



The Shoppes at Lake Buena Vista.

*Two suites available — minutes from
Walt Disney World and Disney Springs.*

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Retail Lease in the Disney Corridor.

Two suites at one of Orlando's most heavily trafficked retail addresses.

The Shoppes at Lake Buena Vista is an established neighborhood retail center at 8600 Vineland Avenue — minutes from Walt Disney World, Disney Springs and the Orlando Vineland Premium Outlets. Two suites are currently available: a ±926 SF space and a ±1,512 SF space, both ideally positioned in-line with national retailers. Co-tenancy includes Friendly's, Carrabba's Italian Grill, Verizon Wireless, and more — a proven roster of national brands that already pull both visitor and local traffic. With a 1-mile average household income above \$133,000 and millions of annual visitors moving through the corridor, this is a rare small-suite opportunity in one of the country's most reliable retail trade areas.

AT A GLANCE

Lease Rate	\$48 / SF / Yr
Lease Type	NNN
Suite 2	±926 SF
Suite 3	±1,512 SF
Total Available	2,438 SF
Center Size	22,972 SF
Units	2 Available
Co-Tenancy	Carrabba's · Friendly's · Verizon

\$48 /SF

NNN — PERYEAR

2,438 SF

TOTAL AVAILABLE

<5 MIN

TO WALT DISNEY WORLD

MINUTES FROM

Walt Disney World *Disney Springs · Premium Outlets · resort corridor*

Anchored by Friendly's, Carrabba's, and Verizon, Suites #2 and #3 · high tourist + local consumer base

PROPERTY TYPE

Multi-Tenant Retail Center · Two Suites Available

IDEAL USES

Boutique Retail · Service · Food Concepts · Specialty

LOCATION

8600 Vineland Avenue · Lake Buena Vista · Orlando, FL 32821



Why The Shoppes at Lake Buena Vista.

01 Minutes from Walt Disney World

Located in the heart of Orlando's premier tourist and retail corridor — minutes from Walt Disney World, Disney Springs, the Orlando Vineland Premium Outlets and every surrounding resort.

02 Anchored by National Brands

Co-tenancy includes Friendly's, Carrabba's Italian Grill, Verizon Wireless, and more — a proven roster of brands that already drives year-round visitor and local traffic.

03 Two Suites, Two Sizes

Choose a ±926 SF suite or a ±1,512 SF suite — both ideally positioned in-line with strong co-tenancy synergy and convenient rear access.

04 Premium Trade-Area Demographics

1-mile average household income of \$133,475 and average home value of \$626,790 — high-spending residents layered on top of a Disney-driven visitor base for consistent year-round demand.

05 A Tourist + Local Dual Engine

The Disney corridor delivers millions of annual visitors, while affluent Lake Buena Vista neighborhoods deliver a stable resident base — two demand drivers, not one.

06 Established, Stabilized Center

A22,972 SF, well-maintained retail center with proven tenancy, visible signage and convenient highway access — a turnkey, low-risk move for boutique retail, service or food concepts.

THE OPPORTUNITY

A rare small-suite opening in one of Florida's busiest tourist corridors — stabilized national co-tenancy, premium demographics, year-round demand.

Two Suites for Lease.

Both positioned directly inbetween Friendly's and Marco's Pizza.



SUITE 2

±926 SF

LEASE RATE
\$48/SF/Yr — NNN

LEASE TYPE
Triple-Net

ANNUAL BASE
\$44,448/Yr

POSITION
Next to Friendly's

IDEAL USE
Boutiqueretail • service • food

SUITE 3

±1,512 SF

LEASE RATE
\$48/SF/Yr — NNN

LEASE TYPE
Triple-Net

ANNUAL BASE
\$72,576/Yr

POSITION
Next to Marco's Pizza

IDEAL USE
Boutiqueretail • service • food



VINELAND AVENUE

Orlando's premier tourist & retail corridor — between Disney and the Premium Outlets.

Orlando's Disney Tourist Corridor.

01

Vineland Avenue

One of Orlando's busiest tourist-corridor streets — connecting Lake Buena Vista, Disney Springs and the Orlando Vineland Premium Outlets with steady tourist and local traffic year-round.

02

Minutes from Disney

Less than five minutes from Walt Disney World, Disney Springs and the major Orlando-area resorts — Marriott, Hilton, Hyatt, Sheraton, Wyndham and Holiday Inn all within reach.

03

Affluent Lake Buena Vista

A 1-mile average household income of \$133,475 and average home value of \$626,790 anchor the resident base — premium demographics layered onto Disney-driven visitor flow.

DEMOGRAPHICS

Affluent residents — millions of visitors.

\$133,475 AHI

AVG HH INCOME (1 MI)

\$626,790 AHV

AVG HOME VALUE (1 MI)

96,033 PEOPLE

POPULATION IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	3,887	33,246	96,033
Total Households	1,424	12,492	35,290
Average HH Income	\$133,475	\$124,141	\$122,773
Average Home Value	\$626,790	\$594,826	\$532,796

Source: 2023 American Community Survey (ACS) — U.S. Census

In Excellent Company.

The brands and resorts that define Orlando's Disney corridor.

ON-SITE CO-TENANTS

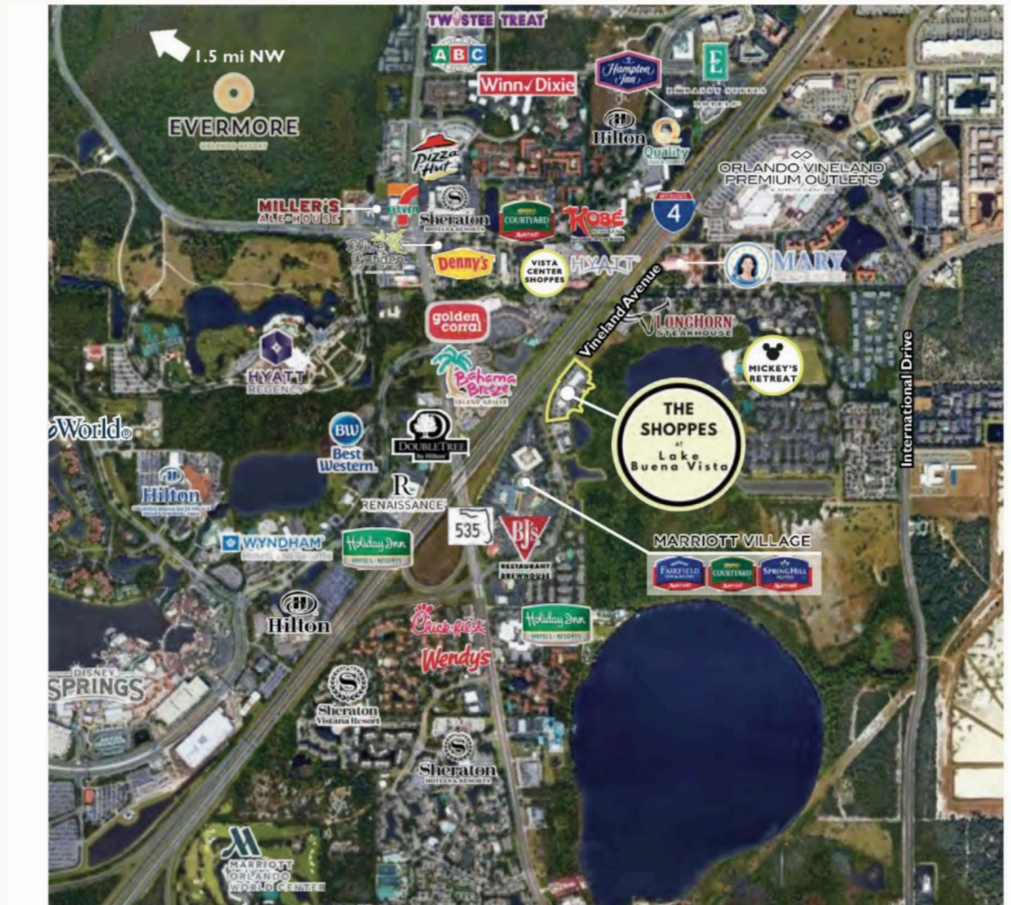
Friendly's
Carrabba's Italian Grill
Verizon Wireless
Cosmo Nail & Bar
Marco's Pizza

MAJOR DESTINATIONS

Walt Disney World
Disney Springs
Orlando Vineland Premium Outlets
Evermore Orlando Resort
Marriott Village

CORRIDOR RESORTS & DINING

Marriott Orlando World Center
Hilton
Hyatt Regency
Sheraton
Wyndham
Holiday Inn
Olive Garden
LongHorn Steakhouse
Chick-fil-A



RETAIL MAP — VINELAND AVENUE / LAKE BUENA VISTA

A YEAR-ROUND TRADE AREA

Disney drives the visitors, Lake Buena Vista drives the residents, and the corridor pulls them past 8600 Vineland Avenue every day of the year.

GET IN TOUCH

Let's talk about Lake Buena Vista.

*Two suites at \$48 / SF / yr NNN · in Orlando's Disney retail corridor.
Inquiries welcome from boutique retail, food and service operators.*



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