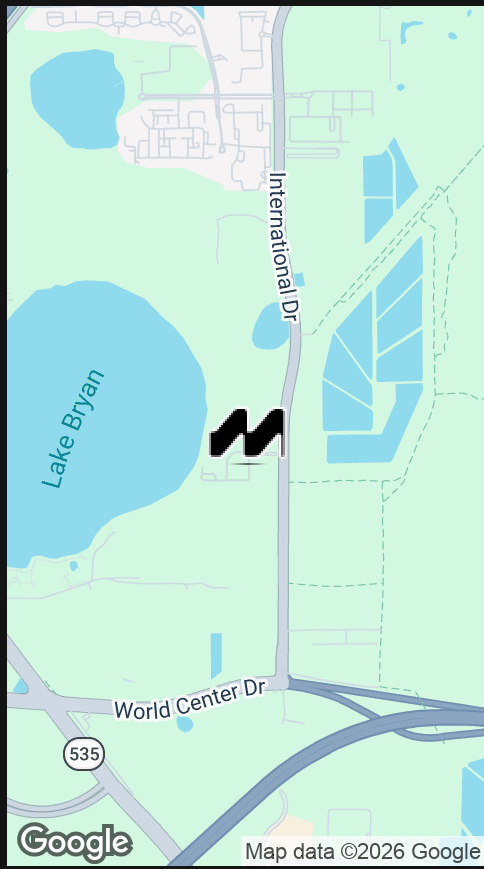


FOR LEASE

12570 Splendid Pl
Orlando, FL 32821



12570 Splendid Pl

ORLANDO, FL 32821

Property Highlights

- Prime ground lease opportunity
- Strategic location in Lake Bryan, Orlando
- Ample space for development
- Excellent visibility and accessibility
- Ideal canvas for commercial ventures
- High-traffic area for maximum exposure

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)

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EXECUTIVE SUMMARY

ORLANDO, FL 32821

12570 Splendid Pl



FOR LEASE

12570 Splendid Pl
Orlando, FL 32821

 Millenia
Partners

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3.1 - 5.7 Acres
Lot Size:	33.6 Acres

PROPERTY OVERVIEW

This premier property in the sought-after Lake Bryan area of Orlando, FL, boasts a unique ground lease opportunity, offering long-term potential for development. The property provides an ideal canvas for a wide range of commercial ventures. Its strategic location and excellent visibility make it a compelling choice for businesses seeking to establish a prominent presence in the area. With convenient access to major transportation routes and a well-maintained site, this ground lease opportunity presents an exceptional chance to create a lasting, impactful presence in this thriving community.

PROPERTY HIGHLIGHTS

- Prime ground lease opportunity
- Strategic location in Lake Bryan, Orlando
- Ample space for development
- Excellent visibility and accessibility
- Long-term potential for growth
- Ideal canvas for commercial ventures
- Well-maintained and professionally managed

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ADDITIONAL PHOTOS

ORLANDO, FL 32821

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Proposed Concept Option 3 - Development Summary

POD A: Hotel / Resort (12.5 AC Developable Area)	
A1: Hotel Tower (0.35 AC)	Rooms: 340 Floors: 11 Required Parking: 227 spaces
A2: Hotel Tower (0.49 AC)	Rooms: 480 Floors: 11 Required Parking: 320 spaces
A3: Hotel Tower (0.60 AC)	Rooms: 480 Floors: 11 Required Parking: 320 spaces
POD A Totals	Parking Deck: Up to 500 spaces (3 stories) Hotel Rooms: 1,300 Required Parking: 867 spaces
POD B: Mixed-Use (5.3 AC Developable Area)	
B1: Mixed Use (0.34 AC)	Rooms: 150 Floors: 5 Commercial: 4,000 SF
B2: Mixed Use (0.32 AC)	Rooms: 150 Floors: 5 Commercial: 4,000 SF
POD B Totals	Rooms: 300 Units Commercial: 8,000 SF Required Parking: 280 spaces

POD C: Mixed-Use (3.1 AC)	
C1: Mixed Use (0.41 AC)	Rooms: 1,750 Floors: 11 Commercial: 4,000 SF Required Parking: 280 spaces
Total Development Summary	
	Total S: 1,750 Presen: 11 Total C: 11 Densit: 11 Storm: 11

* = Stormwater percentage of developable area

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LOCATION MAP

ORLANDO, FL 32821

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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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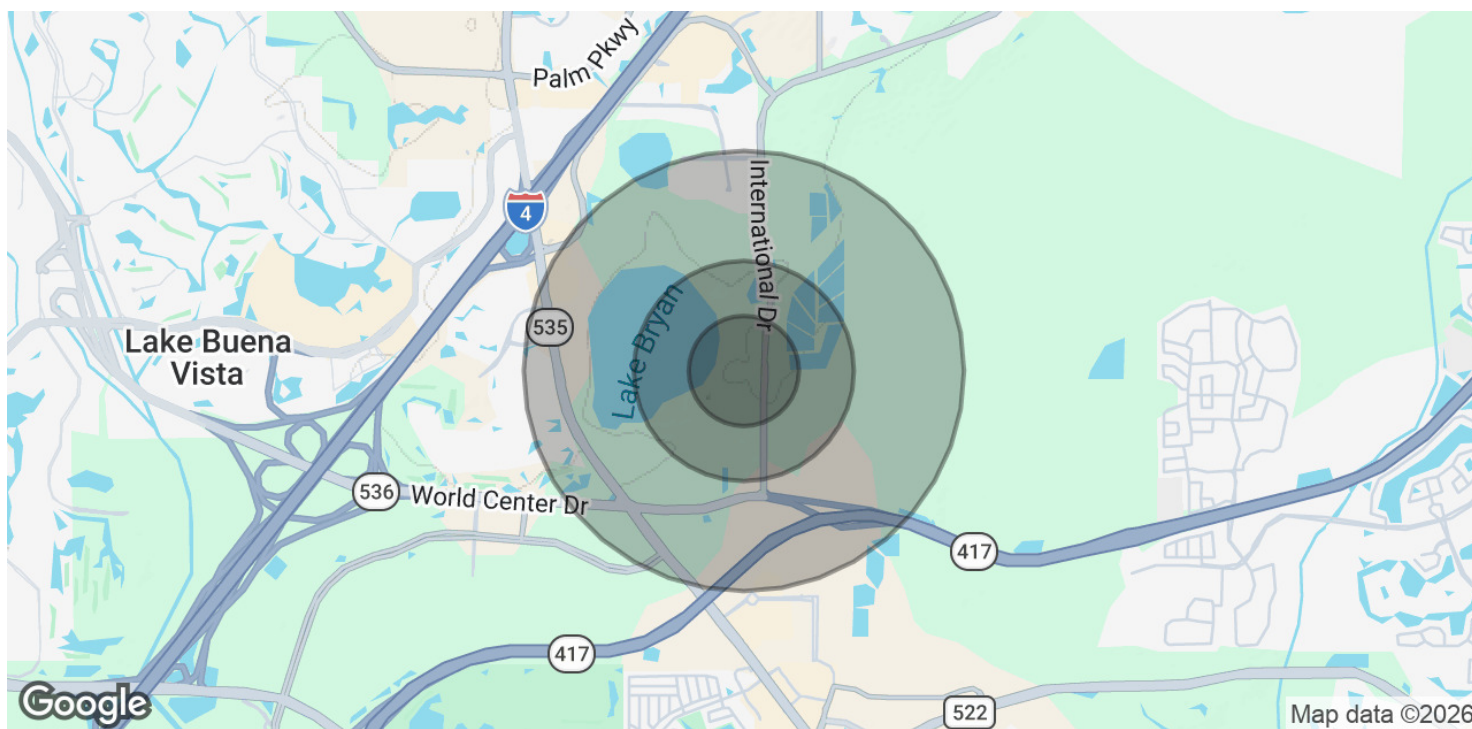
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DEMOGRAPHICS MAP & REPORT

ORLANDO, FL 32821

12570 Splendid Pl



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	130	518	2,671
Average Age	30.2	29.0	27.6
Average Age (Male)	35.4	33.5	30.1
Average Age (Female)	27.1	26.3	26.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	63	245	1,075
# of Persons per HH	2.1	2.1	2.5
Average HH Income	\$81,580	\$78,929	\$80,354
Average House Value	\$123,468	\$124,127	\$193,207

2023 American Community Survey (ACS)

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