



4706 Millenia Plaza Way

ORLANDO, FL 32839

Property Highlights

- Orlando is located in central Florida, is the state's third largest city and home to more than 1.5 million residents.
- Orlando is the 3rd largest MSA in Florida and the largest tourism destination in the U.S.
- The Orlando- Kissimmee-Sanford MSA ranked as the 8th Largest Gaining MSA.
- 72 million people visited Orlando, FL in 2017 - America's most visited destination



FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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EXECUTIVE SUMMARY

ORLANDO, FL 32839

4706 Millenia Plaza Way



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,900 SF
Available SF:	2,800 SF
Lot Size:	0.92 Acres
Year Built:	2016
Zoning:	AC-2
Submarket:	Millenia

PROPERTY OVERVIEW

Millenia Place is in the heart of the retail node of the Millenia DRI – a 450 acre master planned development that includes 2.2 million SF of premier office space, 1,100 hotel rooms and almost 3.5 million SF of retail & restaurants.

This site sits on the corner of Millenia Blvd & Millenia Plaza Way, in front of Super Target and the heavily trafficked Millenia Plaza power center.

This two tenant Target out parcel is easily accessible from Interstate 4 which boasts traffic counts of 161,000 VPD at the Conroy Road exit.

Surrounding retailers include Target, Costco, Marshalls, The Home Depot, Ross, Dick's Sporting Goods, Total Wine & Ashley Home Furniture.

Millenia Place is located just six miles from downtown Orlando, and is minutes away from tourist destinations including Universal Studios Florida, which attracts over 10 million visitors annually.

Just up the road from the subject property is the Mall at Millenia - The precious gemstone centerpiece of the DRI, the Mall at Millenia is chock full of luxury retailers and is anchored by Bloomingdale's, Neiman Marcus and Macy's and experiences a sales volume of \$1,360 PSF

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RETAIL PROPERTY

For Lease

ADDITIONAL PHOTOS

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RETAIL PROPERTY

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SITE PLAN

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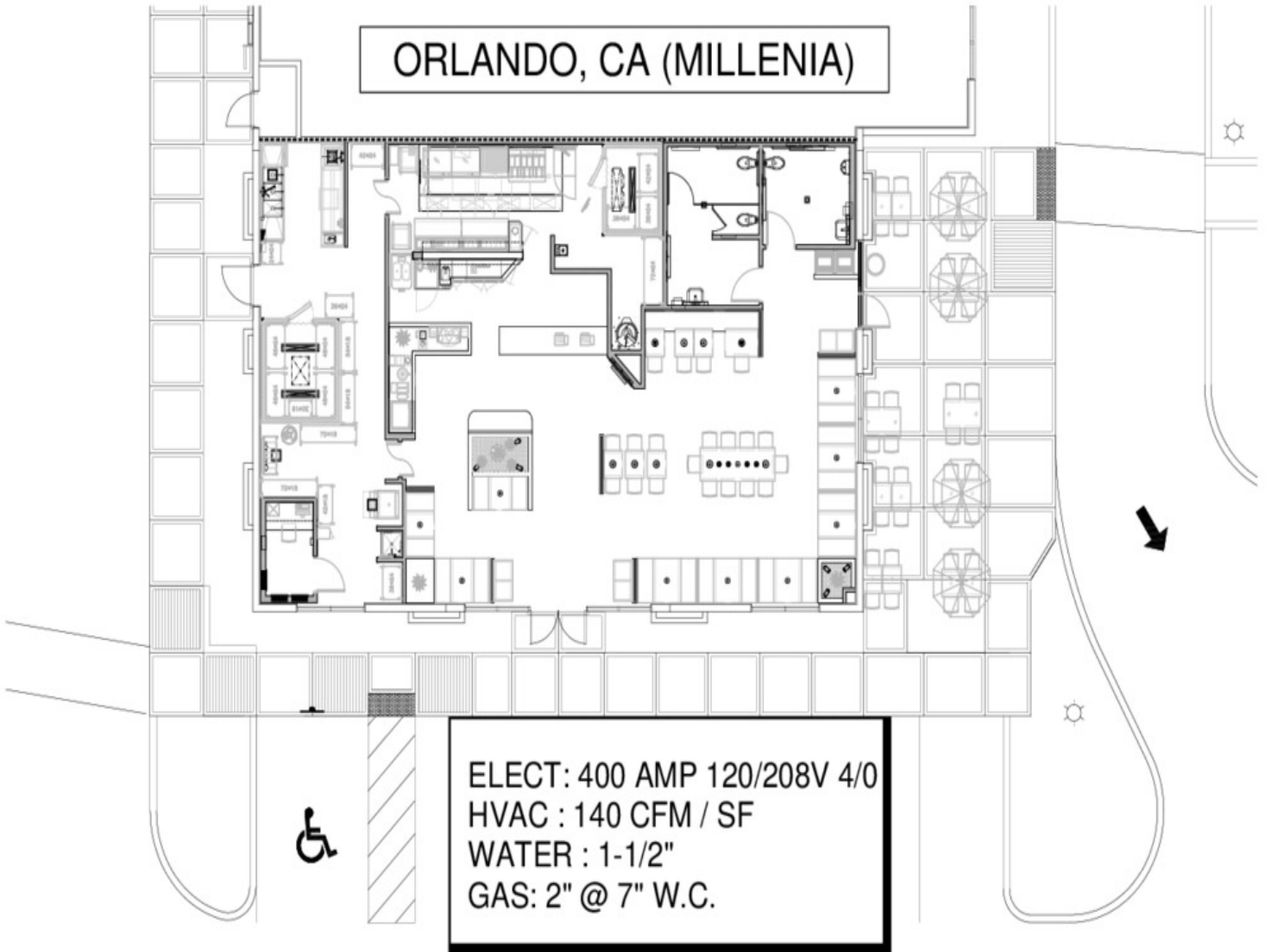
RETAIL PROPERTY

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FLOOR PLANS

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RETAIL PROPERTY

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RETAILER MAP

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4706 Millenia Plaza Way



Google

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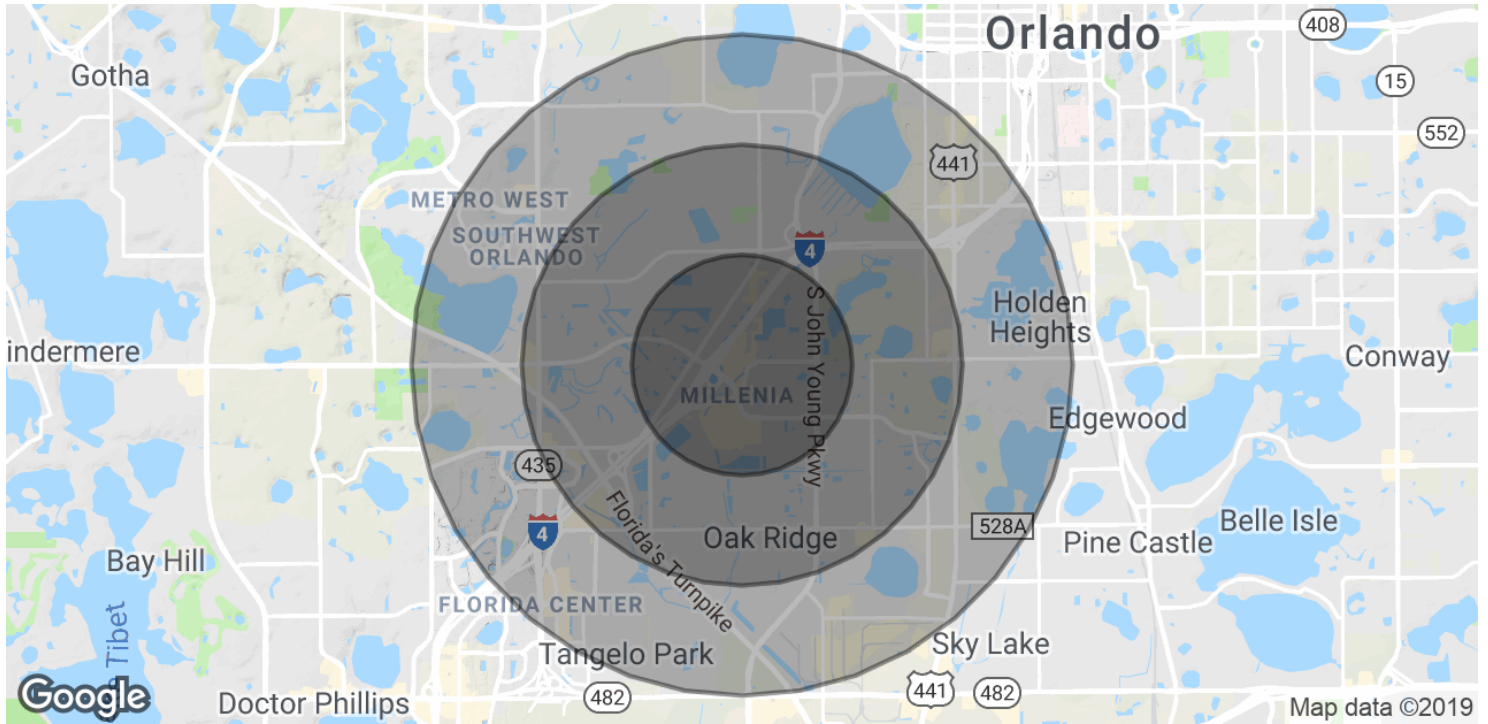
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,308	43,532	93,608
Median age	29.8	30.4	31.2
Median age (Male)	30.0	30.3	30.6
Median age (Female)	29.3	30.6	32.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,180	17,003	35,718
# of persons per HH	2.5	2.6	2.6
Average HH income	\$49,970	\$49,668	\$47,731
Average house value	\$158,156	\$192,491	\$185,369

* Demographic data derived from 2010 US Census

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