



**INTERNATIONAL DRIVE RETAIL FOR LEASE**  
**PREMIER TOURISM CORRIDOR WITH EXCEPTIONAL WALKABILITY TO ICON PARK**  
**8267 INTERNATIONAL DRIVE | ORLANDO, FL**

**BAILEY VICK**  
Sales & Leasing Associate  
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496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
**V3CommercialAdvisors.com**



## DEMOGRAPHICS



### POPULATION

1-Mile: 5,622  
3-Miles: 58,257  
5-Miles: 191,612



### AVERAGE HH INCOME

1-Mile: \$95,483  
3-Miles: \$103,164  
5-Miles: \$88,551

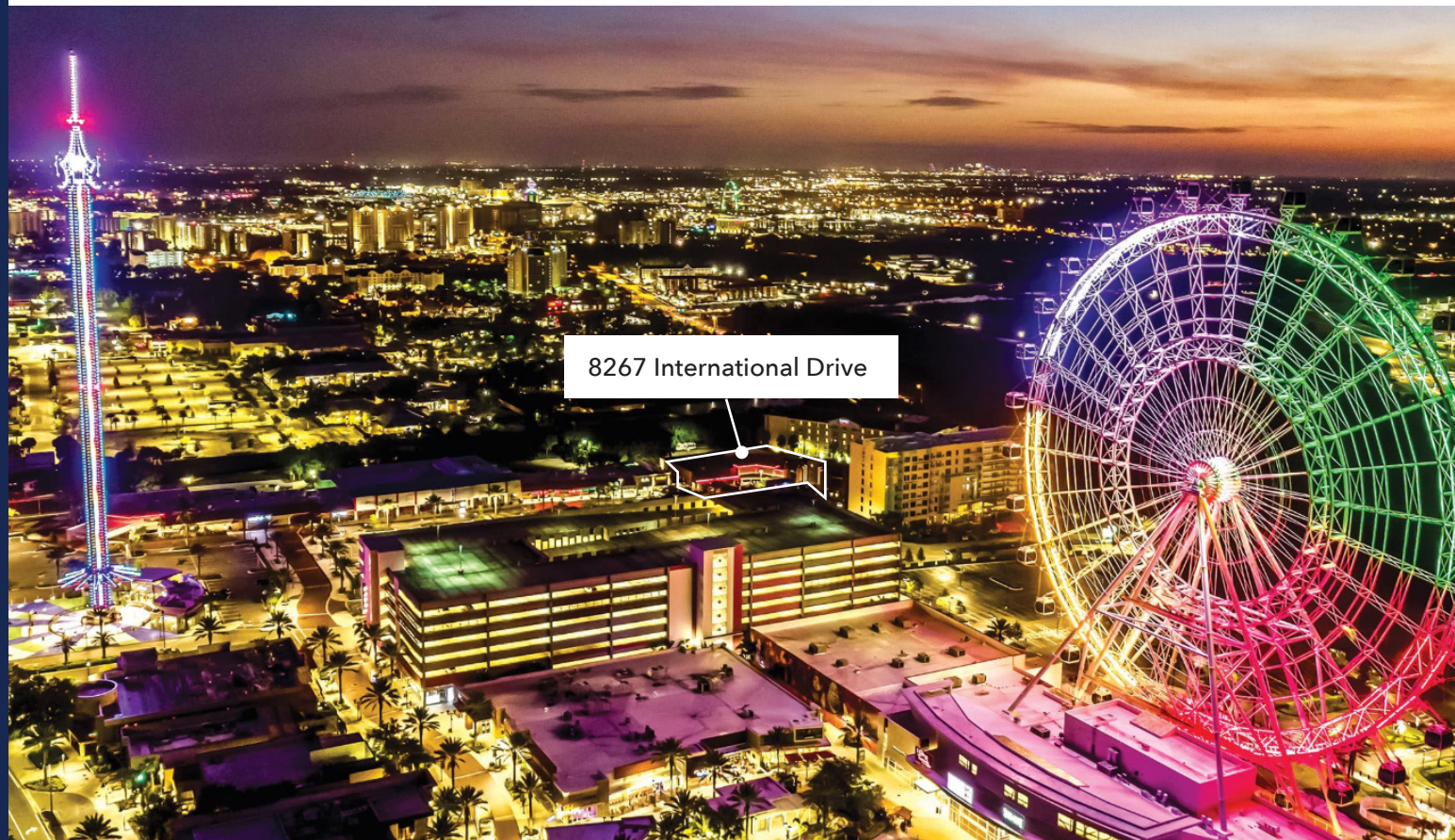


### HOUSEHOLDS

1-Mile: 2,401  
3-Miles: 22,674  
5-Miles: 72,686

## PROPERTY HIGHLIGHTS

- **Prime Location:** Directly adjacent to ICON Park
- **Exceptional Walkability:** Easy pedestrian access from surrounding hotels, attractions, and dining destinations
- **High Tourism Foot Traffic:** Situated in Orlando's busiest tourism corridor with millions of visitors annually
- **Strong Vehicle Traffic Counts:** Captures both local and tourist traffic along major corridors
- **Flexible Space Options:** Ideal for retail, dining, or experiential concepts looking to tap into high foot traffic
- **Nearby Amenities:** Surrounded by hotels, entertainment venues, and popular restaurants, ensuring steady exposure
- **Brand Exposure:** Opportunity to benefit from adjacency to ICON Park, a major landmark attracting locals and visitors alike



**Available:**

- ## Spaces can be:

- ### Fully Leased:

- [illegible]



W. Sand Lake Rd.



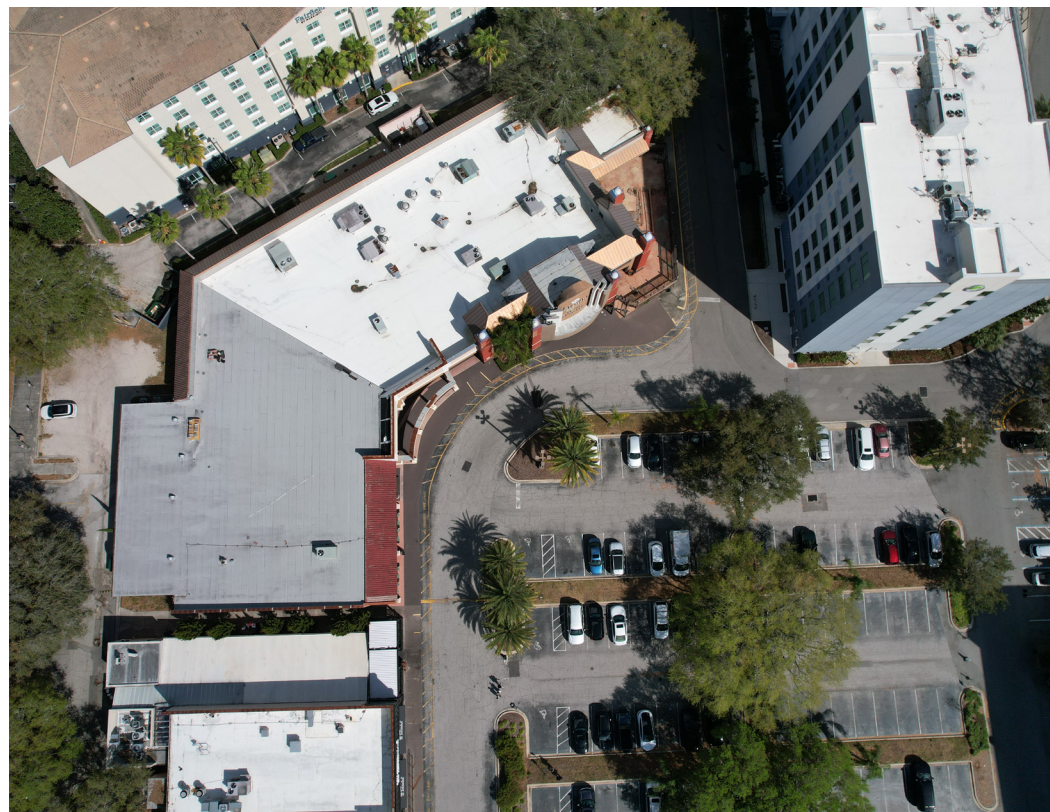
International Drive

8267 International Drive



Universal Blvd.









HOTELS WITHIN ONE-MILE RADIUS

EMBASSY  
SUITES  
by Hilton

MAI HANA  
HOTEL - INTERNATIONAL DRIVE

SonoHotel

Quality  
by Choice Hotels



Fairfield  
by Marriott

Holiday Inn  
by IHG

element

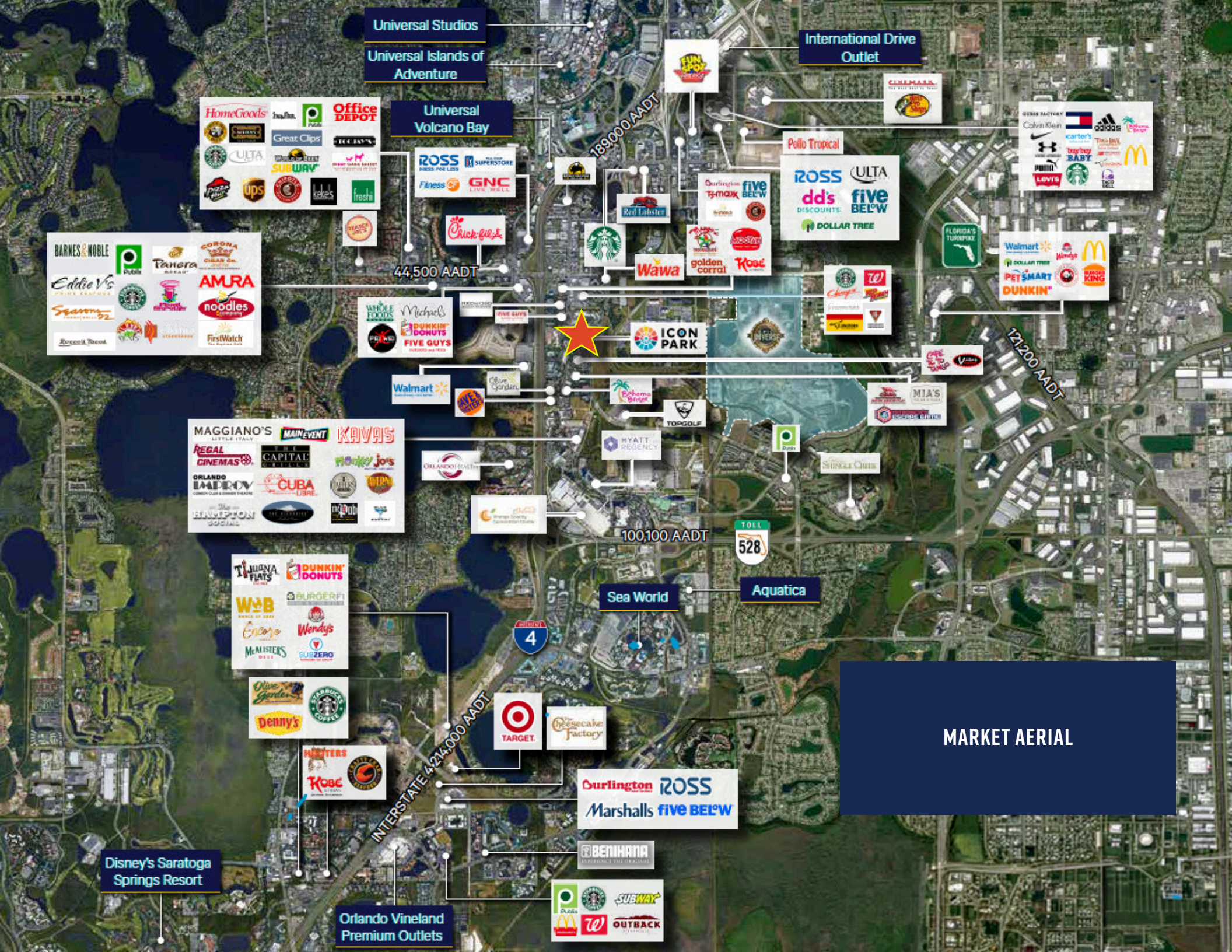
Clarion  
Inn

Sonesta ES  
Suites

LA QUINTA  
INNS & SUITES

CASTLE  
HOTEL  
ORLANDO, FLORIDA





Universal Studios  
Universal Islands of Adventure

International Drive Outlet

Universal Volcano Bay

HomeGoods  
Great Clips  
Office DEPOT  
ULTA  
SUBWAY  
UPS  
GNC  
fresh

ROSS  
Fitness  
GNC  
LIVE WELL

BARNES & NOBLE  
Eddie V's  
Seamus  
Panera  
AMURA  
noodles  
FirstWatch

44,500 AADT

WHOLE FOODS  
Michael's  
DUNKIN' DONUTS  
FIVE GUYS

Walmart  
Olive Garden  
Papa John's

MAGGIO'S  
REGAL CINEMAS  
ORLANDO IMPROV  
HINXTON SOCIAL  
MAIN EVENT  
KAVAS  
CAPITAL  
WICKY JOE'S  
CUBA LIBRE

THAI FLATS  
WOB  
Encore  
McMISTERS  
SUBZERO  
DUNKIN' DONUTS  
BURGERFI  
Wendy's  
SUBZERO

Olive Garden  
Denny's  
Starbucks

HUNTERS  
Kobe

Disney's Saratoga Springs Resort

Orlando Vineland Premium Outlets

189,000 AADT



ICON PARK

100,100 AADT

Sea World

Aquatica

TARGET

Cheesecake Factory

Durlington  
ROSS  
Marshalls  
five BEL'W

BENIHANA

Starbucks  
SUBWAY  
OUTBACK

Firehouse Subs

Pollo Tropical  
ROSS  
dd's DISCOUNTS  
five BEL'W  
DOLLAR TREE

GUERRE FACTORY  
Calvin Klein  
adidas  
carter's  
baby's first  
LEVI'S  
Starbucks  
McDonald's

Walmart  
PET SMART  
DUNKIN'

FLORIDA'S TURNPIKE

Wendy's

MIA'S

Publix

TOPGOLF

HYATT REGENCY

ORLANDO SEASIDE

Orange County

TOLL 528

4

MARKET AERIAL



## CONTACT

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.

