



# INTERNATIONAL PLAZA

3451 Technological Avenue, FL 32817

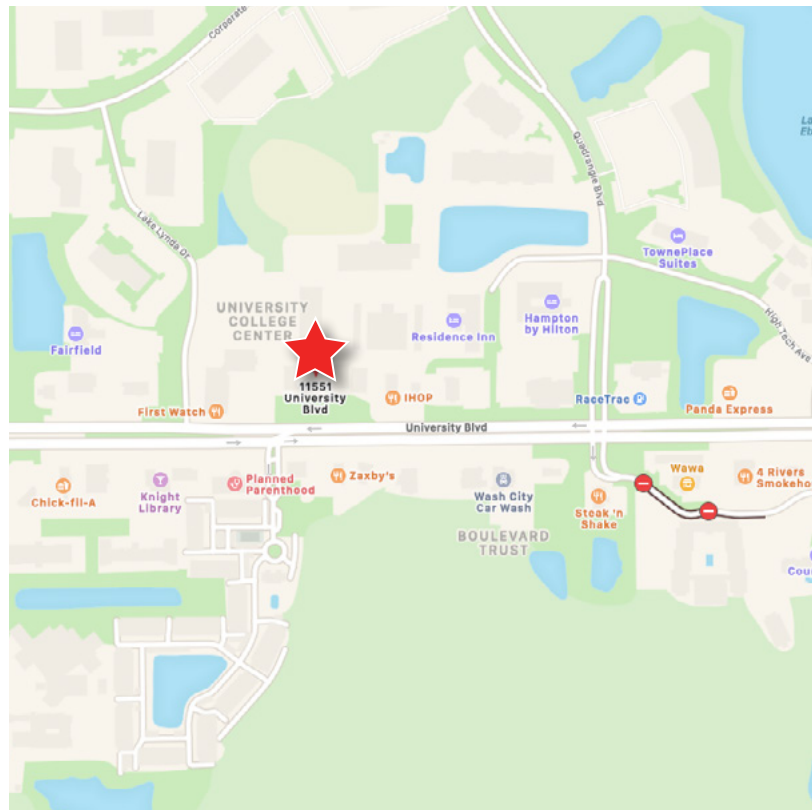
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## PROPERTY HIGHLIGHTS

- Prime Medical Office Opportunity with direct access to University Blvd. This suite is situated directly adjacent to a Statewide Medical Service provider, offering ideal medical co-tenancy
- Less than 1 mile from the University of Central Florida - 55k+ Undergraduates enrolled
- In addition to the sites direct medical co-tenancy, there is a wealth of successful medical practices within the immediate market. Including Dental, Orthopedic, Dermatology, and other notable operators.
- University Research submarket - East Orlando's high tech corridor.
- 63,979 AADT on University Blvd
- 53,269 AADT on Alafaya Trail
- Exceptional exposure at the signalized intersection of University Blvd. and Alafaya Trail with 55,500 +/- vehicles daily.
- UCF is currently the second largest university in the country boasting nearly 71,948 students and over 11,000 staff. The ripple effect from UCF includes a world renowned research park employing nearly 9,500 employees, the Quadrangle business park comprised of over 1.7 million SF of office space that is home to global corporations such as Siemens.



FOR MORE INFORMATION: [MILLENIA-PARTNERS.COM](http://MILLENIA-PARTNERS.COM)



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

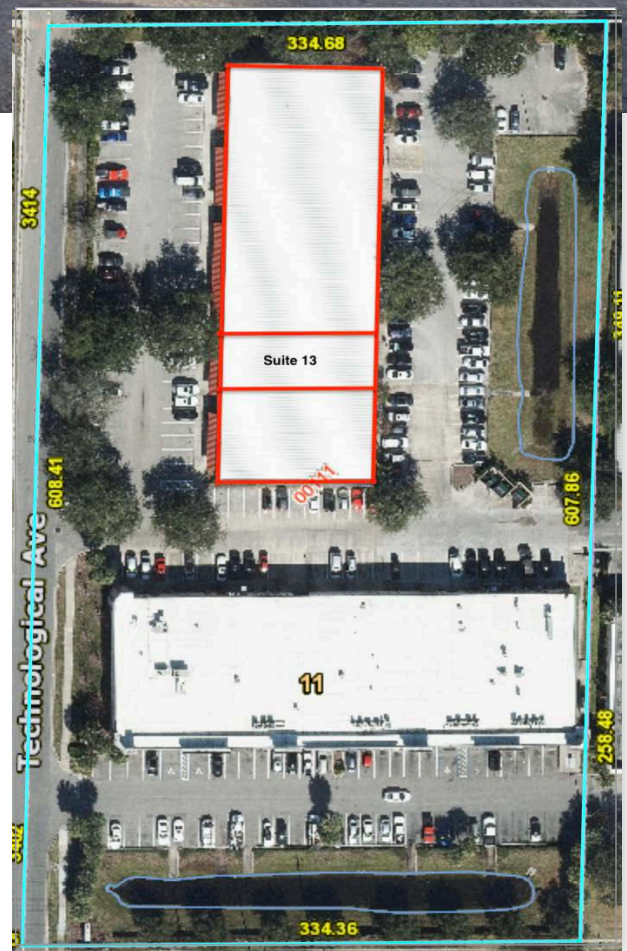
Available SF:	2,275 SF	Building Size:	26,333
Lease Rate:	\$20/SF Base Rent	SF Zoning:	P-D
Type:	NNN		
Lot Size:	4.66 Acres		

## PROPERTY OVERVIEW

The 50,050 SF complex consists of two buildings with excellent highway frontage on University Blvd, easy ingress and egress and is located less than 1 mile from the UCF campus and less than 2 miles from SR-417 and Colonial Drive.

## LOCATION OVER VIEW

International Plaza is strategically located on University Boulevard in the center of the University of Central Florida sub-market home to the Central Florida Research Park; Siemens; Westinghouse; and Lockheed Martin. The business culture is fueled by the strength and growth of research institutions, the medical community, and a strong defense economy. all of which boost the sub-market's outstanding demographics and pedigree.



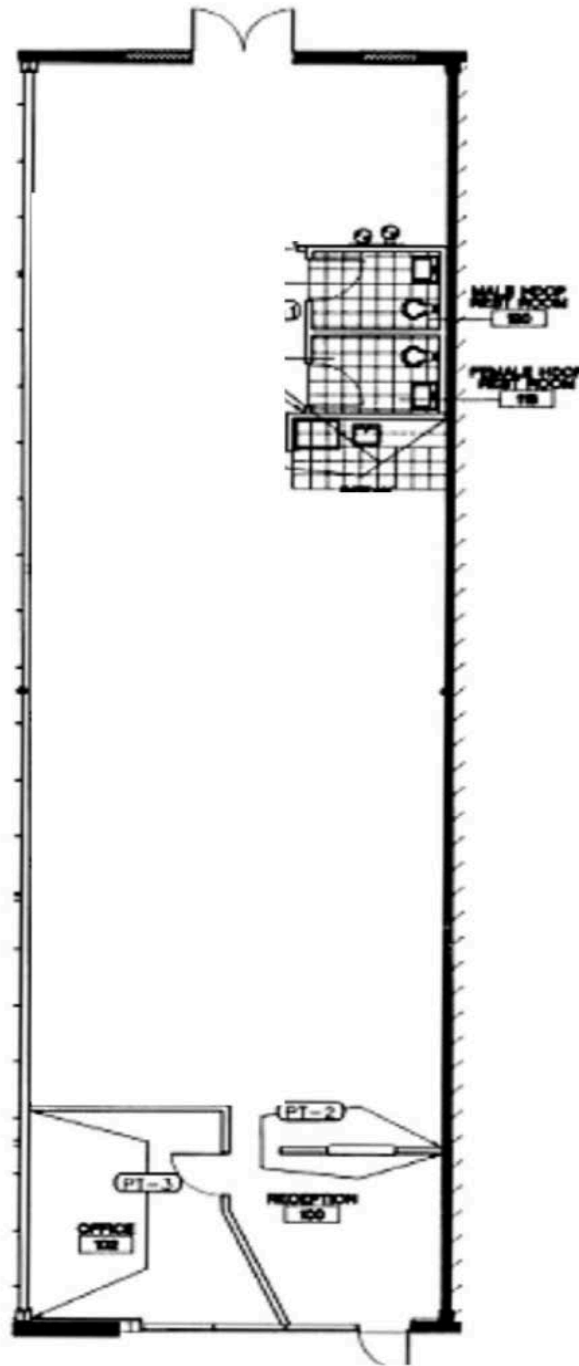
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# SPACE PLANS



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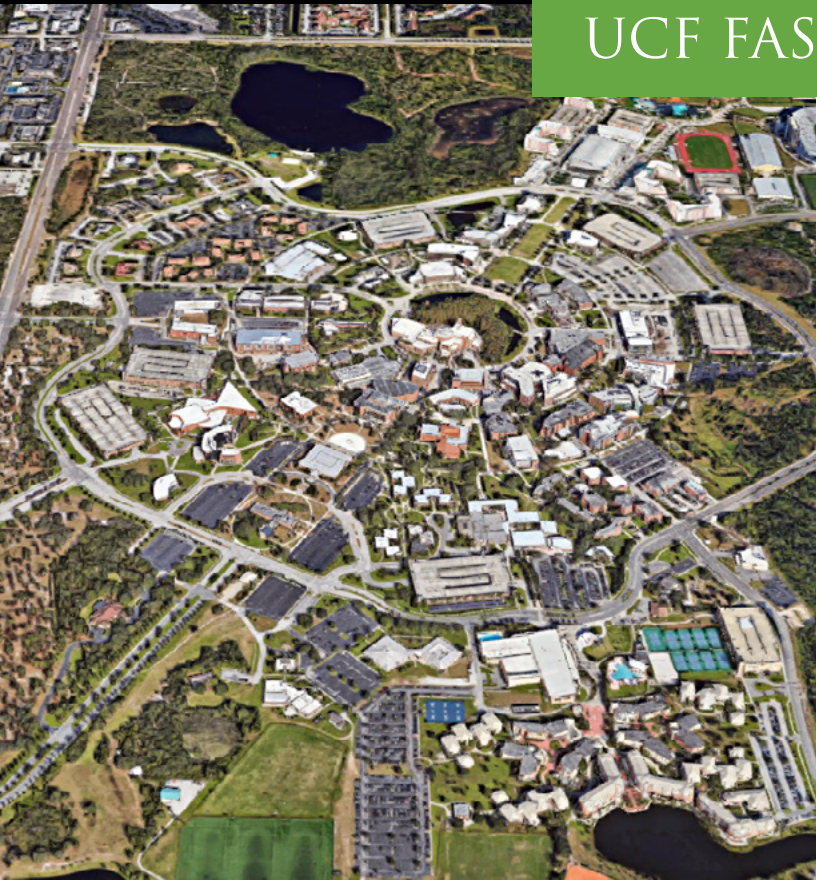
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# UCF FAST FACTS



In just over 50 years, UCF has rapidly grown to become the 2nd largest university in the country. As of 2020, UCF has a student population of over 71,948 students. In addition to the student population, UCF has 11,074 employees. Over 120,000 UCF alumni live and work in central Florida.

Located just 13 miles from downtown Orlando, UCF is conveniently accessed primarily by the main entrance located at the intersection of University Boulevard and Alafaya Trail. This is right at the front door to Plaza on University.

UCF not only provides world class education and research opportunities, but also serves the greater community by producing over 300 major events every year driving hundreds of thousands of people to the area from central Florida and the greater United States.

Events include home football games in a 45,000 seat stadium, home basketball games and concerts held in a 10,000 seat arena and a wide range of other events hosted throughout the campus targeted at college students and full-time residents.



UCF can attribute part of its rapid growth to partnering with Valencia State College and Seminole State College, two of the largest community college systems in the country. UCF partnered with both of these systems through a direct-connect program providing guaranteed admission to UCF after earning an Associate's Degree. All three of these higher education systems feed the economic engine in east Orlando and thus drive the demand for student housing and retail.

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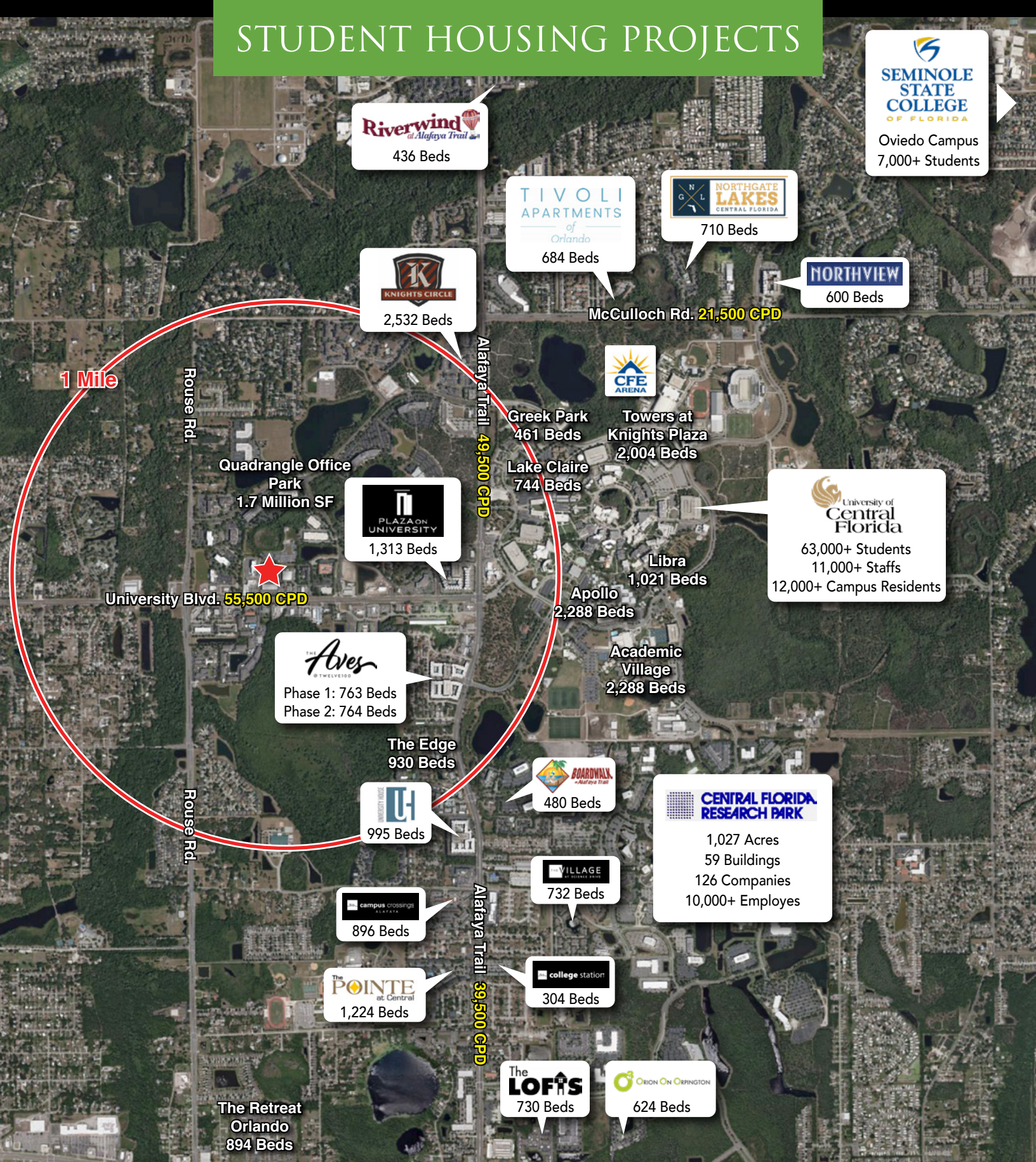




# STUDENT HOUSING PROJECTS



Oviedo Campus  
7,000+ Students



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# TRADE AREA AERIAL 1

1 Mile



63,000+ Students  
11,000+ Staffs  
12,000+ Campus Residents

University Blvd. 49,000 AADT



Orange County Prep School

Arbor Ridge K-8 School

Riverdale Elementary School

Central Florida Research Park

University High School

Atafaya Trl 48,000 AADT

Union Park Middle School

E Colonial Dr 61,500 AADT

Union Park Elementary School



E Colonial Dr 43,000 AADT



Atafaya Trl 51,000 AADT

Waterford Lakes Town Center

Waterford Towers



SR-408 71,000 AADT

Legacy Middle School



Avalon Park



Discovery Middle School

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# TRADE AREA AERIAL 2

Quadrangle Office Park  
1.7 Million SF

University of  
Central  
Florida

63,000+ Students  
11,000+ Staffs  
12,000+ Campus Residents

Central Florida  
Research Park  
10,000+ Employees

0.5 Mile

Available

University Blvd. 49,000 AADT

Alafaya Trail 50,000 AADT

Restricted Use

Rouse Rd. 19,400 AADT

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# AREA RESIDENCES



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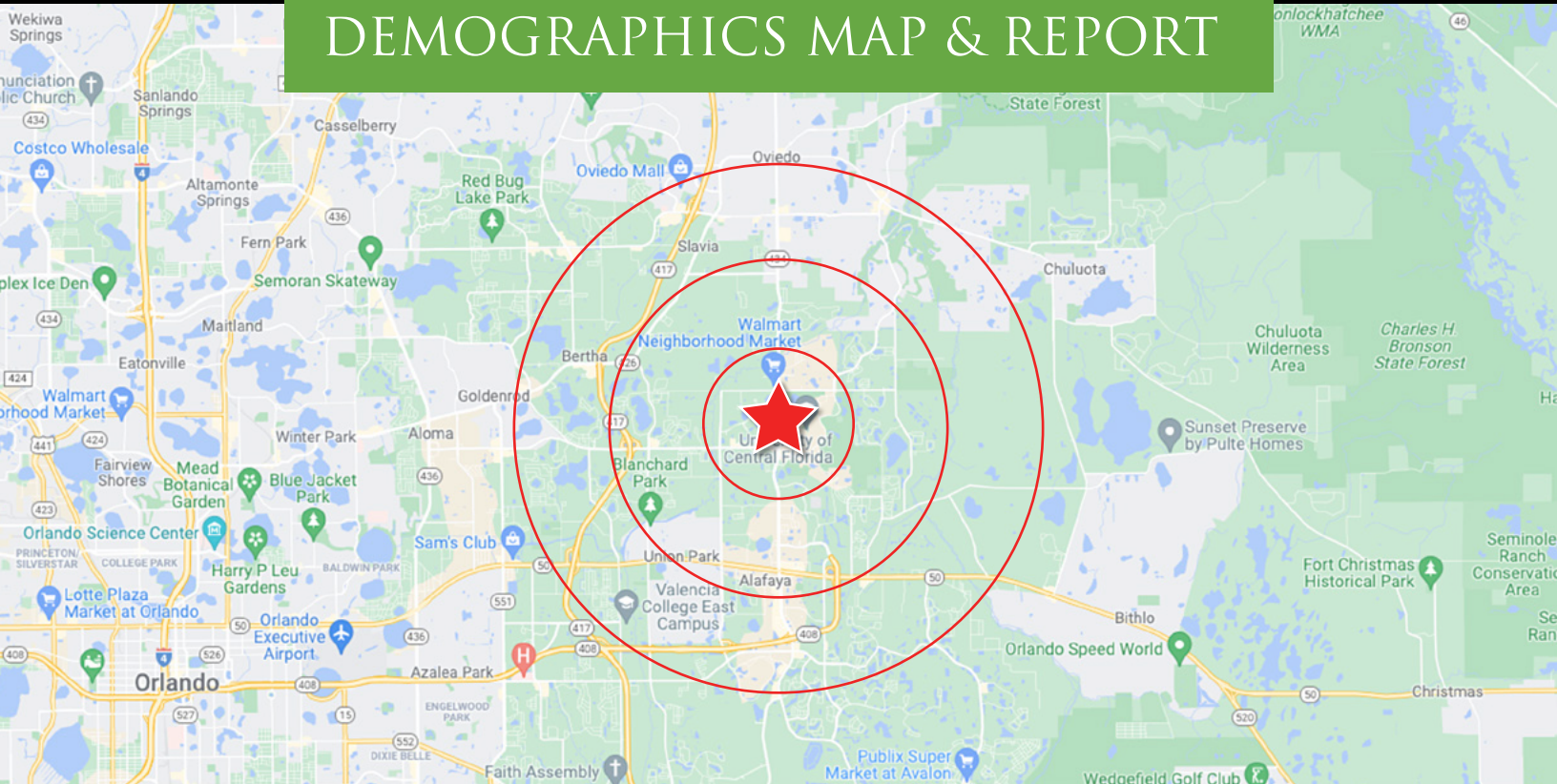
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# DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Population	8,988	86,334	232,264
Median Age	28	31	33
White / Black / Hispanic	70% / 17% / 25%	78% / 12% / 31%	78% / 12% / 35%
Employment	9,759	43,028	90,398
Buying Power	\$114.7M	\$1.8B	\$5.4B
College Graduates	32.7%	34.5%	32.8%


Households & Income	1 Mile	3 Miles	5 Miles
Households	2,923	29,170	81,960
Median Household Income	\$39,235	\$62,495	\$66,143
Average Household Income	\$61,225	\$81,576	\$85,868
% High Income (>\$75K)	25%	40%	43%

Housing	1 Mile	3 Miles	5 Miles
Median Home Value	\$252,957	\$259,356	\$261,812
Median Year Built	1991	1993	1993
Owner / Renter Occupied	26% / 75%	52% / 48%	59% / 41%

 **71,948**  
**UCF STUDENTS**  
(2020 total)

 **250K**  
**POPULATION**  
(2020 total)

 **25,663**  
**EMPLOYEES**  
(Within 1 mile)

 **18,000+**  
**APARTMENT**  
(Beds within 1 mile)

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