

The Retail Of

Griffin Farm at Midtown

211-245 WHEELHOUSE LANE

LAKE MARY, FLORIDA 32746





RIPCO



The Subject

Griffin Farm at Midtown Shopping Center, a premier mixed-use property in Lake Mary, Central Florida, spans 27 acres with 200,000 square feet of retail space and 500 luxury apartments, complemented by expansive green areas. The center hosts diverse national retailers, dining options, and entertainment venues, providing a culinary spectrum from casual to fine dining.

Positioned at Lake Mary Boulevard and Country Club Road, it offers convenient access to highways, business parks, and residential neighborhoods. Boasting modern architecture, the retail section accommodates fashion boutiques, home decor, wellness shops, and beauty salons. With lush landscaping, walking trails, fountains, and scenic spots, Griffin Farm creates a unique blend of accessibility, luxury, and entertainment, making it a prime destination in the vibrant Lake Mary region.

Exclusive Listing Agent

Corinna Gattasso

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Tenant Roster

| # | TENANT | *SF |
|----------|--------------------------|--------|
| A1 | Dunkin Donuts | 2,000 |
| A2 | Pet Folk | 3,400 |
| B1 | Tipsy Salon | 2,600 |
| B2 | Hand & Stone | 2,512 |
| B3 | First Watch | 3,500 |
| 1 | 24 Hour Fitness | 38,000 |
| C | Winn Dixie | 29,000 |
| D1 | Synovus | 3,500 |
| F1 ····· | Beth's Burgers | 2,002 |
| F2 | Winn Dixie Liquor | 1,534 |
| F3 | Casa Leon Jewelers | 1,899 |
| G1 | Bubbakoo's Burritos | 2,545 |
| G2 | PF Changs Express | 1,700 |
| G3 | AVAILABLE | 1,750 |
| G4 | Lash Lounge | 1,212 |
| G5 | The Puar MedSpa | 1,107 |
| G6 | Den-Vest | 1,360 |
| H1A | Little Greek | 1,700 |
| H1B | AVAILABLE | 1,196 |
| H2 | Men's Groom Room | 1,375 |
| Н3 | Zaza Cuban Cafe | 2,023 |
| J1 | AVAILABLE | 4,412 |
| J1A | AVAILABLE | 1,402 |
| J1B | Crumbl Cookie | 1,402 |
| J1C | Recupery Recovery Studio | 1,402 |
| J3 | Century 21 | 1,369 |
| J4 | Supreme Nutrition | 1,249 |
| J5 | Kava culture | 1,308 |
| GR1 | 3 Natives | 1,149 |
| GR2 | The Joint Chiropractic | 1,004 |
| GR3 | Vita Lounge | 1,004 |
| GR4 | AVAILABLE | 1,240 |
| GR5/6 | AVAILABLE | 2,567 |
| | | |



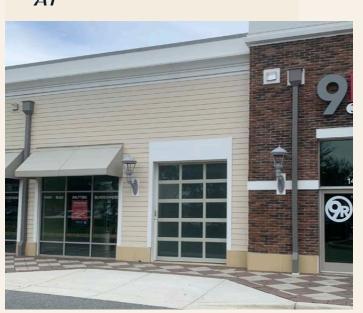
J1







A1



GR5/6



GR4









Lake Mary

Lake Mary, 18 miles north of Orlando, is a thriving Central Florida community with well-planned residential areas, top-notch schools, and a vibrant business scene. A low crime rate, a proactive Police Department, and a proficient Fire Department ensure safety. With beautifully maintained Parks and Recreation facilities, Lake Mary offers the conveniences of Orlando without the traffic, providing a secure, friendly environment.

164K Population

63K

Households

\$109K 105K

Average HH Income

Employees

9,282

Buisnesses

*Within a five mile radius of the property



Retail Corridor Griffin Farm Planet Smoothie IL'AKE MARY BLVD AMERIS BANK planet planet fitness at hame Winn/Dixie SYNOVUS EYEQLASS WORLD* alphagraphics T-J-MQ)X Jason's deli HOME SENSE NESS FOR LESS LOBBY PF. CHANG'S BURRITOS Wendy's Mobil HomeGoods SUBWAY 6 Office Academy DEPOT ESPORTA SUPERCUTS (TREE PLU) COSMICTOR CHASE • BURGERFI **TACO BELL** BROOKLYN prangetheory ITTLE GREEK PROUND WELLS FARGO **Hair cuttery** restore Great Clips Her BLOCK FirstWatch edible Lash Phenix C4FITNESS Domino's KUM () N

Retail Aerial



Demographics

| POPULATION | |
|---|--|
| 1 Mile ····· | 7,565 |
| 3 Miles | 64,815 |
| 5 Miles | 764,797 |
| HOUSEHOLDS | |
| 1 Mile | 3,101 |
| 3 Miles ····· | 25,706 |
| 5 Miles | 63,667 |
| AVERAGE HOUSE | HOLD INCOME |
| 1 Mile ····· | |
| 3 Miles ····· | \$112,742 |
| 5 Miles | \$109,742 |
| | |
| MEDIAN HOUSEH | OLD INCOME |
| | |
| 1 Mile ····· | \$84,907 |
| MEDIAN HOUSEH 1 Mile 3 Miles 5 Miles | \$84,907 |
| 1 Mile 3 Miles 5 Miles EMPLOYEES | \$84,907 \$80,680 \$73,349 |
| 1 Mile 3 Miles 5 Miles EMPLOYEES | \$84,907 \$80,680 \$73,349 |
| 1 Mile 3 Miles 5 Miles EMPLOYEES 1 Mile 3 Miles | \$84,907 \$80,680 \$73,349 6,042 |
| 1 Mile 3 Miles 5 Miles EMPLOYEES 1 Mile | \$84,907 \$80,680 \$73,349 6,042 |
| 1 Mile 3 Miles 5 Miles EMPLOYEES 1 Mile 3 Miles 5 Miles BUSINESSES | \$84,907 \$80,680 \$73,349 6,042 49,531 |
| 1 Mile 3 Miles 5 Miles EMPLOYEES 1 Mile 3 Miles 5 Miles | \$84,907 \$80,680 \$73,349 6,042 49,531 |
| 1 Mile 3 Miles 5 Miles EMPLOYEES 1 Mile 3 Miles 5 Miles BUSINESSES | \$84,907 \$80,680 \$73,349 6,042 49,531 105,700 |

ANNUAL BUDGET EXPENDITURE

\$334,581,101

\$2,487,708,016

\$6,014,273,881

1 Mile

3 Miles

5 Miles

Contact Exclusive Agent

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Please visit us at ripcofl.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





