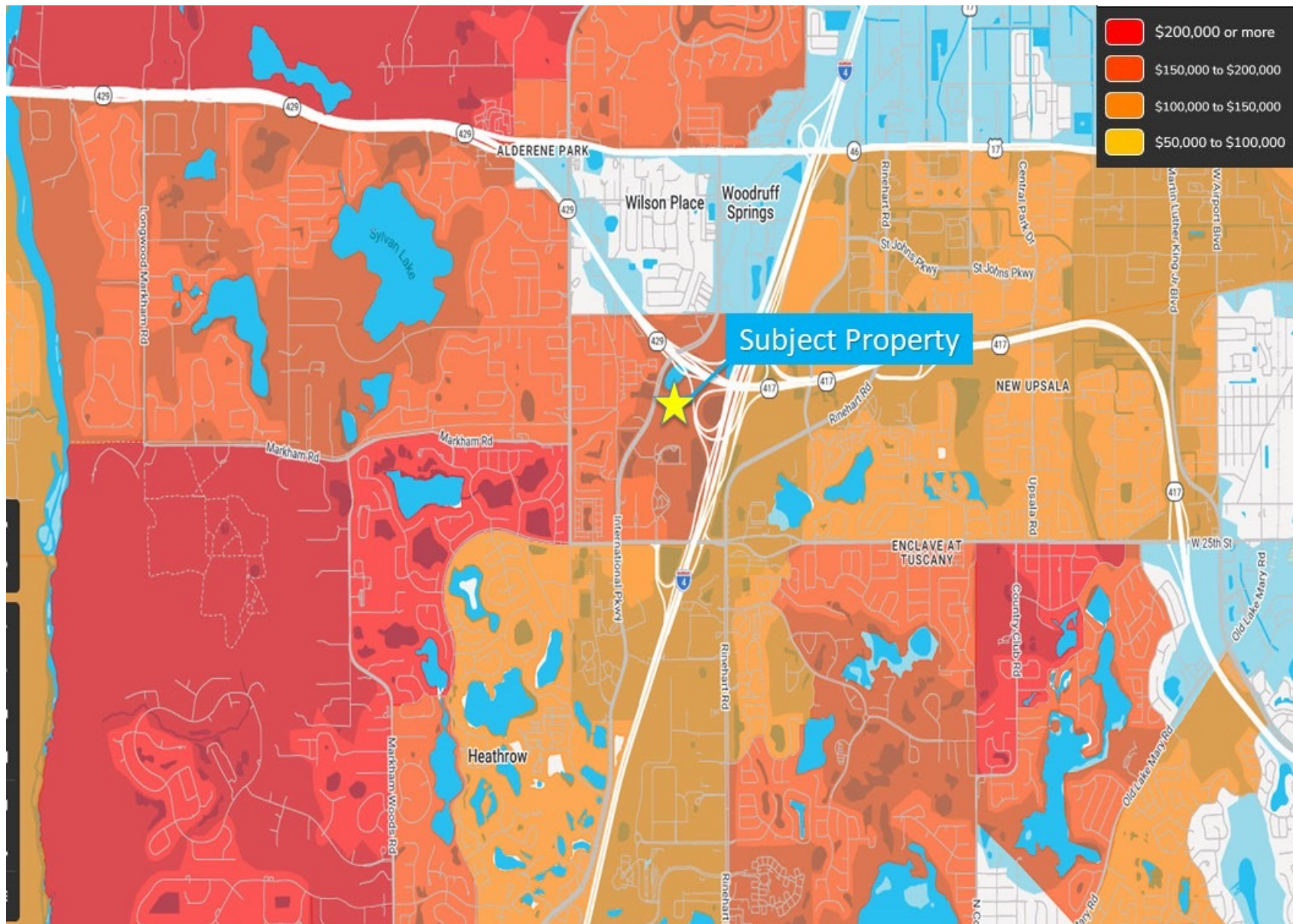
District Shoppes

Average Home Values



District Shoppes

Average Household Incomes



District Shoppes

DEMOGRAPHICS

Demographics

Estimated 2026. This information was provided by government and private sources deemed to be reliable; however, it is provided without representation or warranty.

	 POPULATION	 MEDIAN AGE	 AHI	 COLLEGE DEGREE + (Bachelor's Degree Or Higher)	 BUSINESSES	 EMPLOYEES	 ADJ. DAYTIME DEMOGRAPHICS Age 16 Years Or Over
1 MILE	5,999	38	\$148,405	2,691	751	11,264	12,562
3 MILES	62,974	40	\$152,987	23,899	5,597	47,041	63,936
5 MILES	122,373	40	\$141,591	39,670	9,496	77,314	111,760
10 MILES	391,694	40	\$117,187	112,883	29,233	196,351	309,786

Highlights

- Strategically positioned at the interchange of I-4, SR 417, and SR 429, providing regional connectivity with immediate beltway and I-4 access
- Located north of Colonial TownPark, a vibrant mixed-use development featuring office, hotel, restaurant, and retail spaces.
- Proposed multi-family development to be developed adjacent to the retail property
- Excellent visibility at signalized intersection
- High-growth area with affluent incomes approaching \$150,000 within a 3-mile radius

Traffic Counts



170,000

Interstate-4

37,900

State Road 417/426

14,500

International Parkway

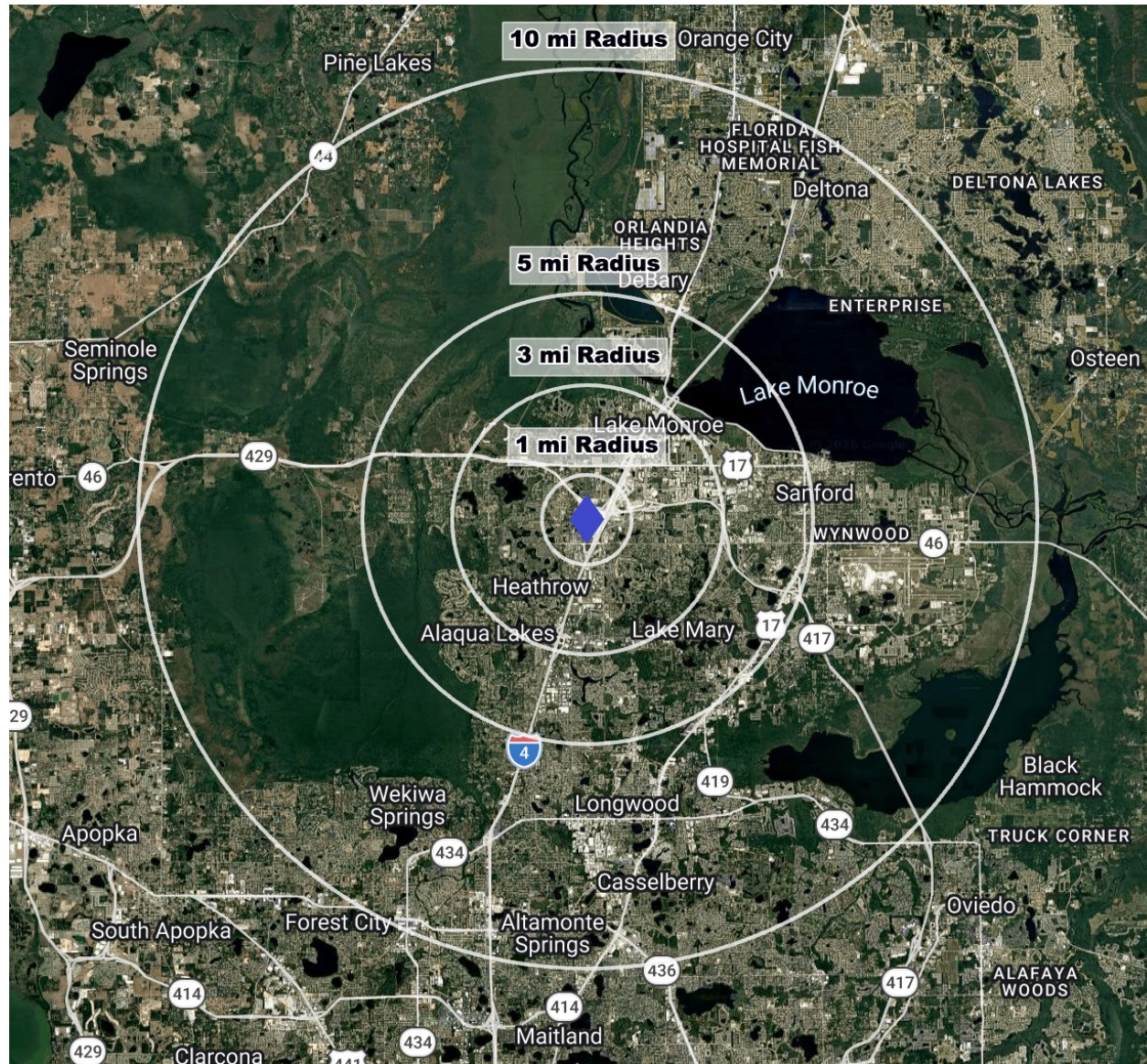
Ideally Suited For:

- Grocers
- Fitness
- Soft Goods
- Wine & Spirits
- Sporting Goods
- Restaurants
- Retail
- Services

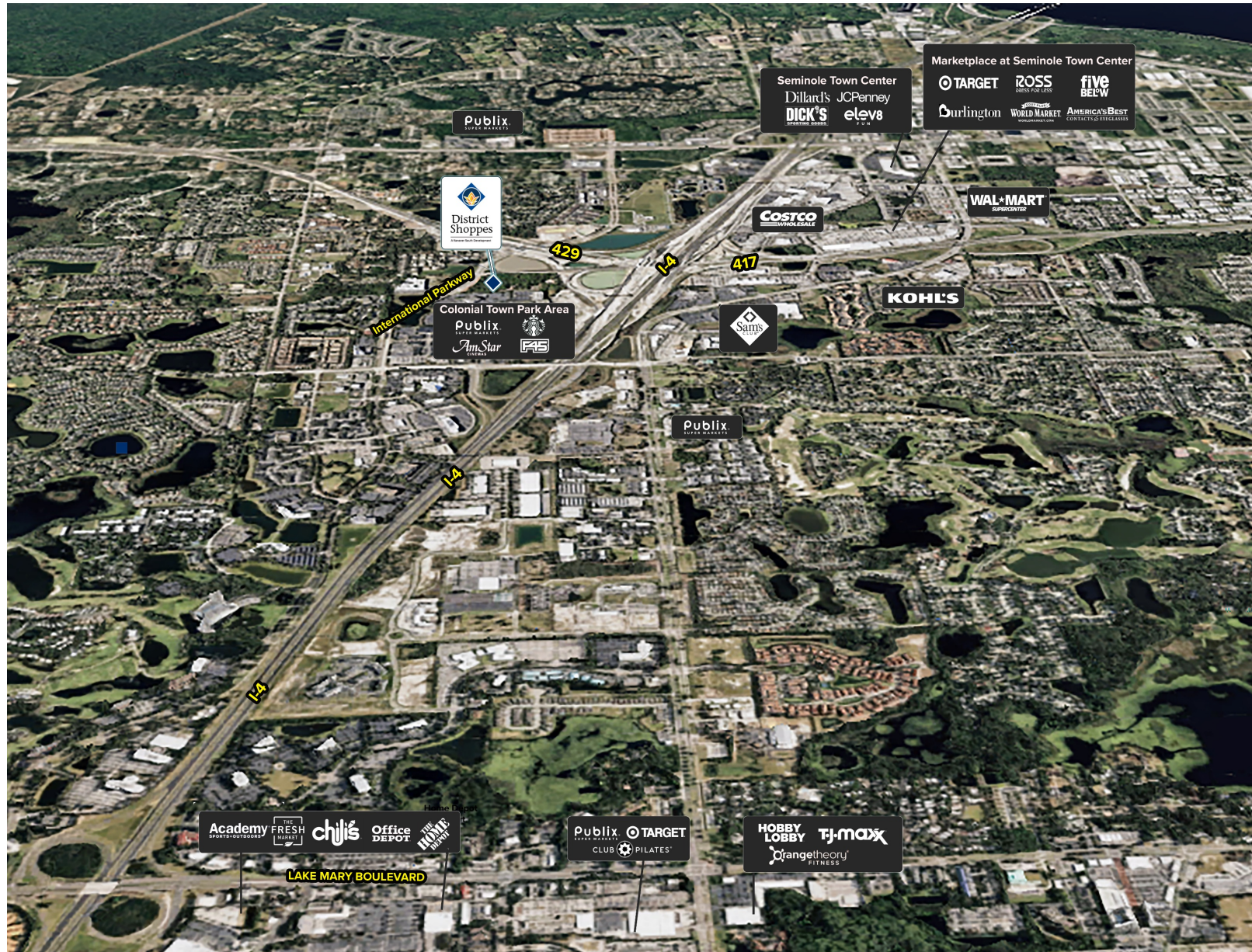


District Shoppes

TRADE AREA



District Shoppes AERIAL MAP



District Shoppes **AERIAL MAP**





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Development. Leasing. Management.
Since 1957

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

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