

The Millenia Gallery

Exceptional Office & Retail
Space at The Mall at Millenia

4190 Millenia Blvd • Orlando, Florida 32839

5,354 – 10,709 SF Available for Sale or Lease

MILLENNIA | ORLANDO MSA | ORANGE COUNTY

12,107 SF

BUILDING SIZE

5,354 – 10,709 SF

AVAILABLE FOR SALE OR LEASE

36,000+ ADT

CONROY ROAD

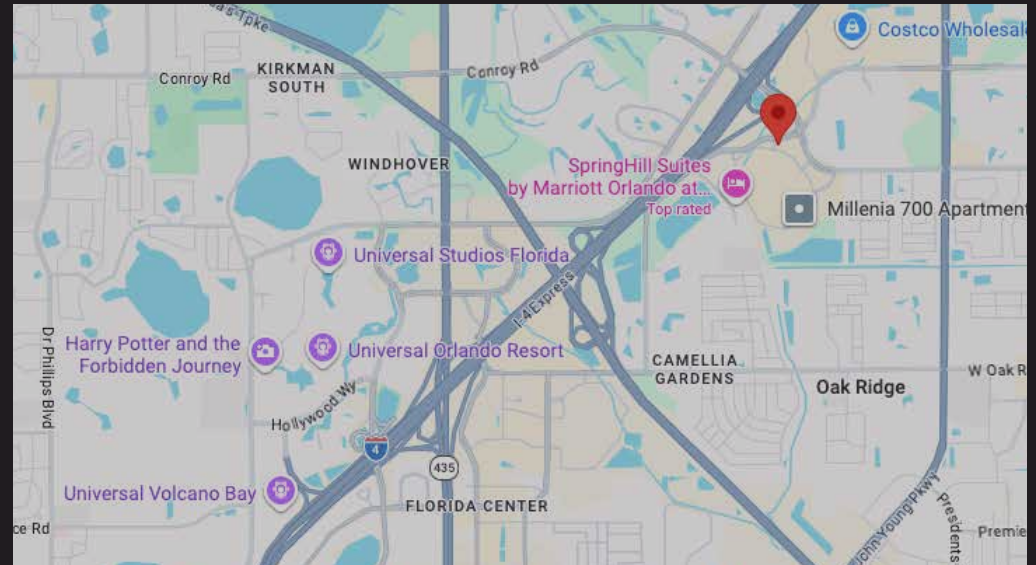
22,000+ ADT

MILLENNIA BLVD

Location Overview

Beautiful freestanding building located at the main entrance to the Mall at Millenia, one of the top 10 U.S. malls with the highest sales per SF. Close proximity to Orlando's most prestigious neighborhoods: Dr. Phillips, Windermere, Bay Hill & Isleworth.

Easily accessible from I-4 and Florida's Turnpike which is central to every major attraction in Orlando, including Walt Disney World, Universal Orlando, SeaWorld, Downtown Orlando, and the Orlando International Airport. Submarket of the #1 tourist destination in the world.



Property Overview

One of a kind executive office/retail building available for lease conveniently located in the highly sought-after Millenia area.

PROPERTY HIGHLIGHTS

- Tremendous visibility & frontage on a hard corner at lighted intersection
- Freestanding building
- Perfect for a high-end retailer or executive office suite
- 36,000+ Cars Per Day on Conroy Rd
- 22,000+ Cars per Day on Millenia Blvd
- Very Convenient Full Access
- Millenia Address

OFFERING SUMMARY

Lease Rate	Negotiable
Building Size	12,107 SF
Available SF	5,354 - 10,709 SF
Lot Size	0.82 Acres
Submarket	Millenia



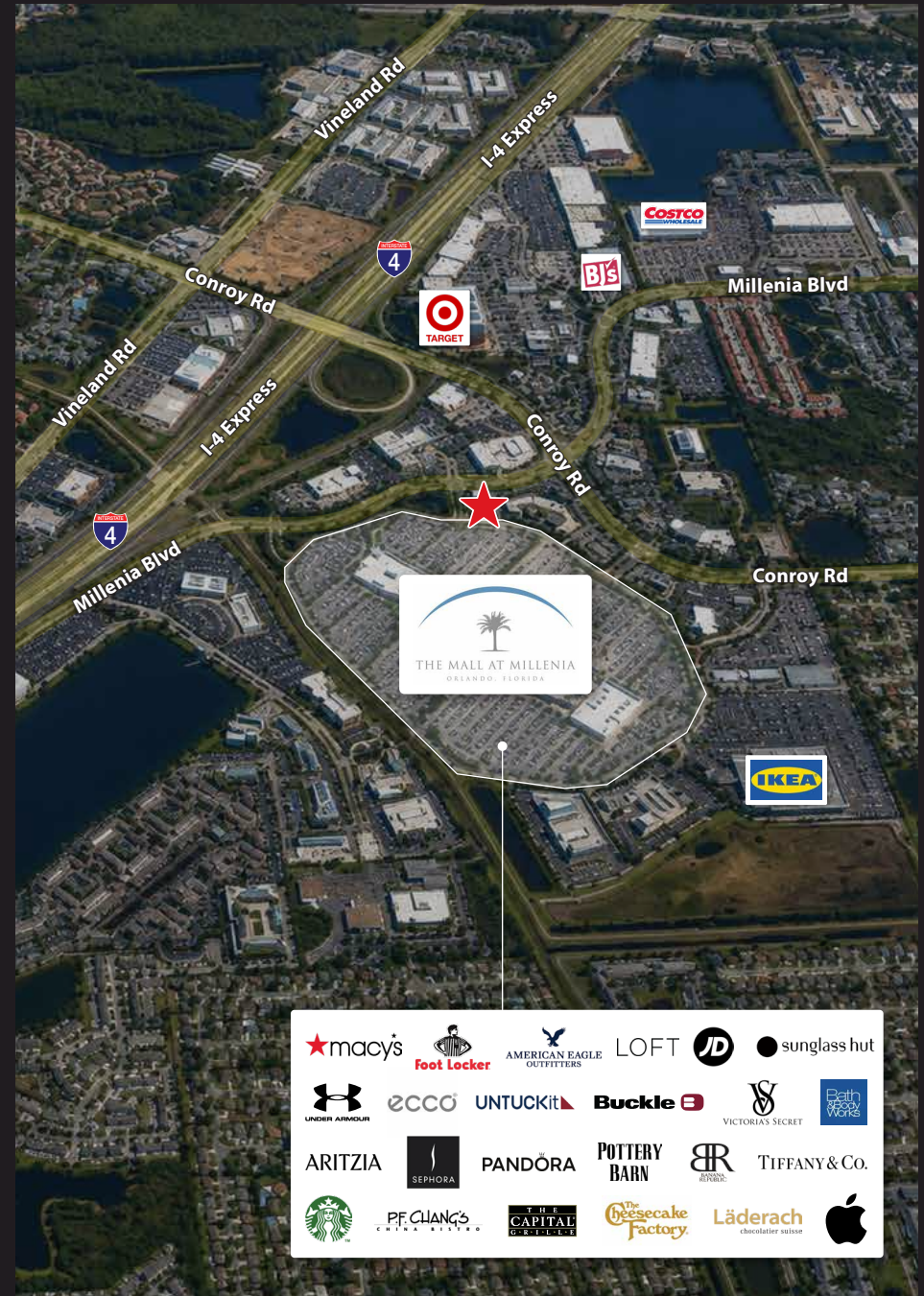
Executive Summary

TRANSACTION SNAPSHOT

Asset	Freestanding single-tenant building on ground-leased land
Building Size	±10,709 rentable square feet
Position	Direct frontage on the Mall at Millenia — Orlando's premier retail corridor
Interest Conveyed	Leasehold estate — building ownership plus ±18 years of remaining ground lease term
2026 Ground Rent	\$103,951 annually (\$9.71 PSF), escalating 10% every five years
Market Ground Rent	\$300,000 – \$500,000 annually for comparable sites in the immediate area
Asking Sale Price	Contact broker for price
Delivery	Immediate occupancy — no entitlement, permitting, or construction period

The single most important fact in this offering:

the buyer inherits a ground rent set more than twenty years ago that is running at roughly one-third to one-fifth of what the same land commands today — and that advantage is contractually locked for approximately eighteen more years.



Investment Highlights

PREMIER MILLENIA LOCATION AT THE MALL AT MILLENIA ENTRANCE

- One-of-a-kind freestanding executive office/retail property positioned at the main entrance to The Mall at Millenia, one of Orlando's premier luxury shopping destinations.
- Strategically located in the highly sought-after Millenia submarket, surrounded by major retail, dining, hospitality, residential communities, and established commercial development.

EXCEPTIONAL VISIBILITY & ACCESS HIGH-TRAFFIC SIGNALIZED INTERSECTION

- Prominent hard-corner location with tremendous visibility and frontage, offering convenient full access for customers, employees, and visitors.
- Strong traffic exposure with approximately **36,000+ vehicles per day on Conroy Road** and **22,000+ vehicles per day on Millenia Boulevard**.

FLEXIBLE OFFICE / RETAIL OPPORTUNITY

5,354 – 10,709 SF AVAILABLE

- Distinctive **12,107 SF freestanding building** offering approximately **5,354 to 10,709 SF** of available space suitable for executive office or high-end retail users.
- The property's contemporary architecture, prominent Millenia address, and unique freestanding presence create an exceptional opportunity for a tenant seeking a highly visible flagship location.



CENTRAL ORLANDO LOCATION MAJOR DESTINATIONS

- Convenient access to **I-4 and Florida's Turnpike**, connecting the property to Orlando's major employment, entertainment, tourism, and residential destinations.
- Minutes from **Downtown Orlando, Universal Orlando, Walt Disney World, SeaWorld, and Orlando International Airport**, with close proximity to prestigious communities including **Dr. Phillips, Windermere, Bay Hill, and Isleworth**.
- Located within one of Central Florida's most dynamic commercial and tourism corridors, providing access to both a substantial local population and Orlando's visitor economy.



Logos for retail and dining brands located near the top-left of the map:

- TARGET
- ULTA Beauty
- ZAXBY'S
- ROSS DRESS FOR LESS
- PETCO
- HomeGoods
- McDonald's
- Marshall's HomeGoods
- CAVA
- Wendy's

Logos for retail brands located near the top-right of the map:

- THE HOME DEPOT
- DICK'S Sporting Goods
- five BELOW
- ROSS DRESS FOR LESS
- B's

Logos for retail brands located near the top-right of the map:

- COSTCO WHOLESALE
- HOBBY LOBBY
- Calvert's

Logos for retail brands located near the middle-left of the map:

- ALDI
- ROOMS TO GO
- CITY HOME

Logos for retail brands located near the middle-right of the map:

- PAJAMA EXPRESS
- Krupsy Prime
- The Container Store
- Olive Garden
- DSW

Logos for retail and dining brands located near the bottom-left of the map:

- Mercedes-Benz
- INFINITI
- LOTUS
- CIGARS INTERNATIONAL
- BEST BUY
- Chick-fil-A

Logo for THE MALL AT MILLENIA, ORLANDO, FLORIDA

Logos for retail and dining brands located near the bottom-right of the map:

- Planet Shoppie
- keke's
- MOE'S
- MATTRESS Warehouse
- CHASE
- OLD NAVY
- SHAKE SHACK
- AT&T

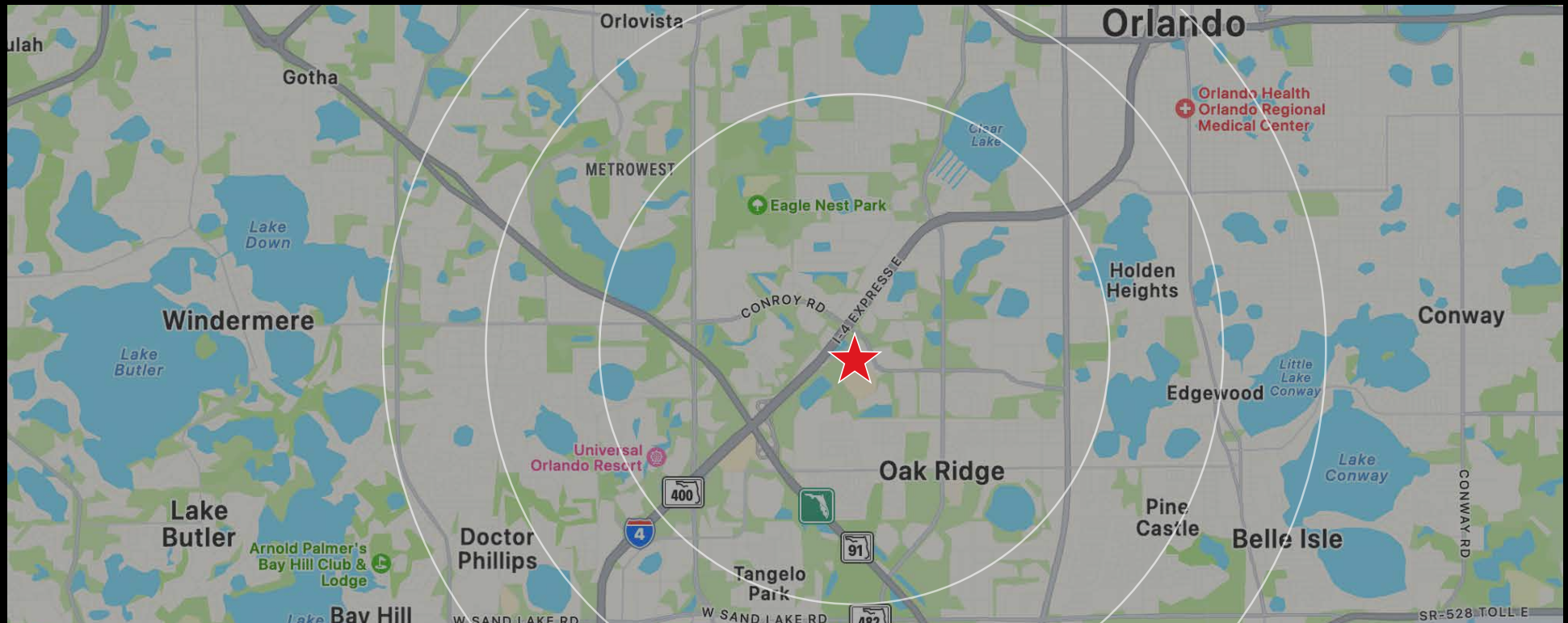
Logos for retail brands located near the bottom-right of the map:

- IKEA
- rack
- FH FAMOUS HAUS
- the Vitamin Shopper

Logos for retail and dining brands located near the bottom-left of the map:

- ★ macy's
- Foot Locker
- AMERICAN EAGLE OUTFITTERS
- LOFT
- JD
- sunglass hut
- UNDER ARMOUR
- eCCO
- UNTUCKit
- Buckle
- VICTORIA'S SECRET
- Bath & Body Works
- ARITZIA
- SEPHORA
- PANDORA
- POTTERY BARN
- TIFFANY & CO.
- Starbucks
- P.F. Chang's
- THE CAPITAL GRIFFIN
- the Cheesecake Factory
- Läderach
- Apple

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,787	99,378	223,762
Median Age	29.5	31.4	33.2
Median Age (Male)	29.8	30.5	31.9
Median Age (Female)	28.8	33.0	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,683	37,225	82,113
Number of Persons per HH	2.6	2.7	2.7
Average HH Income	\$48,894	\$45,451	\$54,565
Average House Value	\$153,165	\$185,996	\$284,026



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