

International Town Center

6121 Westwood Blvd, Orlando, FL 32821



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,800 SF, 3,630 SF and 5,600 SF Spaces Available
- The entire exterior of the property was recently renovated
- Frontage on both International Drive & Westwood Blvd
- Positioned nearby huge traffic generators such as Sea World, Orange County Convention Center, and "I-Drive"
- Located just off SR 528 at a signalized intersection with 3 ingress/egress points including a left-in turn
- The intersection see over 30,000 vehicles per day and 90,000 vehicles per day on SR 528

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,400 - 5,600 SF
Lot Size:	7.29 Acres
Building Size:	45,596 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,600	10,150	41,724
Total Population	3,500	26,457	117,945
Average HH Income	\$48,149	\$80,854	\$78,521

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7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
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PROPERTY PHOTOS



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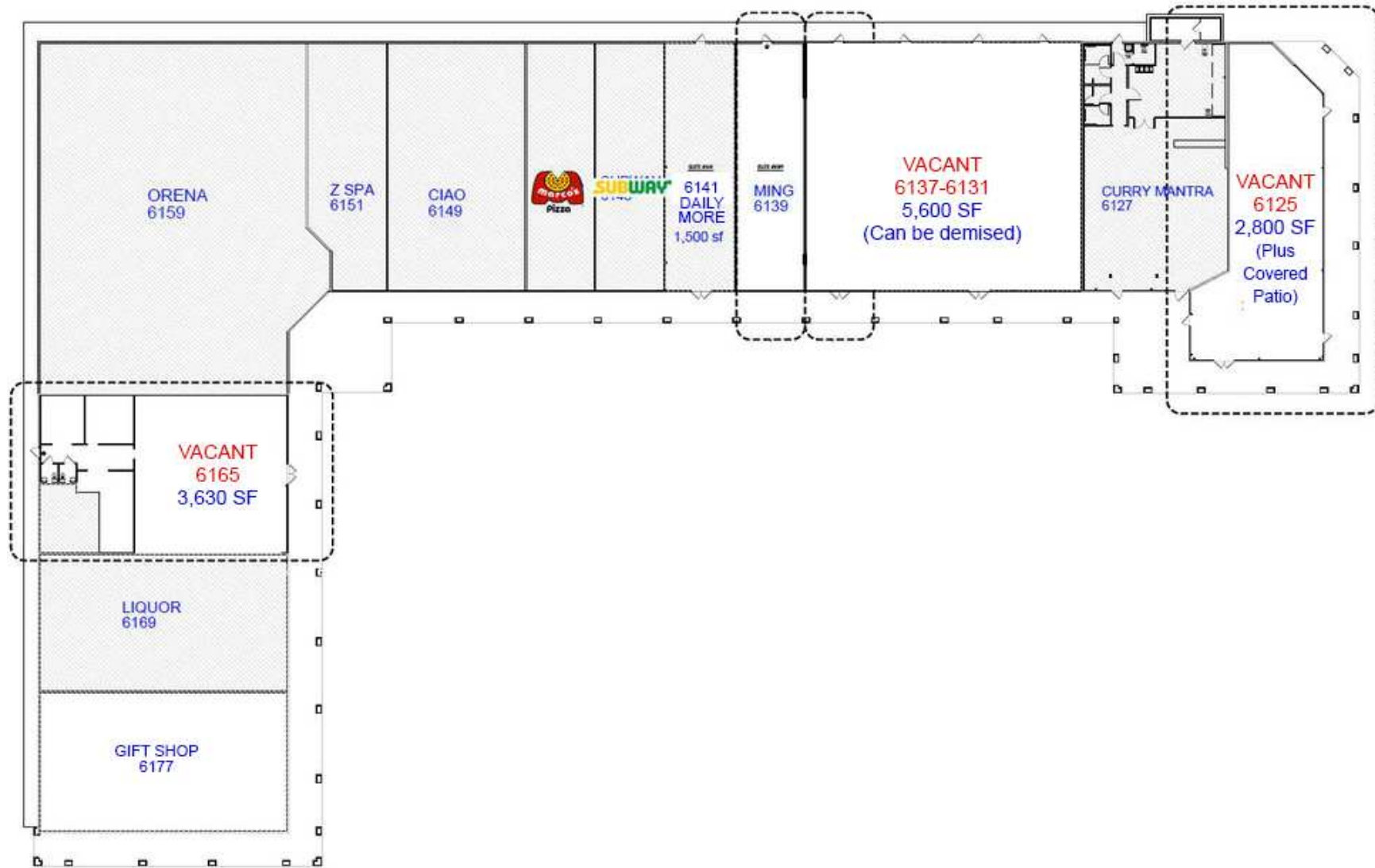
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SITE PLAN



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SPACE AVAILABLE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400-5,600 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6131-6137	Available	5,600 SF	NNN	Negotiable	Can be demised
6125	Available	2,800 SF	NNN	Negotiable	Plus covered patio
6165	Available	3,630 SF	NNN	Negotiable	-

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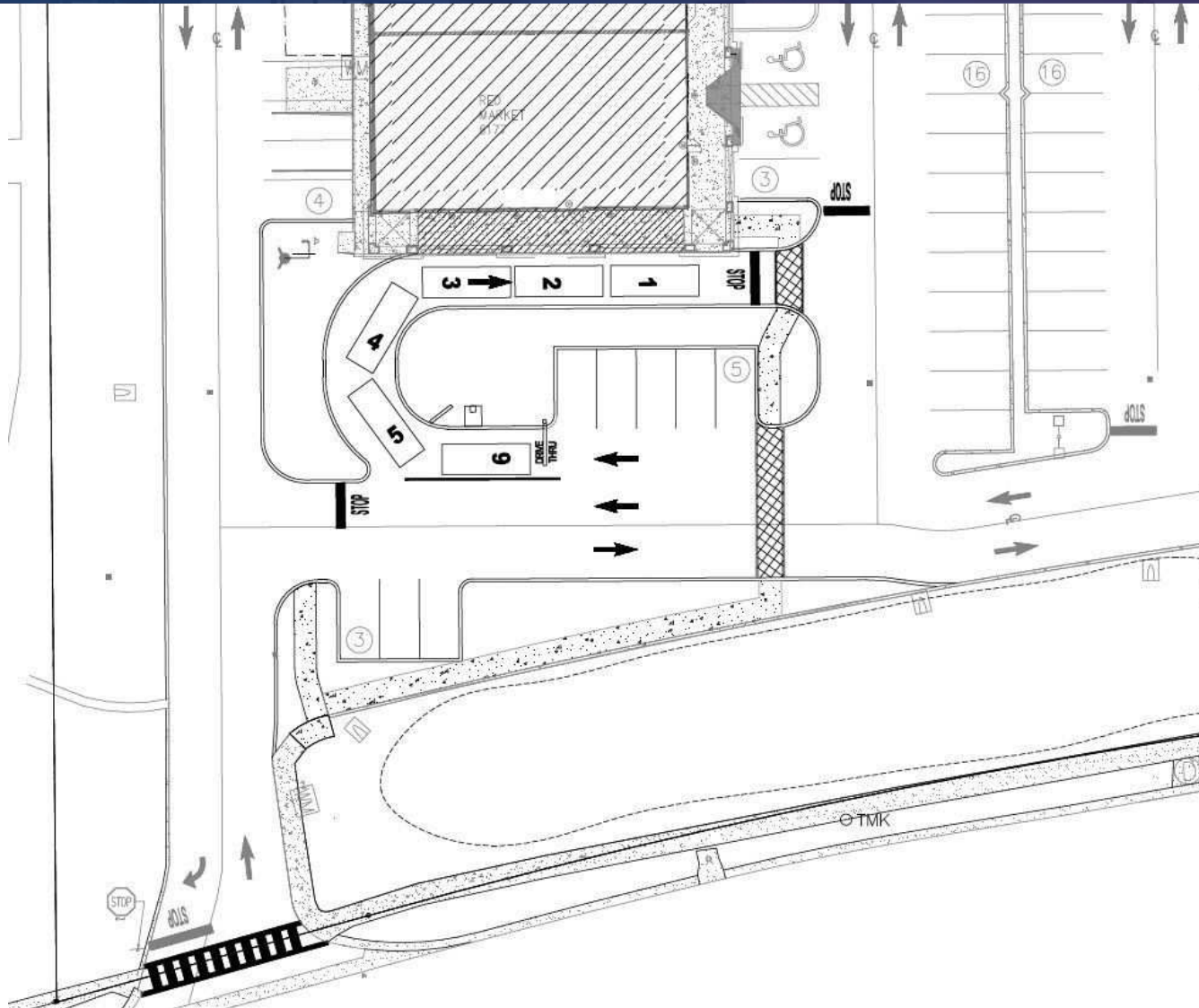
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DRIVE THRU SITE PLAN



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AREA MAP



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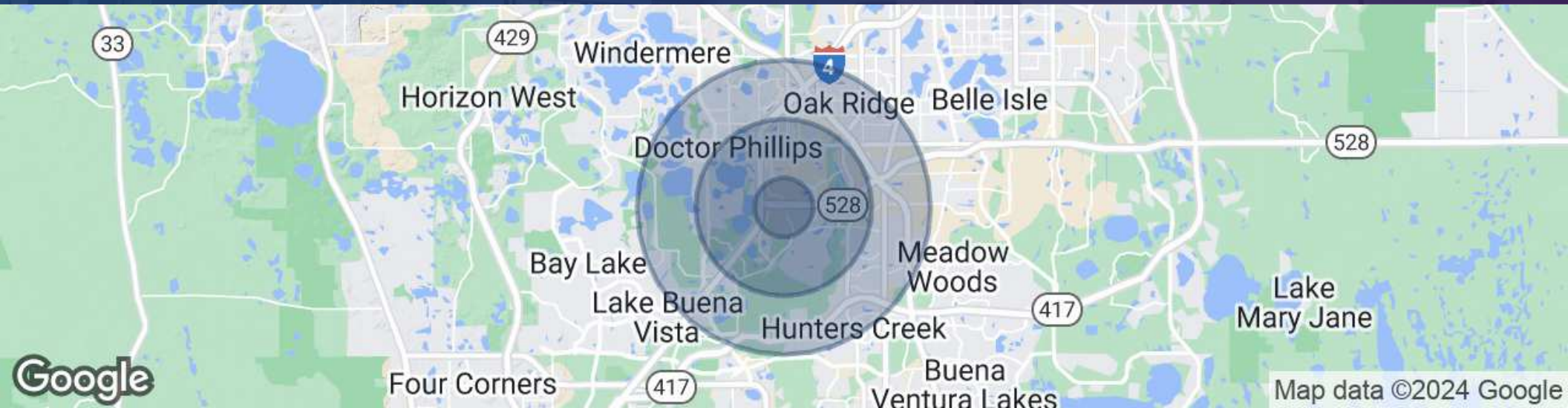
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,500	26,457	117,945
Average age	36.2	36.3	35.3
Average age (Male)	35.9	35.7	35.1
Average age (Female)	39.0	37.8	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,600	10,150	41,724
# of persons per HH	2.2	2.6	2.8
Average HH income	\$48,149	\$80,854	\$78,521
Average house value	\$646,330	\$489,126	\$431,445

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