



NEC KIRKMAN RD & INTERNATIONAL DR, ORLANDO, FL 32819

NOW LEASING PHASE 2-OLINDA CENTER

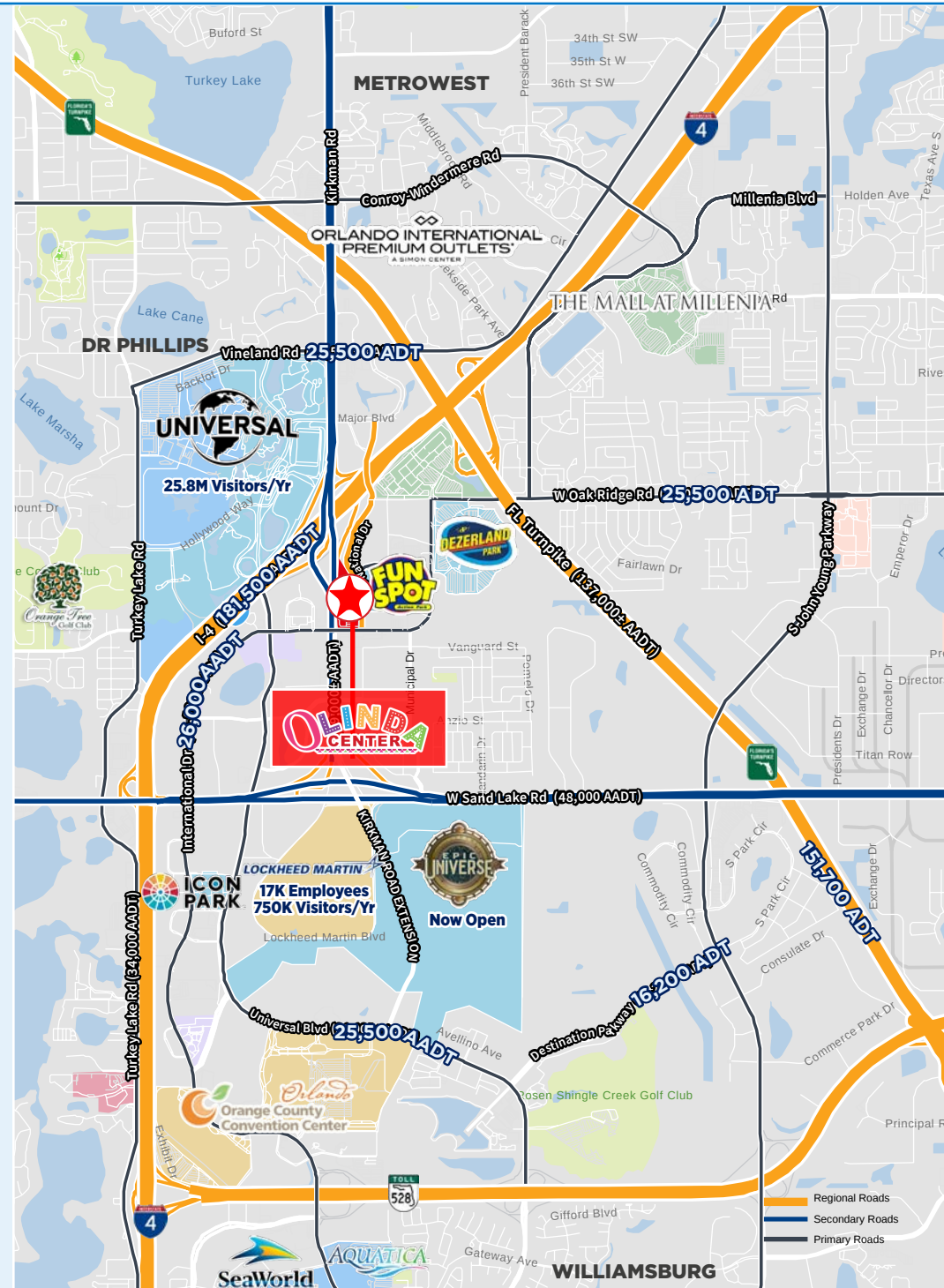
OUTPARCEL, JR. ANCHOR, SHOP SPACE AVAILABLE FOR LEASE

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Olinda Center serves the densely populated areas of SW Orlando and sits at the cross section of I-4 and Florida's Turnpike, nestled between Universal's two theme parks, thriving retail, surrounded by significant residential growth and the continued expansion of Orlando's tourism industry.

- Up to 45,000 SF and 0.82 acre outparcel available for BTS or ground lease
- Most visited power center along north I-Drive with 1.9 million annual visits (placer ai) and 17.3% YOY increase (July 2026)
- 4 access points including new access via right-in Kirkman North, U-turn from South bound Kirkman and right in and out at International Drive
- 5 monument signs and onsite directional signage
- +/- 135,680 people with average HH Income of \$95,207 within 2 miles of the site
- High traffic intersection with +/- 59,000 AADT on Kirkman and +/- 26,000 AADT on International Drive
- Immediate access to SW Orlando neighborhoods – Dr Phillips, Bay Hill, MetroWest

- Olinda is the dominant power center anchoring the North portion the International Drive, at the signalized intersection of Kirkman Rd & International Drive
- Immediate access to a super regional road network including I-4 and the I-4 express lanes, FL Turnpike, SR 528, and Kirkman Road's southern connector to Orange County Convention Center (now complete)
- Located in Orlando's top performing retail trade area



RETAIL
EAST OF I-4

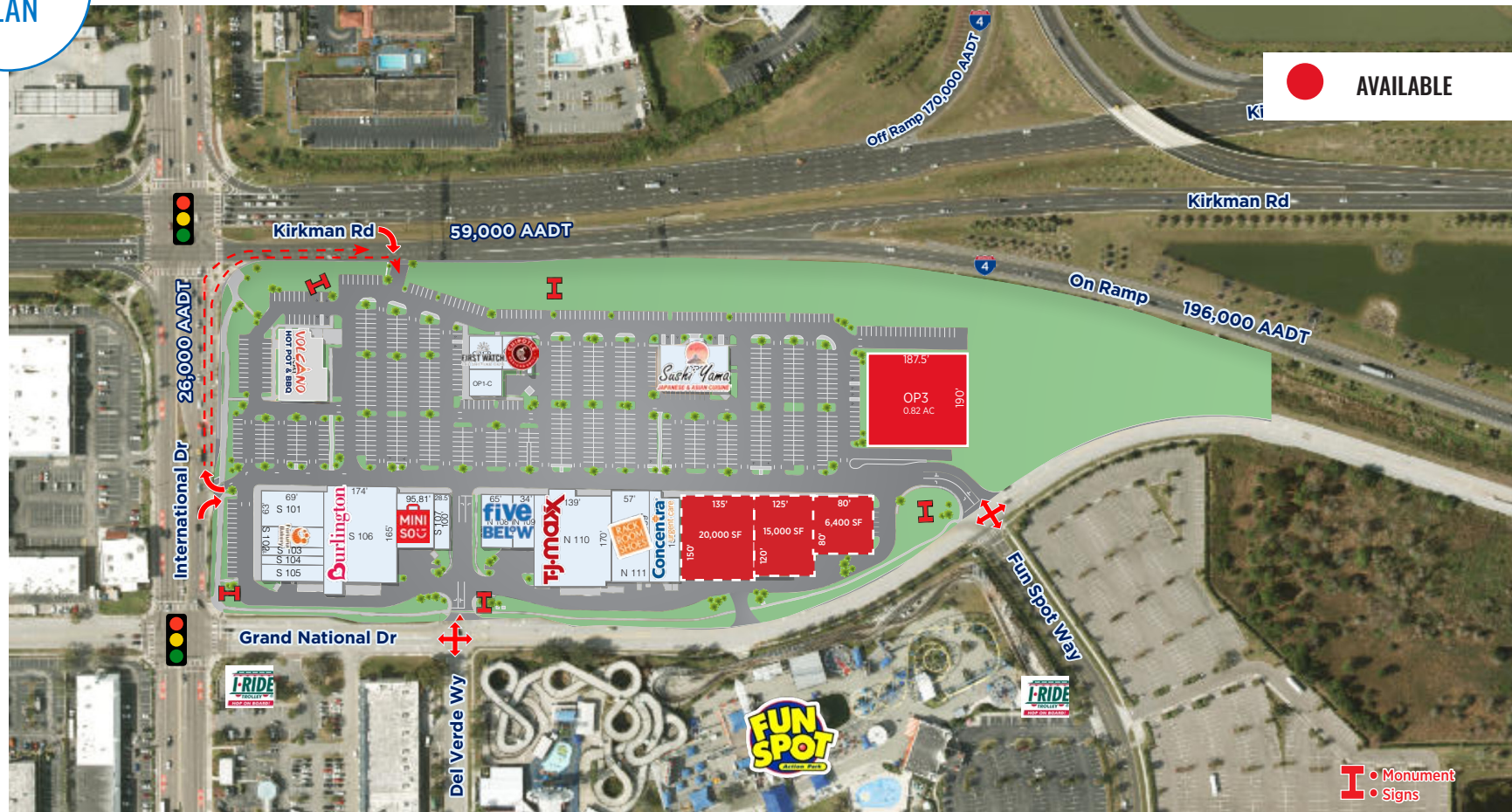
Top Performing Center
in Trade Area
(exclusing Outlets)

Olinda	1.9M
Orlando Outlet Marketplace	1.8M
Dezerland	1.3M
I-Drive Value Center	1M



SITE PLAN

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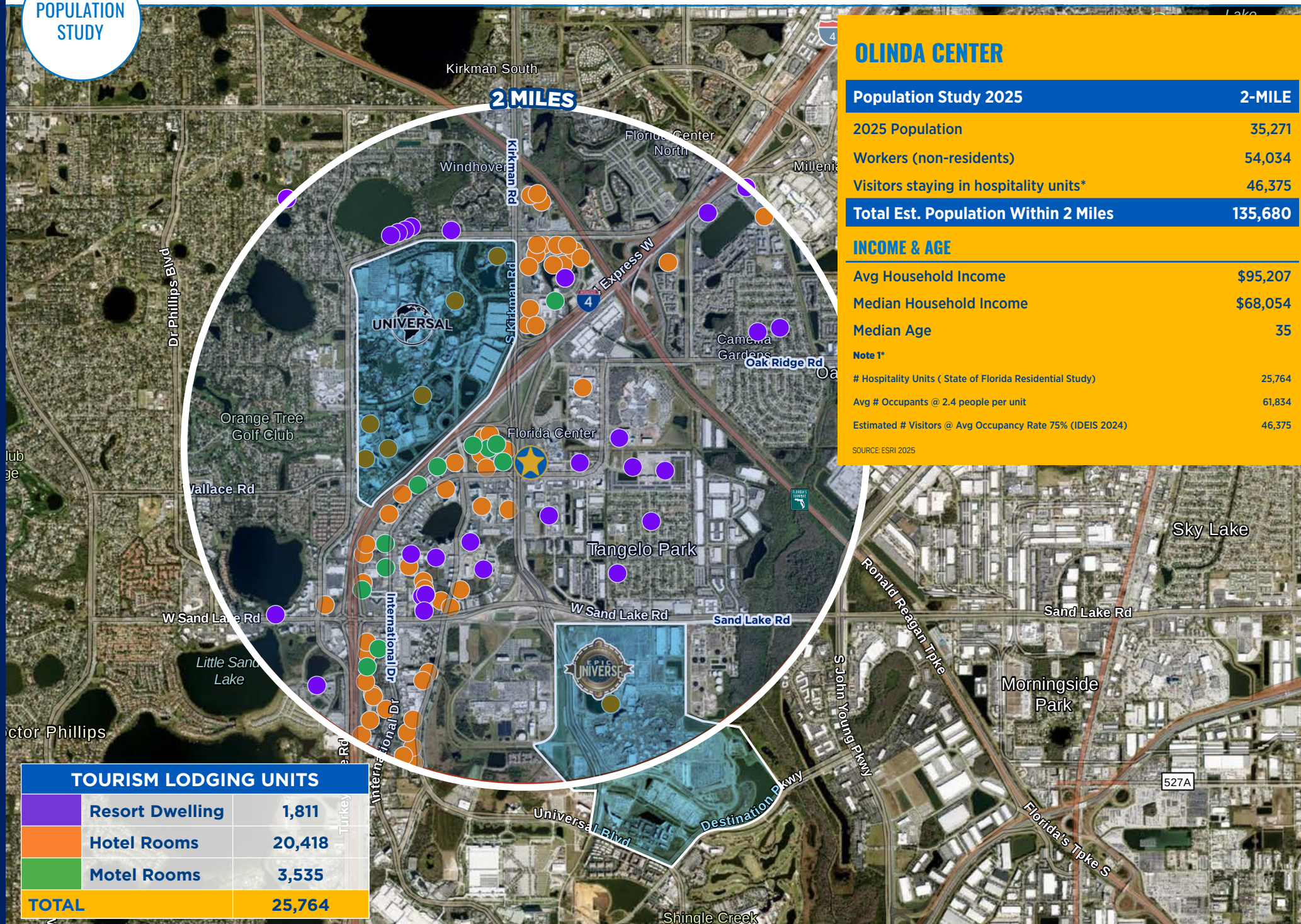
SUITE	TENANT	SF	SUITE	TENANT	SF
101	Eskina Restaurant	4,418	111	Rack Room Shoes	9,684
102	Fortuna Bakery (coming in 2026)	2,800	112	Concentra Urgent Care	10,350
103	Barber Japa Old School	1,256	OP 1-A	Chipotle	2,322
104	Travel Agency	1,120	OP 1-B	First Watch	4,462
105	Liquor Store	2,100	OP 1-C	Disney Gift & Luggage Outlets	2,954
106	Burlington	29,581	OP 2	Sushi Yama	9,200
107	Miniso	6,828	OP 3 Pad	Available	0.82 AC
S 107	AT LEASE	2,840	Retail G	Available	20,000
108-109	Five Below	9,904	Retail H	Available	15,000
110	T.J. Maxx	23,698	Retail I	Available	6,400

FUTURE
DEVELOPMENT

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POPULATION
STUDY



OLINDA CENTER

Population Study 2025 2-MILE

2025 Population	35,271
Workers (non-residents)	54,034
Visitors staying in hospitality units*	46,375
Total Est. Population Within 2 Miles	135,680

INCOME & AGE

Avg Household Income	\$95,207
Median Household Income	\$68,054
Median Age	35

Note 1*

# Hospitality Units (State of Florida Residential Study)	25,764
Avg # Occupants @ 2.4 people per unit	61,834
Estimated # Visitors @ Avg Occupancy Rate 75% (IDEIS 2024)	46,375

SOURCE: ESRI 2025

TOURISM LODGING UNITS

Resort Dwelling	1,811
Hotel Rooms	20,418
Motel Rooms	3,535
TOTAL	25,764

ESTIMATED ANNUAL VISITS JULY 2026 LAST 12 MONTHS



1.9M
EST. # OF
VISITS



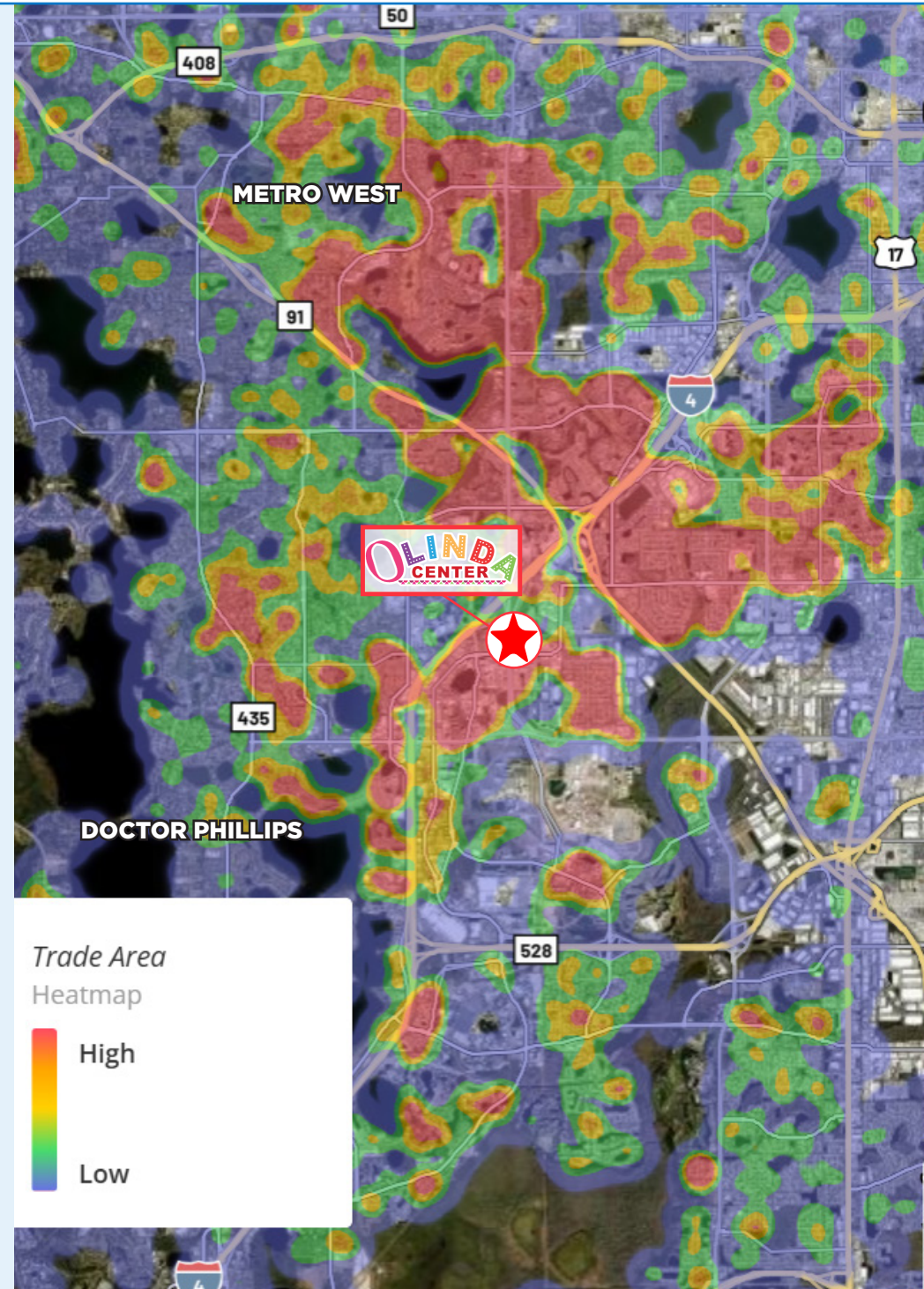
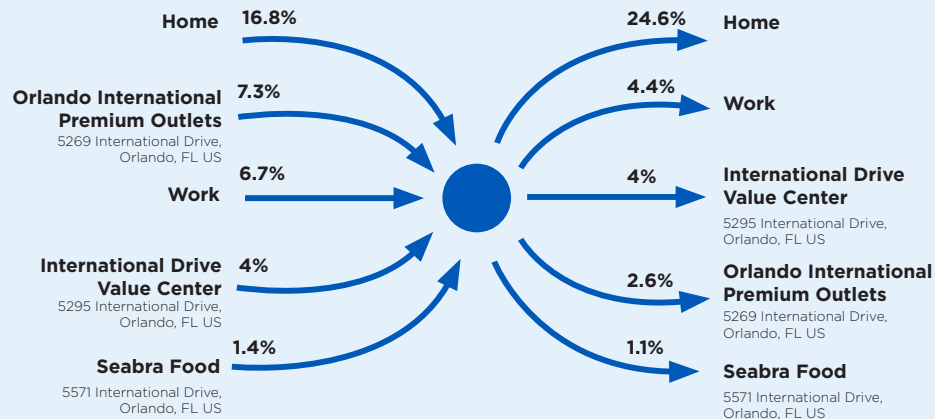
1.1M
EST. # OF
VISITORS



17.3%
YOY INCREASE

VISITOR JOURNEY

PRIOR





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