

# For Sale

**Freestanding Corner Property in High-Demand Tourist Corridor**

**Rare Standalone Building with Exceptional Access, Visibility, and Site Control**



5803 Precision Drive  
Orlando, FL 32819

[Explore the 360° Drone Tour](#)

**SMITH  
EQUITIES**  
REAL ESTATE INVESTMENT ADVISORS

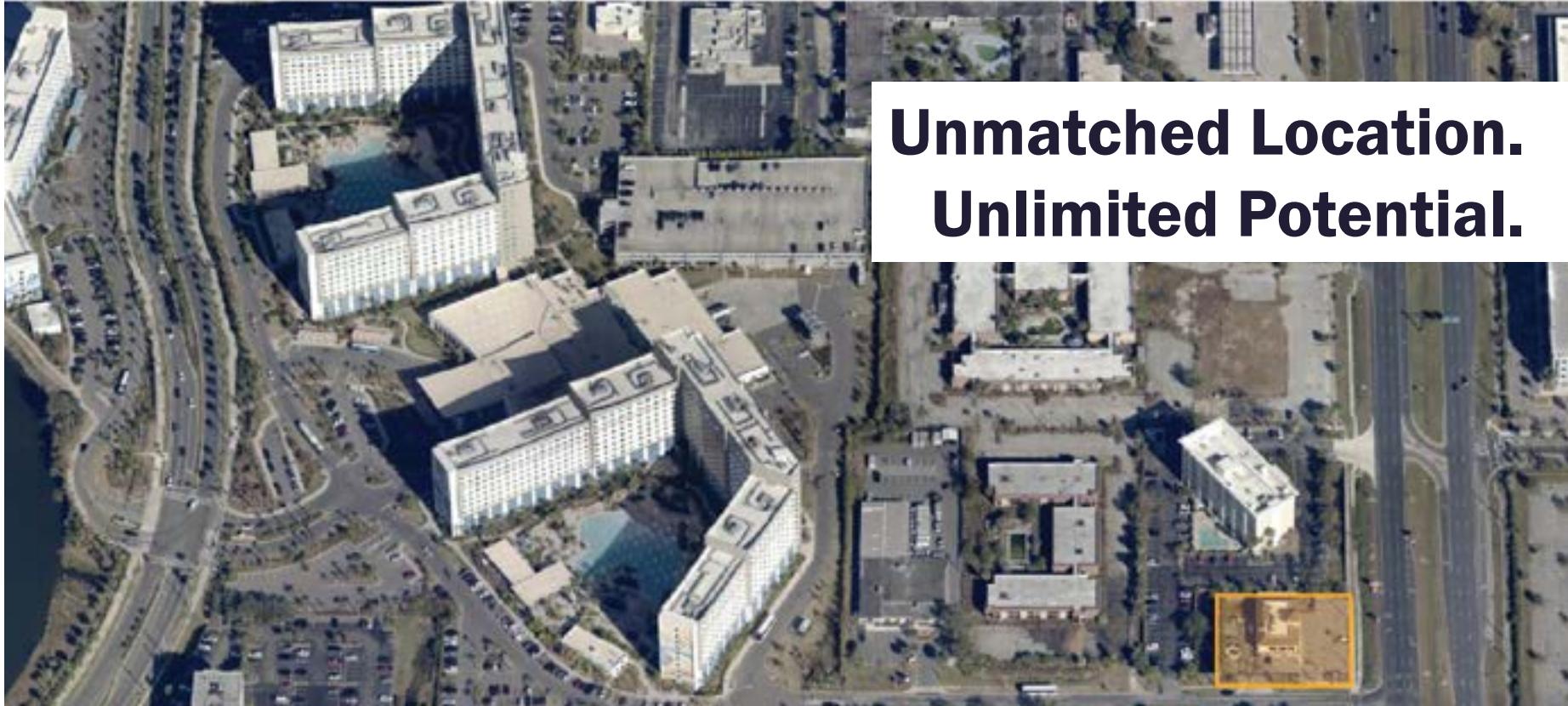
**Smith Equities Real Estate  
Investment Advisors is pleased  
to exclusively present a rare  
freestanding corner asset  
offering immediate income,  
future control, and long-  
term flexibility in the heart of  
Orlando's established tourist and  
employment corridor.**



Located at 5803 Precision Drive, the  $\pm 0.65$ -acre site offers strong frontage, visibility, and access along Kirkman Road, with convenient ingress via Precision Drive. The property is improved with a  $\pm 4,848$  square foot standalone building constructed in 2017, providing a modern, well-positioned footprint suited for long-term ownership or future repositioning.

The building is currently leased to an established restaurant operator under a triple-net (NNN) lease structure, generating near-term income while preserving operational flexibility.

This structure offers investors a rare combination of current cash flow and strategic optionality, allowing for continued leasing, re-tenanting, redevelopment, or alternative ownership strategies over time. The property's infill location, corner configuration, and surrounding investment activity support durable real estate value independent of any single use.



## Unmatched Location. Unlimited Potential.

Positioned along Kirkman Road within Orlando's primary tourism and employment corridor, the property benefits from proximity to some of the region's most powerful and durable demand drivers. The site is located near Universal Orlando Resort, the Orange County Convention Center, and the broader International Drive hospitality district—one of the most heavily visited destinations in the United States.

This infill corridor continues to experience sustained public and private investment, driven by tourism, hotel development, and employment growth, while offering limited opportunities for new freestanding construction. As a result, well-located corner parcels with existing infrastructure and zoning flexibility are increasingly scarce.

The combination of strong regional access, established surrounding uses, and long-term land value fundamentals positions the property as a strategic ownership opportunity within a market defined by high barriers to entry and enduring demand.

# SITE OVERVIEW

## ACCESS & CONNECTIVITY

- Prominent frontage and visibility along Kirkman Road
- Access via Precision Drive enhances circulation and ingress/egress
- Direct connectivity to major arterial roadways serving the tourist and employment corridor
- Strong regional access to hospitality, retail, and employment nodes throughout southwest Orlando

## MARKET DEMAND DRIVERS

- 1.5 miles from Universal Studios and Epic Universe
- Positioned between Universal, International Drive, Lockheed Martin and the Convention Center
- Surrounded by \$6B+ in active development across all asset classes
- Near Orange County Convention Center, one of the largest convention centers in the U.S.
- Located within the broader International Drive area, a year-round tourism and hospitality hub
- Surrounded by hotels, resorts, entertainment, and employment centers supporting sustained traffic and demand
- 74M+ annual visitors to the Orlando area — one of the most visited in the world

## INFRASTRUCTURE & ADVANTAGES

- Existing building, utilities, and parking in place reduce redevelopment friction
- Corner configuration enhances visibility, access, and future planning optionality
- Excess parking relative to typical code requirements supports current and future uses
- Long-term land value supported by ongoing public and private investment in the corridor
- High barriers to entry for new development reinforce durability of well-located infill sites



# LOCATION OVERVIEW



View 360° Drone

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# Prime Freestanding Corner Property in High Demand Tourist Corridor

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360° Drone

**Building Drawings**

**Development Map**

**Development Pipeline**



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