

ORLANDO, FL

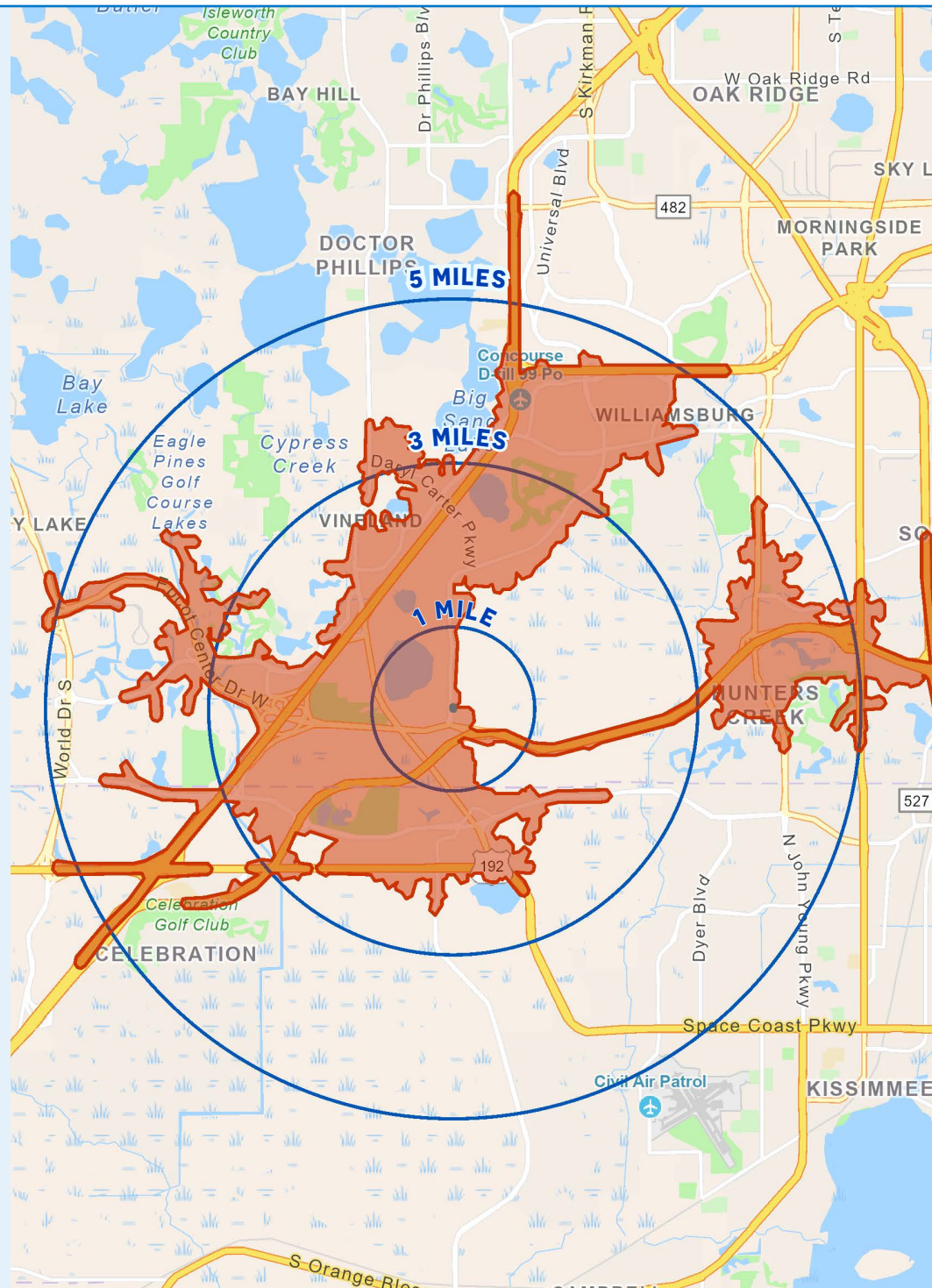
# NEC INTERNATIONAL DRIVE & WORLD CENTER DRIVE

0.5 - 3.60 ACRES AVAILABLE FOR GROUND LEASE

PROJECT  
DETAILS

PROPERTY HIGHLIGHTS

- 0.5-3.6 acres available for Ground Lease
- Vacant land well positioned with frontage on International Drive, the major tourist corridor in Orlando
- At entry to Bainbridge World Center with +/- 830 luxury apartments
- A total of 82,174 tourist lodging properties within 5 miles of the site
- Central to all area theme parks and attractions
- Minutes from Orlando's Premium Outlets - one of the top outlet malls in the country
- 10 minutes from Disney Parks and SeaWorld



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE TIME
POPULATION	4,691	48,413	274,571	51,096
DAYTIME POPULATION	5,387	71,558	213,639	75,190
AVERAGE HH INCOME	\$100,103	\$107,267	\$109,185	\$108,635
TOTAL HOUSEHOLDS	1,844	18,047	57,605	19,597

ZOOM  
AERIAL



**SITE**  
3.6 AC AVAILABLE

**CARIBE ROYALE**  
ORLANDO  
1,337 rooms

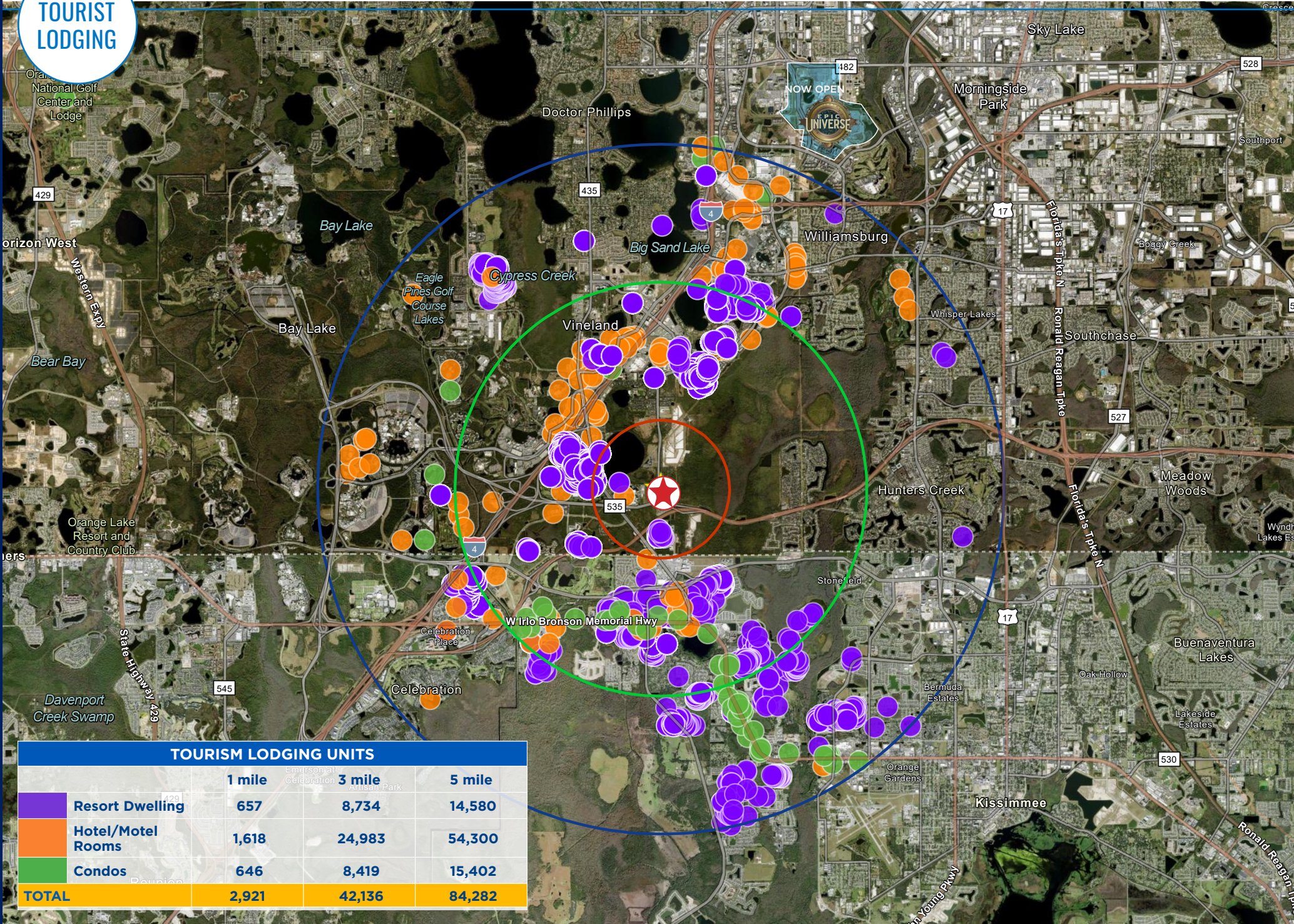
**Bourbon Hotel**  
300 luxury suites

**Bainbridge World Center Ph 1**  
411 units, PH 2 415 units  
(under construction)

**Alcove Apartments**  
314 units

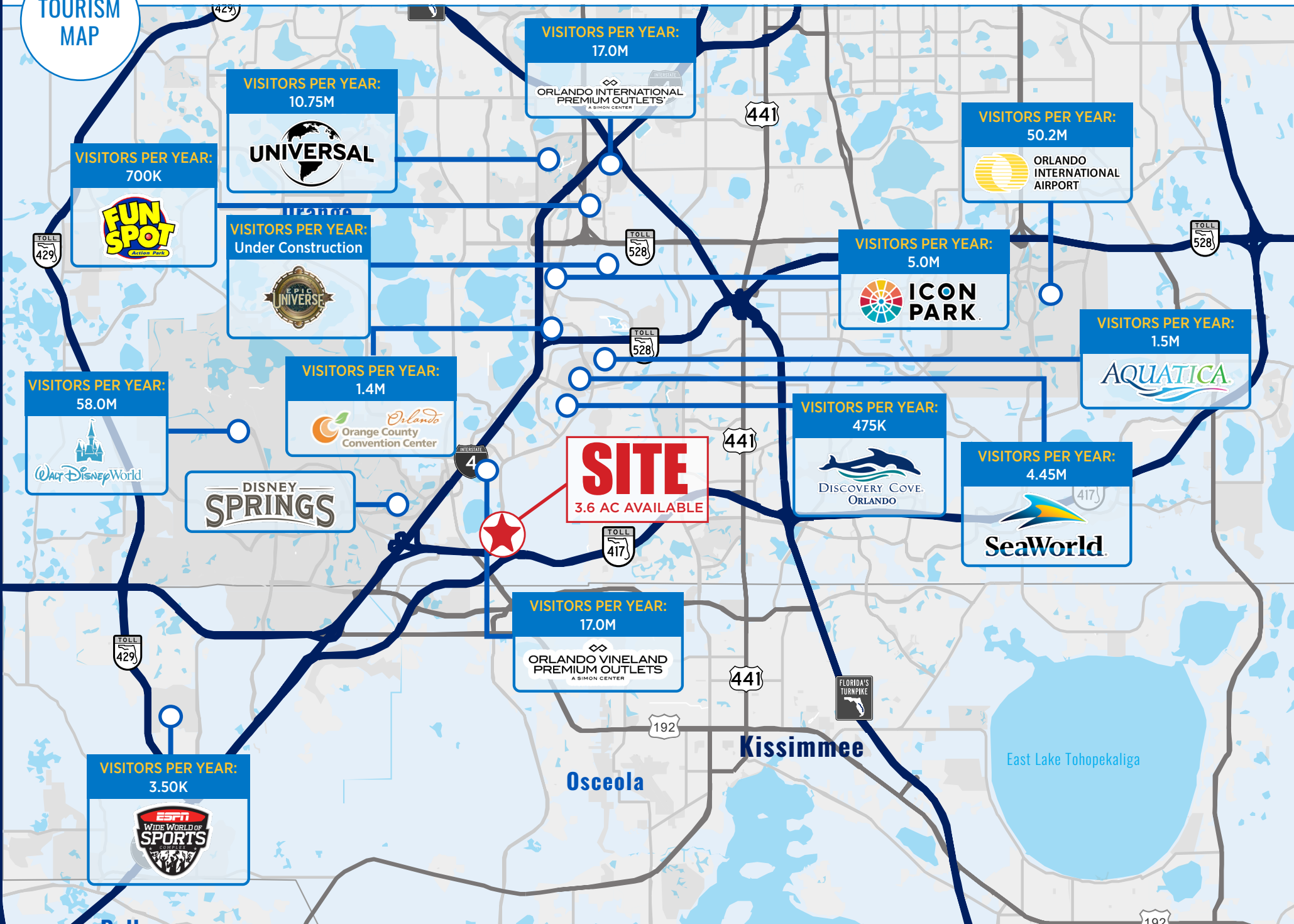
PROPOSED  
INTERNATIONAL DR EXTENSION

**TOURIST LODGING**



TOURISM LODGING UNITS			
	1 mile	3 mile	5 mile
<b>Resort Dwelling</b>	657	8,734	14,580
<b>Hotel/Motel Rooms</b>	1,618	24,983	54,300
<b>Condos</b>	646	8,419	15,402
<b>TOTAL</b>	<b>2,921</b>	<b>42,136</b>	<b>84,282</b>

TOURISM MAP



**SITE**

3.6 AC AVAILABLE

284ft

560ft

INTERNATIONAL DR

37,000 ADT

14,500 ADT

Bourbon Hotel  
300 luxury suites

Alcove Apartments  
314 units

61,400 ADT  
CENTRAL FLORIDA GREENWAY (TOLL RD)

ORLANDO, FL

# NEC INTERNATIONAL DR & WORLD CENTER DR

0.5 - 3.6 AC AVAILABLE FOR GROUND LEASE

**STACY MILLER MENENDEZ**

321.303.0884  
SMENENDEZ@ATLANTICRETAIL.COM

**COLLIN MACCONNELL**

609.709.9209  
CMACCONNELL@ATLANTICRETAIL.COM



**ORLANDO**

1180 SOLANA AVENUE  
WINTER PARK FL, 32789  
407.919.6575

**ALBANY**

**ATLANTA**

**BOSTON**

**CHARLESTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**PITTSBURGH**

**WEST PALM BEACH**

[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)  
 [INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)

RETAIL ADVISORS