

# International Drive LOT 3 (1.8AC)

International Drive • Orlando, Florida 32819

Located in the heart of the Orlando tourist and shopping district.

ORANGE COUNTY | ORLANDO MSA | INTERNATIONAL DRIVE

1.8 AC

SALE OR GROUND  
LEASE AVAILABLE

10K SF

PAD READY  
DEVELOPMENT

22,000 ADT

INTERNATIONAL DRIVE  
FRONTAGE

12M+ VISITORS

PREMIUM  
OUTLET MALL

# Key Features / Highlights

- Co-Tenancy with 7-Eleven and Pollo Tropical.
- Premier Frontage on International Drive.
- Located in the heart of the Orlando tourist and shopping district.
- Top in nation retail and restaurant sales in the immediate trade area.
- Up to 10k SF commercially approved "pad ready" restaurant & retail outparcel.
- Directly across I-4 from Universal Orlando Resort and next to Premium Outlet Mall with 12 million visitors per year and sales per square foot exceeding \$1,000.
- I-4 flyover now open to Universal Studios (24 million visitors), full access to and from I-4 coming soon.
- Open visibility corridor directly to I-4 expected to carry over 200,000 CPD when expanded.



# LOT 3 - Available for Sale or Ground Lease

1.8 AC

SALE OR LEASE

10K SF

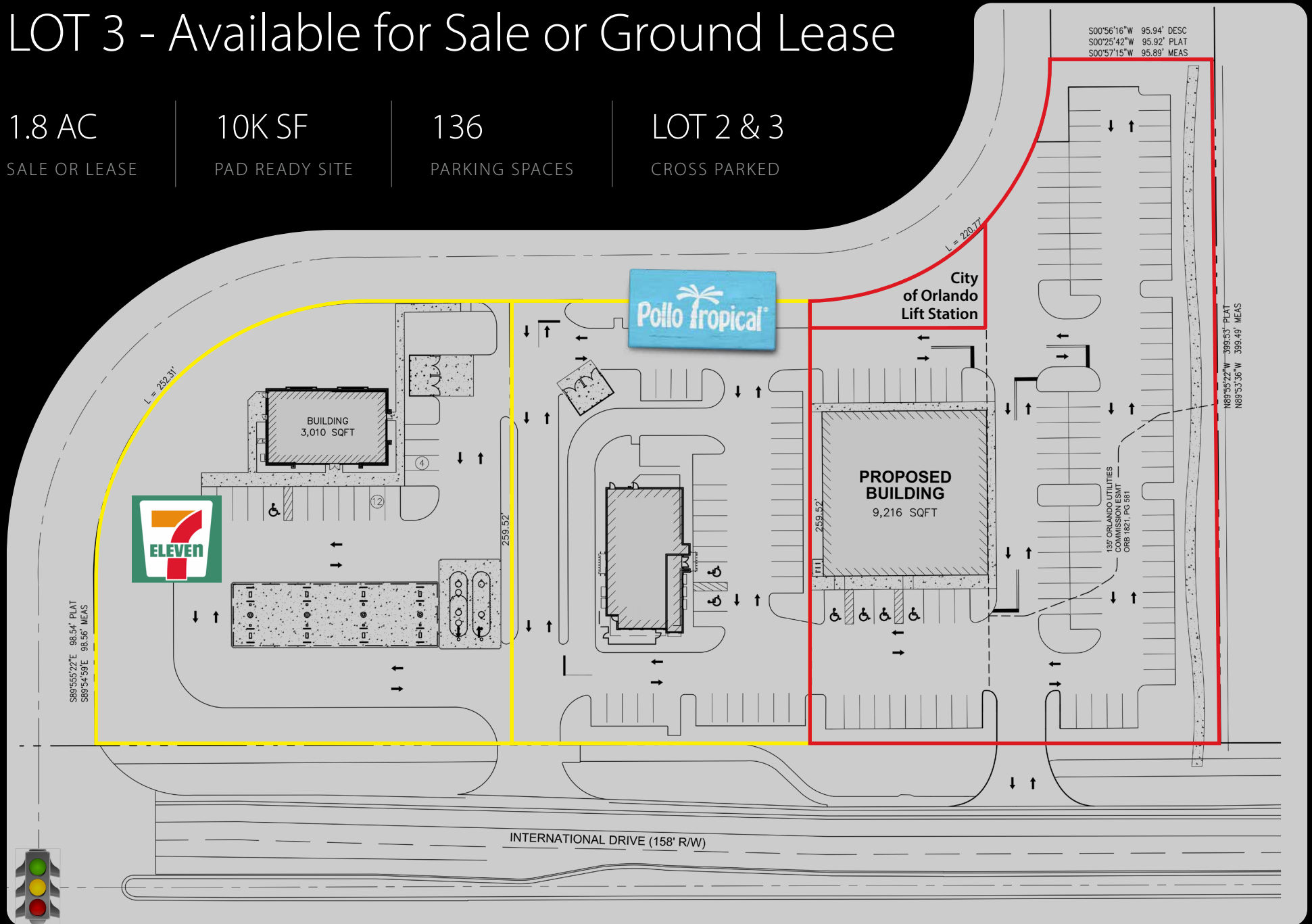
PAD READY SITE

136

PARKING SPACES

LOT 2 & 3

CROSS PARKED





The site plan illustrates the layout of the proposed development. Key features include:

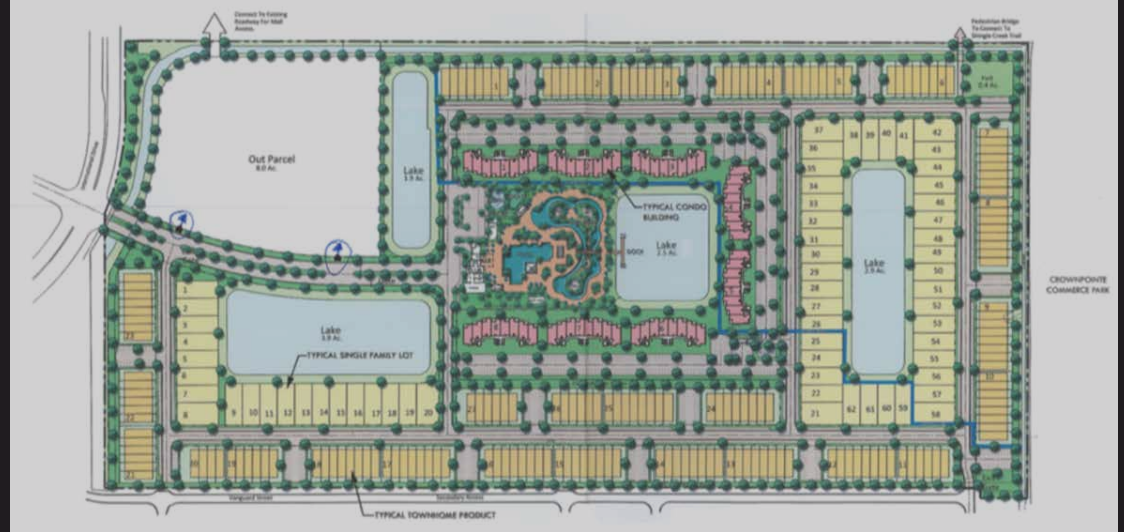
- W. OAK RIDGE ROAD** running horizontally across the top.
- INTERNATIONAL DRIVE** running vertically along the left side.
- SHARED PARCEL** located at the top center.
- BASS PRO OUT PARCEL** in the upper left.
- THEATRE OUT PARCEL** in the upper center.
- RETAIL MALL PARCEL** in the center.
- FUTURE HOTEL / PARKING PARCEL** in the center-right, highlighted in blue.
- PHASE 3 RESIDENTIAL** in the lower right.
- PHASE 1 RESIDENTIAL** (9.72 acres) and **PHASE 2 RESIDENTIAL** (5.78 acres) in the bottom center, separated by an **OPEN SPACE**.
- OUT PARCEL** in the lower left.
- STORMWATER PARCEL** in the bottom right.
- SHINGLE CREEK TRAIL** and **SUNSHINE STATE PARKWAY** on the right side.
- OC UTILITY EASEMENT** along the bottom boundary.

Arrows indicate the flow of traffic and the relationship between different areas of the development.

# Investment Highlights

## LENNAR ANNOUNCES MAJOR MIXED-USE RESIDENTIAL COMMUNITY

- Lennar Corp. - the largest homebuilder in the U.S. - wants to build a massive resortstyle development south of a \$500 million-plus project near I-Drive.
- The Miami-based company (NYSE: LEN) plans to build 240 condos, 200 townhomes and 62 single-family homes on 68 of 77.3 acres south of the mixed-use Dezerland car museum and entertainment complex.

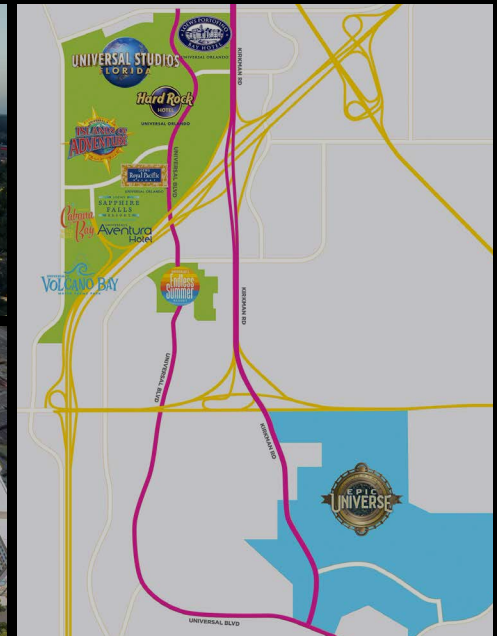


# Investment Highlights

## DIRECT I-4 ACCESS

## MINUTES TO UNIVERSAL ORLANDO

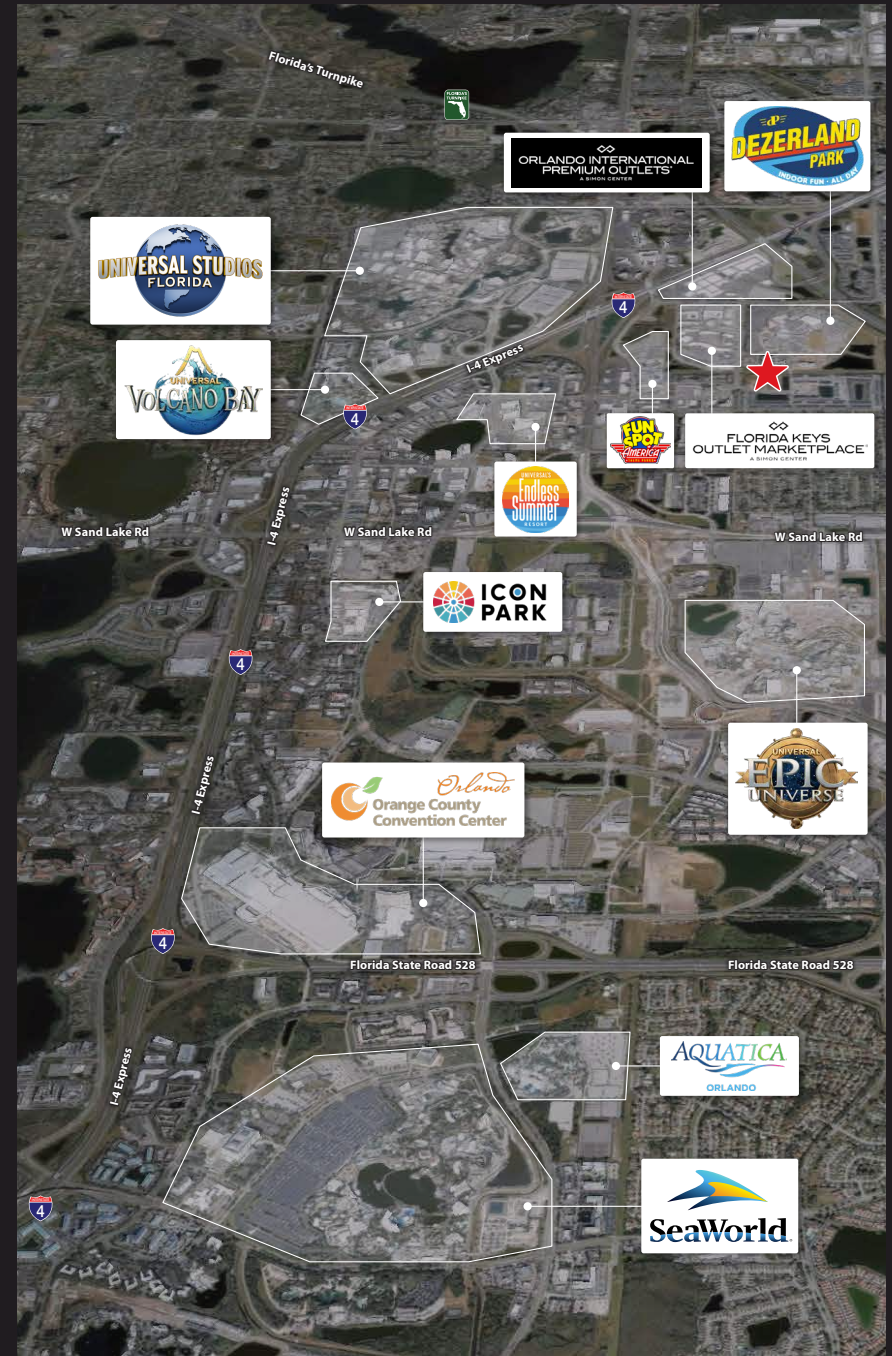
- The property benefits from convenient access to Interstate 4 via Grand National Drive and the I-4 Express interchange immediately north of the site, linking the trade area directly to the broader I-4 tourism corridor.
- This interchange provides quick access to Universal Orlando Resort, positioning the site as a natural fuel and convenience stop for both local commuters and the millions of annual visitors traveling between Universal Orlando, International Drive, and Orlando's broader tourism corridor.



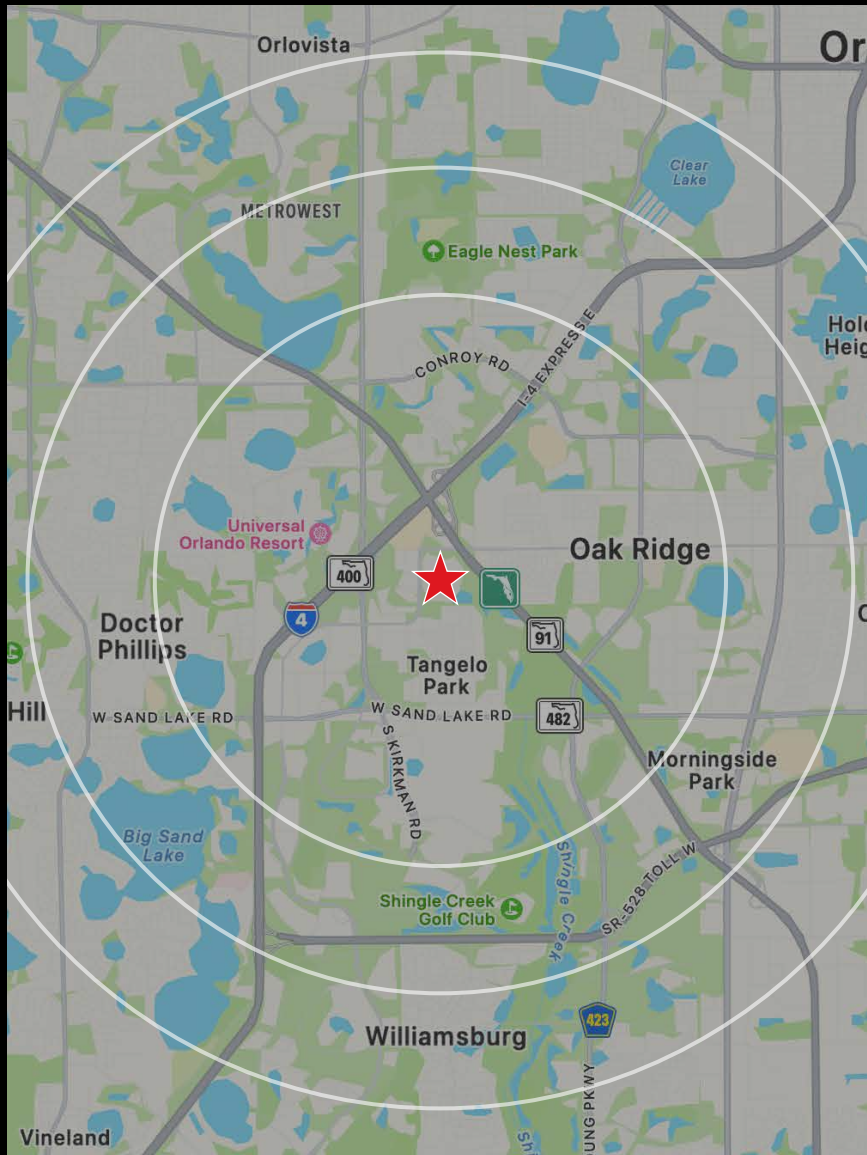
# Investment Highlights

## LOCATED ON INTERNATIONAL DRIVE PREMIER ORLANDO TOURIST CORRIDOR

- The property fronts International Drive, which carries approximately 22,000 vehicles per day (ADT) through one of the busiest tourism corridors in the country.
- Zoned ORL-AC-3 (Activity Center), consistent with the high-intensity, mixed-use retail and hospitality character of the I-Drive corridor.
- Located minutes from Universal Orlando Resort, ICON Park, the Orlando Eye, and the Orange County Convention Center.



# Area Overview



| POPULATION            | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|--------|---------|---------|
| 2016 Population       | 4,592  | 72,597  | 212,524 |
| 2021 Population       | 5,019  | 79,988  | 232,749 |
| 2010-2016 Annual Rate | 1.03%  | 1.72%   | 1.61%   |
| 2016-2021 Annual Rate | 1.79%  | 1.96%   | 1.83%   |

| HOUSEHOLDS                 |       |        |        |
|----------------------------|-------|--------|--------|
| 2016 Total Households      | 1,606 | 27,845 | 78,803 |
| 2021 Total Households      | 1,755 | 30,601 | 86,031 |
| 2010-2016 Total Households | 0.90% | 1.56%  | 1.40%  |
| 2016-2021 Total Households | 1.79% | 1.91%  | 1.77%  |

| AVERAGE HOUSEHOLD INCOME      |          |          |          |
|-------------------------------|----------|----------|----------|
| 2016 Average Household Income | \$46,045 | \$57,511 | \$62,578 |
| 2021 Average Household Income | \$49,554 | \$62,704 | \$68,122 |
| 2016 Average Household Income | 1.48%    | 1.74%    | 1.71%    |

## Exclusively Marketed By

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