

Piedmont Town Center

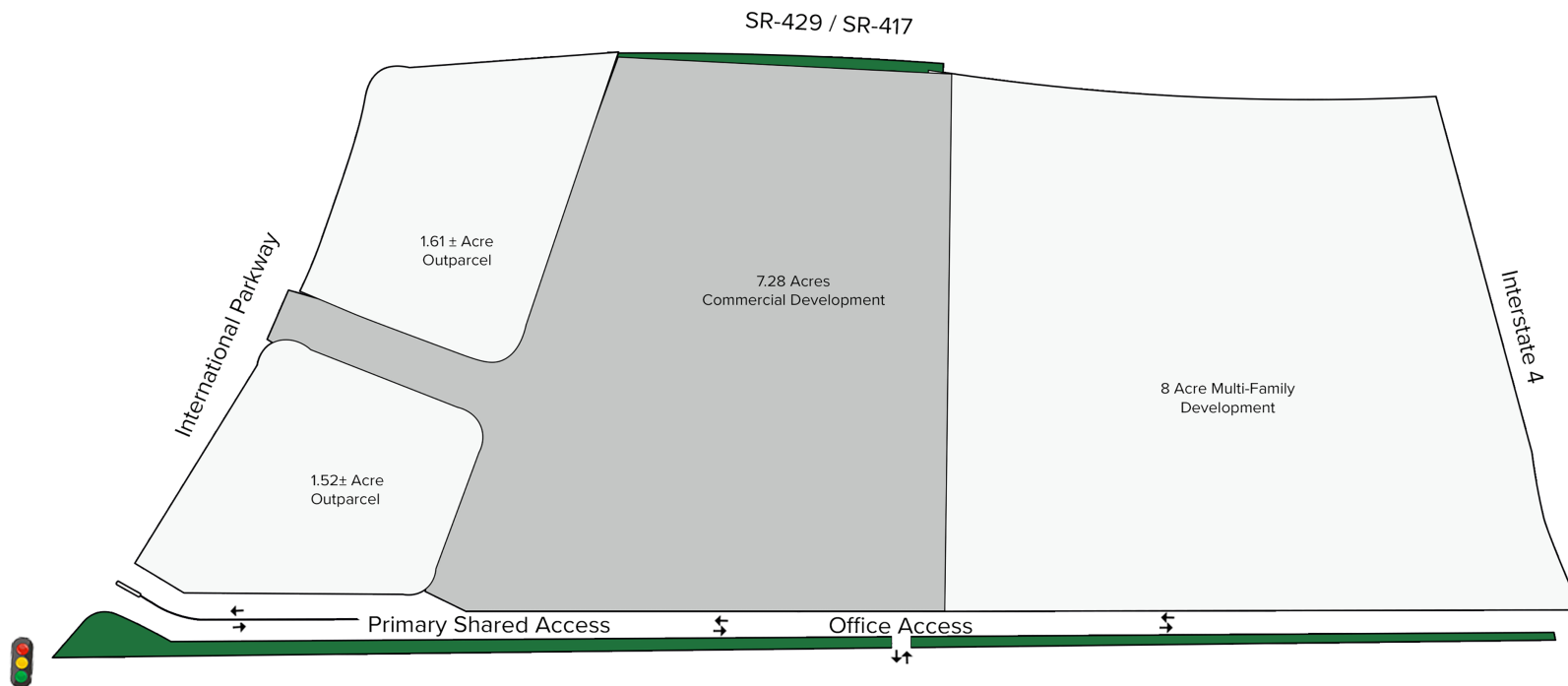
LOCATED IN ORLANDO MSA

Piedmont Town Center

OVERALL SITE PLAN

TOTAL SITE AREA
Commercial site area
Multi-Family site area








18.5 ACRES
10.5 Acres
8 Acres



Piedmont Town Center

DEMOGRAPHICS

DEMOGRAPHICS

	 POPULATION	 HOUSEHOLDS	 AHI	 COLLEGE DEGREE + (BACHELOR DEGREE OR HIGHER)	 BUSINESSES	 EMPLOYEES	 ADJ. DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER
1 MILE	7,214	3,172	\$131,106	2,835	597	8,750	10,480
3 MILES	59,959	24,404	\$149,755	22,550	5,154	45,033	61,174
5 MILES	118,674	46,819	\$137,645	37,902	9,455	76,963	110,691
10 MILES	376,471	151,940	\$116,032	106,615	27,901	188,922	300,333

Estimated 2025. This information was provided from government and private sources deemed to be reliable; however, it is provided without representation or warranty.

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 Town Park, 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 with traffic counts of 170,000 daily
- High-growth area with affluent incomes approaching \$150,000 within a 3-mile radius

TRAFFIC COUNTS



170,000
International
Parkway

14,500
State Road 417
(Construction
Recently Completed)

IDEALLY SUITED FOR:

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



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AERIAL MAP



TRAFFIC COUNTS

(2023 is latest year available for traffic counts)

I-4

170,000 AADT at Interchange with SR 419

International Parkway

14,500 AADT

SR 417

37,900 AADT (east of I-4)

SR 429 – recently opened, no traffic count yet available



Piedmont Town Center

TRADE AREA MAP



Piedmont Town Center

TRADE AREA MAP



Piedmont Town Center



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