

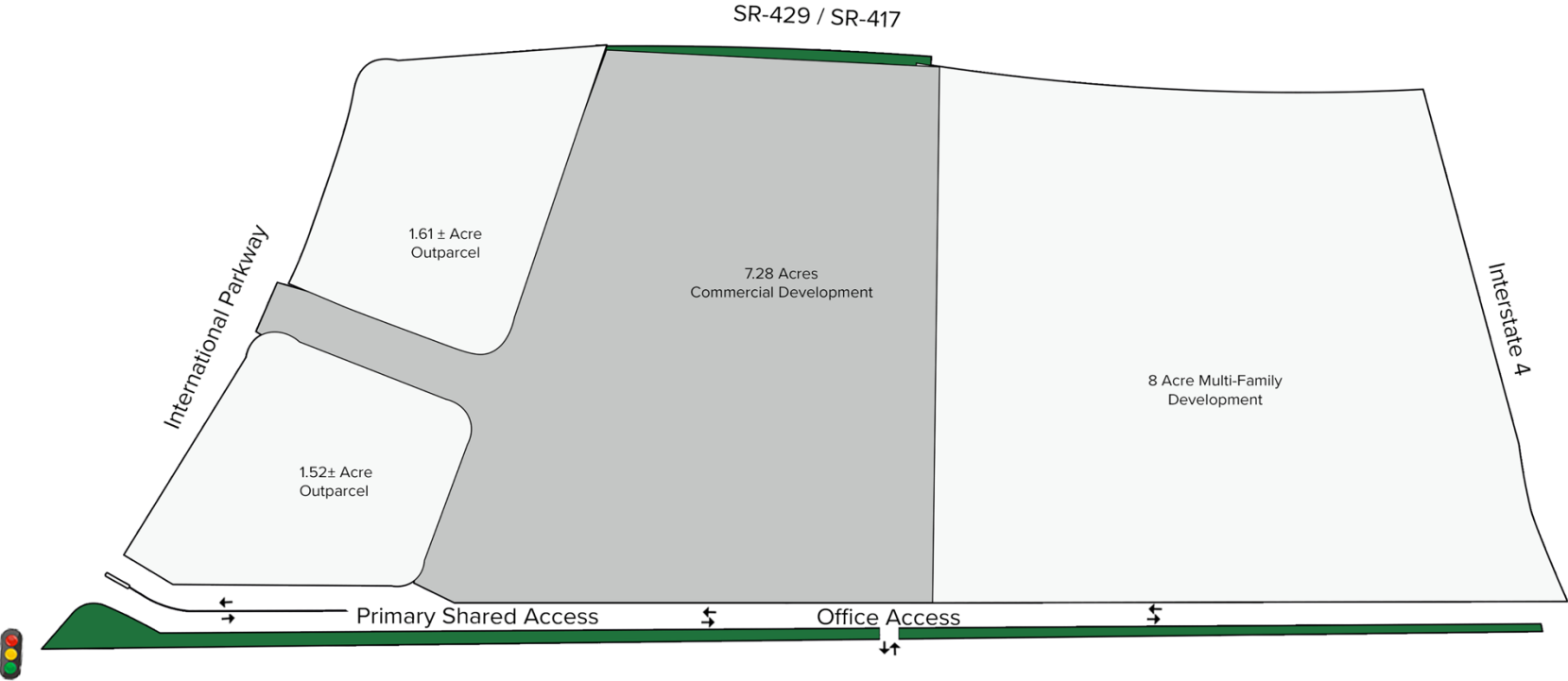
Piedmont Town Center

LOCATED IN ORLANDO MSA

Piedmont Town Center

OVERALL SITE PLAN








TOTAL SITE AREA	18.5 ACRES
Commercial site area	10.5 Acres
Multi-Family site area	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



Piedmont Town Center

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



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.

FOR INFORMATION, CONTACT:

Chris Witker

Executive Vice President of Development
305-613-9905 (cell) | cwitker@konoversouth.com