

ORLANDO, FLORIDA
6427 Westwood Blvd, FL 32821

I-DRIVE DISTRICT 2ND GEN RESTAURANT FOR LEASE

Move-In Ready Restaurant &
Entertainment Venue - **4,000 SF**

**I-DRIVE
DISTRICT**
—INTERNATIONAL DRIVE—
ORLANDO, FLORIDA



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CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

HIGHLIGHTS

- **4,000 SF MOVE IN READY 2ND GENERATION RESTAURANT**
- FF&E Available for \$300,000
- **Rent:** \$35/sft + \$10 CAM
- Fully Built-Out Commercial Kitchen
- Existing Bar, Lounge & Entertainment Stage
- Flexible Dining Layout with Approximately 160-Person Occupancy
- High-End Interior Finishes Throughout
- Located Within Orlando's I-Drive District
- Less Than .5 Mile From The Proposed \$1.7B Orlando Dreamer Baseball Stadium Location
- Less Than One Mile From The Orange County Convention Center
- Immediate Access to International Drive, I-4 & SR-528
- Surrounded by Hotels, Attractions & Entertainment
- Ideal for Full Service Dining, Entertainment, Lounge, Hookah, Steakhouse or Upscale Casual Concepts



I-DRIVE DISTRICT PREMIER ORLANDO LOCATION

Located within Orlando's International Drive District, Westwood Center is positioned in one of the nation's premier tourism and entertainment destinations, benefiting from year-round visitation generated by nearby hotels, world-renowned attractions, the Orange County Convention Center, and a strong local workforce.

I-DRIVE DISTRICT
— INTERNATIONAL DRIVE —

KEY DEMAND DRIVERS



**140 +
HOTELS & RESORTS**

Millions of annual overnight visitors in the I-Drive District



**ORANGE COUNTY
CONVENTION CENTER**

3rd Largest Convention Center in the U.S with over 1.5 million annual visitors



**300 +
RESTAURANTS**

One of Florida's most diverse dining destinations



**600 +
RETAIL STORES**

Designer, outlet, and brand name stores located within minutes



**WORLD-CLASS
ATTRACTIONS**

7 Major theme parks including Universal, Epic Universe, SeaWorld & Islands of Adventure



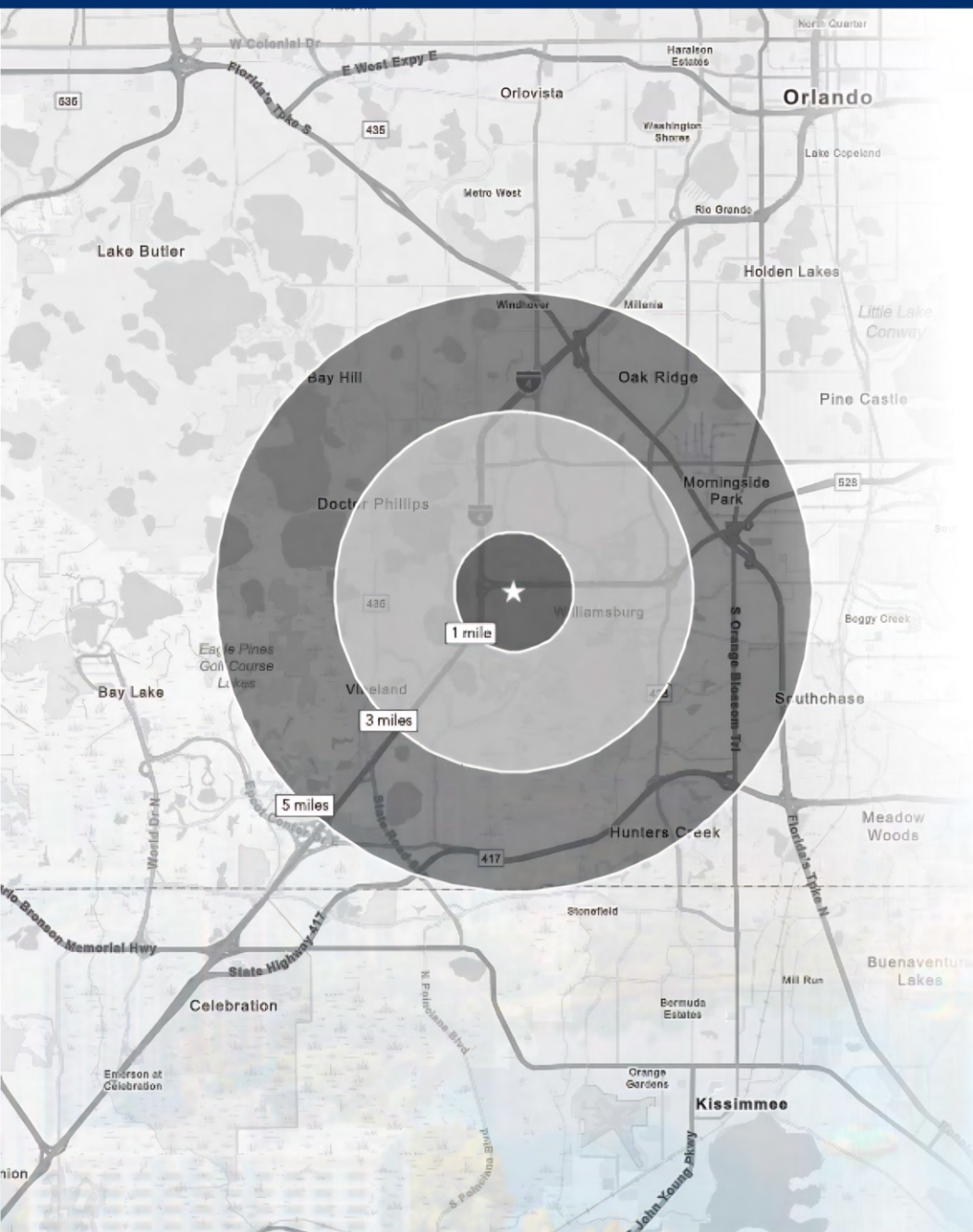
PRIME ACCESS

Immediate Access to International Drive, I-4 & SR-528

INTERIOR
RESTAURANT PHOTOS

WESTWOOD CENTER
6427 Westwood Blvd, FL 32821



**1 MILE**

Avg. Household Income	\$154,838
Daytime Population	21,700
Population	5,794
Households	2,529

3 MILE

Avg. Household Income	\$145,930
Daytime Population	116,000
Population	59,359
Households	23,691

5 MILE

Avg. Household Income	\$136,455
Daytime Population	284,000
Population	167,754
Households	62,431

SOURCE: esri

FLOOR PLAN

