



ORLANDO'S MOST  
ICONIC LOCATION  
TO DINE, DRINK, PARTY  
AND PLAY.

**ICON**  
**PARK**®

**CBRE**

 8375 International Dr, Orlando, FL 32819

# Property Details



## THE OPPORTUNITY

- ICON Park is a 20-acre, global leader in location-based entertainment in the most-visited destination in the U.S., Orlando, Florida.
- ICON Park is located at the epicenter of Orlando's Entertainment District with entrances on both Universal Blvd and International Drive.
- The park destination attracts ~5 million guests each year with its unique, world-famous entertainment attractions, over a dozen immersive restaurants and bars, nightly live music, and an extensive shopping and outdoor marketplace – all anchored under the brilliant lights of The Orlando Eye by Merlin Entertainments.
- Open 365 days a year and no admission cost
- Features an open-air, pedestrian-friendly layout with a center lawn and winding brick promenade
- Within walking distance from thousands of hotel rooms
- Abundant covered parking, featuring 1-600 spaces with two floors of premium parking, four floors of **free parking** and ground floor valet service



## UNPARALLELED EXPOSURE

- At 400-ft, the park boasts the tallest observation wheel on the East Coast, called The Orlando Eye, which is visible day and night, and by air or on the ground
- Exceptional views and diverse experiences allow the Park to serve as a magnet to Central Florida's 74 million annual visitors, as well as the three million residents within a 30-45 minute drive and a total of five million residents within a two hour drive.
- Located in the middle of the world-famous International Drive Resort Area, with easy access to major highways, such as Interstate 4, the Florida Turnpike and the Beachline.



## WORLD-CLASS TENANCY

- ICON Park's portfolio of 50+ tenants include globally recognized brands that appeal to both families and adults.
- Guests can dine on a diverse selection of authentic cuisine at Blake Shelton's Ole Red, Darden's Yard House, Gordon Ramsay's Fish & Chips, Shake Shack, Uncle Julio's, Sloppy Joe's, and The Sugar Factory. Enjoy restaurants with live entertainment at Blake Shelton's Ole Red and Tin Roof.
- ICON park also hosts live events and music in the main courtyard area.
- Attractions for the whole family to enjoy include Merlin Entertainments' Madame Tussauds, the world's most famous celebrity wax museum; Merlins Sea Life Aquarium, an immersive marine habitat with a 360-degree viewing tunnel; Build-a-Bear Workshop, sky-high views from The Orlando Eye and a host of optical illusion, virtual reality, escape room and family gaming experiences.
- ICON Park is the only nightlife entertainment destination in Orlando with multiple locations that feature nightly live entertainment, and its car traffic-free layout encourages guests to remain on-site and create their own walkable "bar crawl" throughout its collection of bars, entertainment activities like immersive museums, VR, live music, and late-night dining.



## NEIGHBORING AMENITIES AND GROWTH OF SURROUNDING AREA

- The Park is surrounded by 150+ hotels, consisting of 45,500 rooms (40% of the tri-county inventory)
- World-famous theme parks including, Universal Studios, SeaWorld, Aquatica, Walt Disney World and Epic Universe (2025 opening) are within a 3-mile radius
- Orange County Convention Center, the second largest convention center in the US and commands ~1.4 million attendees, is only 1 mile from ICON Park
- Brightline opened the first leg of a \$1.75 billion investment in the region, connecting high speed rail between Miami and Orlando's International Airport.
- Two future phases in planning are a second leg directly from the airport into the International Drive Resort Area, and a route continuing to Tampa.
- Hundreds of millions of dollars to be invested in the expansion of Orange County's 7 million-square-foot convention center, already the second-largest in the nation.
- An additional \$4 billion in new and expanding hotels, attractions, restaurants, convention space, entertainment venues and roadwork enhancements. In total, 65 projects are planned with the majority to be complete by the end of 2024.





**VISIBLE FOR MILES. ACCESSIBLE TO MILLIONS.  
UNFORGETTABLE FOR ALL AGES.**



2025 OPENING

Powered by Es

UNIVERSAL BLVD 24,000 AADT

VIA MERCADO

INTERNATIONAL DRIVE 25,000 AADT



**sugar FACTORY**  
Tin Roof  
BREATHE  
A MODERN WELLNESS BAR

**WORKSHOP**  
BUILD-A-BAR  
STOPPY JOE'S  
ICON PARK ORLANDO



**MUSEUM OF ILLUSIONS ORLANDO**  
helena

ICON Park Parking Garage

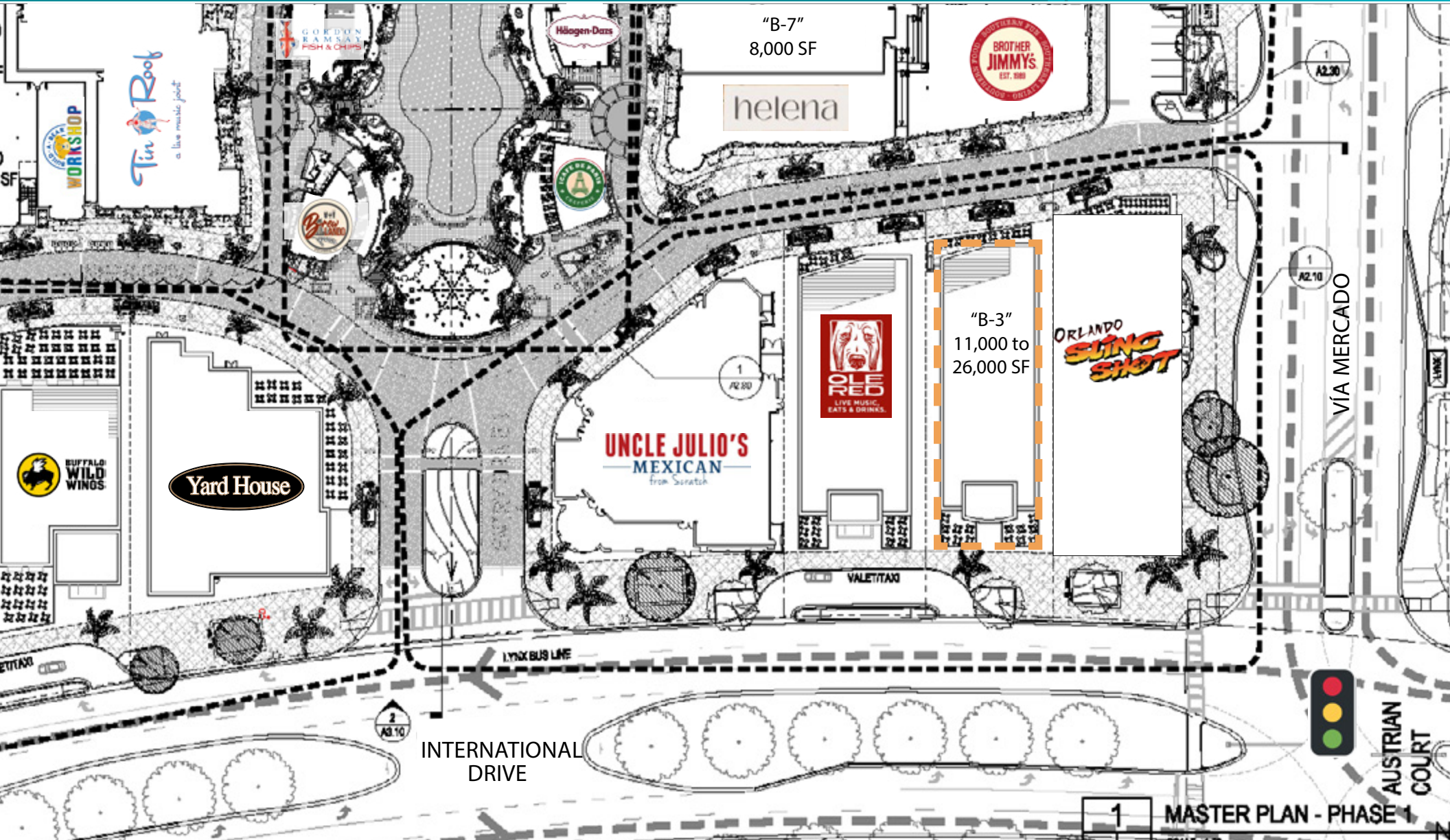


# Availabilities

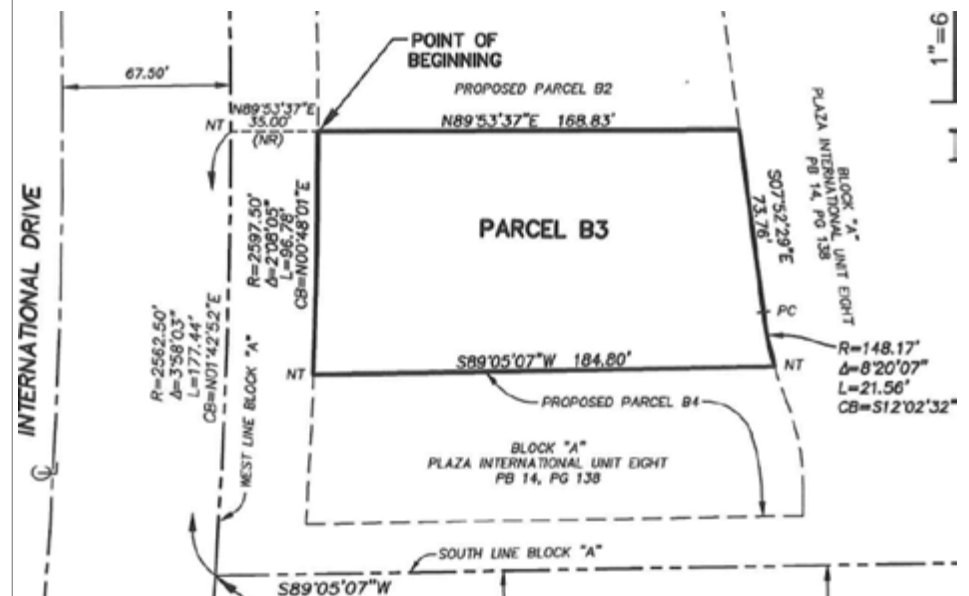
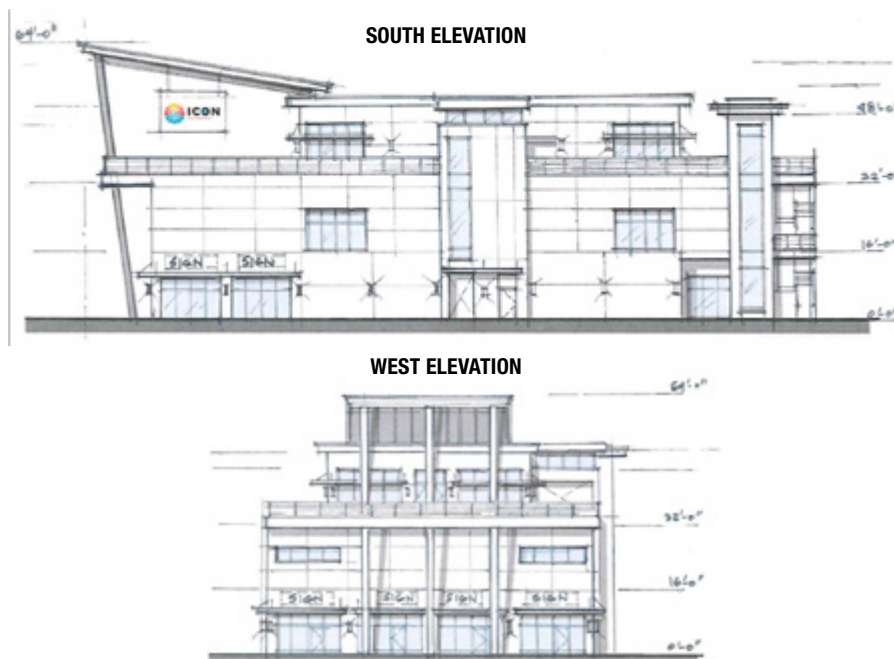
TITLE	SIZE	DESCRIPTION	BUILDING LOCATION
A1a, A1b	6,509 SF	Outback Steakhouse Carrabba's Italian Grill	Outparcel - North
A2	5,430 SF	Shake Shack	Outparcel - North
A3	7,006 SF	Buffalo Wild Wings	Outparcel - North
A4	12,366 SF	Yard House	Outparcel - North
A5, A7	11,360 SF	Tin Roof Orlando	North Building
A6	4,725 SF	Sloppy Joe's	North Building
A8	6,000 SF	Sugar Factory	North Building
A9	3,545 SF	RSI	North Building
A10	1,400 SF	Breathe Oxygen Bar	North Building
A11	1,360 SF	Build-A-Bear Workshop	North Building
B1	8,520 SF	Uncle Julio's Mexican From Scratch	Outparcel - South
B2	17,289 SF	Ole Red Orlando	Outparcel - South
B3	11,000 to 26,000 SF	Vacant Pad : International Dr	Outparcel - South
B4	11,000 to 26,000 SF	Orlando Slingshot	Outparcel - South
B5a	5,065 SF	Helena Modern Riviera	South Building
B5b	7,285 SF	Brother Jimmy's	South Building
B6, B7b	7,775 SF	Museum of Illusions	South Building
B7	8,000 SF	Coming Available Soon	South Building
C1	1,460 SF	Gordon Ramsay Fish & Chips	Central Lawn
C2	1,130 SF	Ben & Jerry's	Central Lawn
C3	1,438 SF	The Winery & Tasting Room by Brewland	Central Lawn
C4	1,220 SF	iCafe de Paris	Central Lawn
D1	22,950 SF	Madame Tussauds	Wheelhouse Building
D2	2,854 SF	Wheelhouse Market Food Hall	Wheelhouse Building
D3	25,616 SF	Sea Life Aquarium	Wheelhouse Building
D4	7,500 SF	In The Game	Wheelhouse Building
G1	1,078 SF	Caleoni Sunglasses	North Garage Building
G2	3,202 SF	ICON Park Gifts	North Garage Building



# “B-3” Outparcel – International Drive





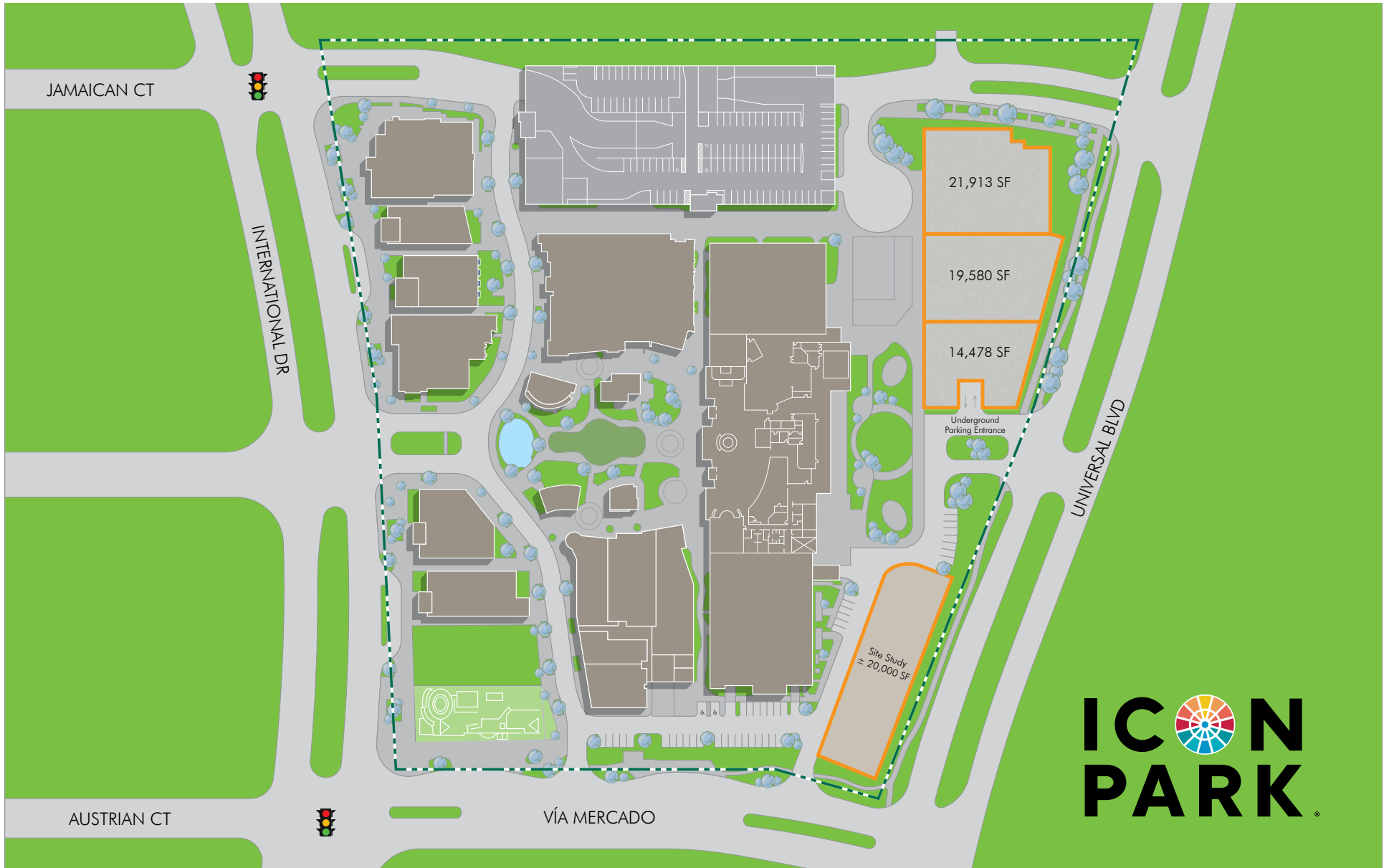


## “B-3” Outparcel – Conceptual Elevations

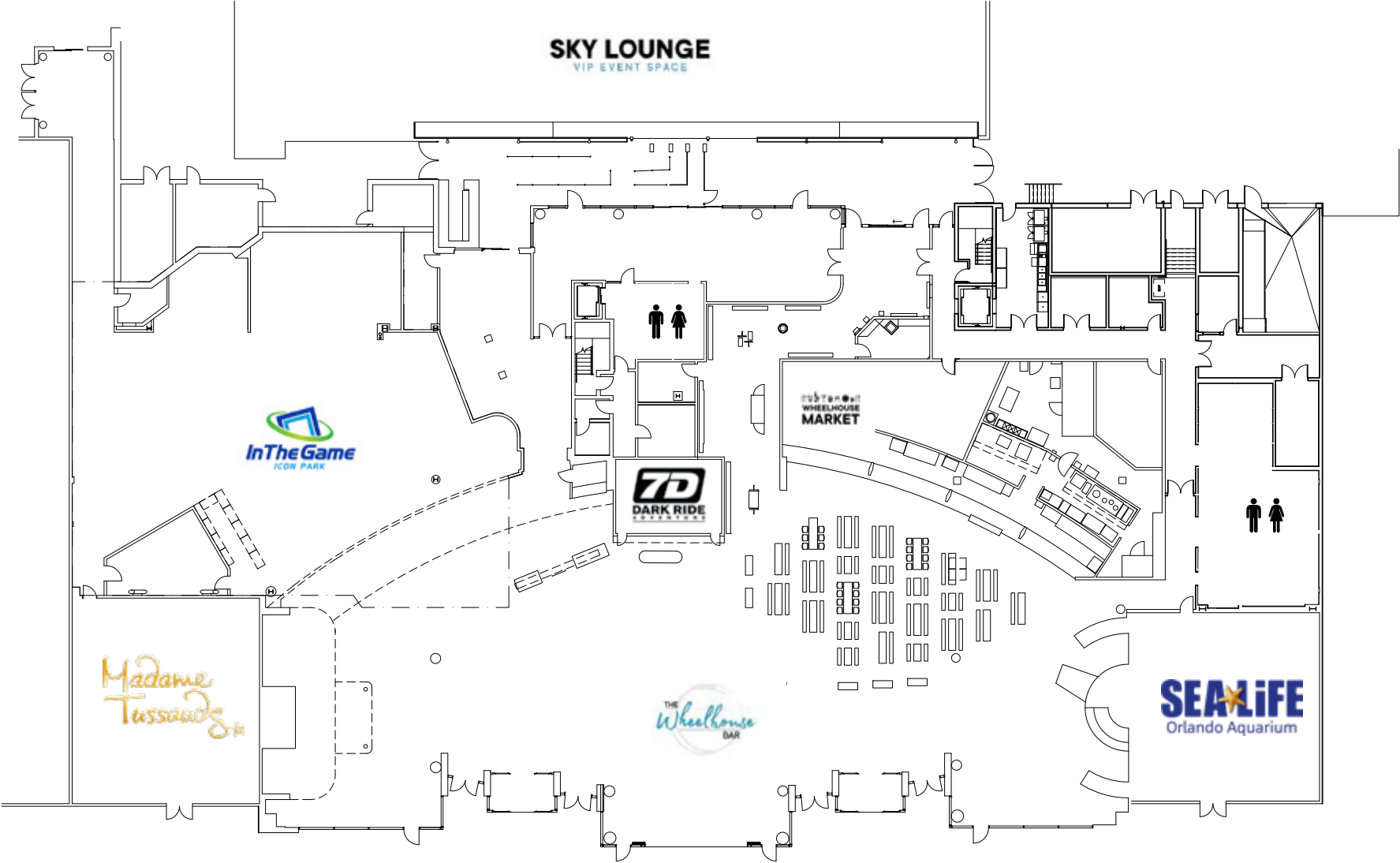
### THE LAST OPPORTUNITY ON I-DRIVE

- The last remaining vacant outparcel within the Orlando Entertainment & Convention Districts along International Drive
- A Building Height of 64' is possible, for a 2-story building with a tall first floor as well as a rooftop pavilion
- Parcel Dimensions are approximately:
  - International Drive: 96.78'
  - South Boundary: 184.8'
  - ICON Park Promenade: 73.76'
  - North Boundary: 168.83'
- Conceptual Floor Plans contemplated a building floor plate of 80' x 143'
- The Conceptual Elevations herein are for reference purposes only, to provide an idea of scale, massing, etc.

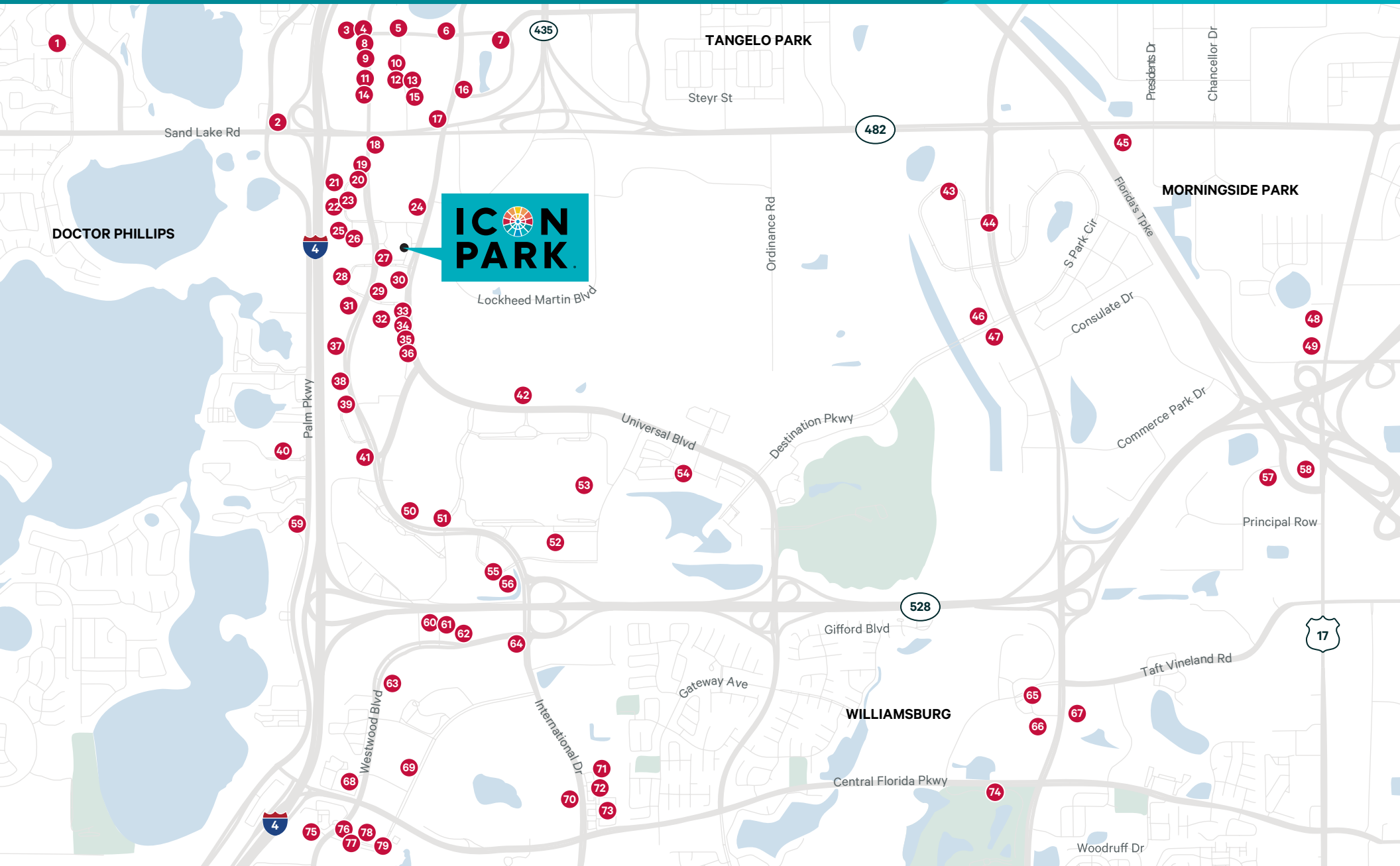
# Universal Boulevard Outparcels



# The Wheelhouse



# Hotels and Accommodations



1. Baymont By Wyndham Orlando Universal Blvd
2. Drury Inn & Suites Orlando
3. Heart Of I-dr
4. Econo Lodge International Dr
5. Enclave Suites
6. Westgate Palace Resort
7. The Point Orlando Resort
8. Holiday Inn Express & Suites Orlando - International Dr
9. Coco Key Hotel And Water Resort-orlando
10. Quality Suites
11. Rosen Inn International
12. The Floridian Hotel & Suites
13. Comfort Inn & Suites Near Universal Orlando Resort
14. Hampton Inn & Suites Orlando Intl Dr N
15. Staysky Suites - I Dr Orlando
16. Country Inn & Suites By Carlson, Orlando Universal, Fl
17. Crowne Plaza Orlando-universal
18. Wyndham Orlando Resort International Dr
19. Comfort Inn International Dr.
20. Best Western International Dr - Orlando
21. Embassy Suites By Hilton Orlando International Dr Jamaican Court
22. Quality Inn At International Dr
23. Red Roof Plus Orlando Conv Ctr
24. Fairfield Inn & Suites Orlando International Dr/conv Ctr
25. Allure Resort
26. Rodeway Inn International Dr
27. Sonesta Es Suites - Orlando
28. Courtyard Orlando International Dr/conv Ctr
29. Castle Hotel, Autograph Collection
30. La Quinta Inn & Suites By Wyndham Orlando I Dr/conv Ctr
31. Avanti Resort Hotel
32. Hyatt Place Orlando/conv Ctr
33. Extended Stay America Orlando Convention Ctr Pointe
34. Hampton Inn Orlando International Dr/conv Ctr
35. Residence Inn Orlando Conv Ctr
36. Springhill Suites Orlando Conv Ctr/international Dr Area
37. Embassy Suites By Hilton Orlando International Dr Conv Ctr
38. Homewood Suites By Hilton Orlando-international Dr/conv Ctr
39. Rosen Inn At Point Orlando
40. Quality Suites
41. Rosen Plaza On International Dr
42. Las Palmeras By Hilton Grand Vacations
43. Extended Stay America - Orlando - Southpark - Commodity Circle
44. Extended Stay America - Orlando - Southpark - Equity Row
45. Intown Suites Extended Stay Orlando Fl - Presidents Dr
46. Hampton Inn & Suites Orlando-john Young Pkwy/s. Park
47. Home2 Suites By Hilton Orlando South Park
48. Econo Lodge Inn & Suites Near Florida Mall
49. Baymont By Wyndham Florida Mall
50. Hyatt Regency Orlando
51. Rosen Centre Hotel
52. Hilton Orlando
53. Rosen Shingle Creek
54. Vista Cay Resort By Millenium
55. Midpointe Hotel By Rosen Hotels & Resorts At International Dr
56. Days Inn By Wyndham Orlando Conv. Center/international Dr
57. Hometowne Studios Orlando South
58. La Quinta Inn & Suites By Wyndham Orlando South
59. Westgate Lakes Resort & Spa Universal Studios Area
60. Tru By Hilton Orlando Conv Ctr
61. Extended Stay America - Orlando - Convention Ctr
62. Four Points By Sheraton Orlando Conv Ctr
63. Best Western Orlando Conv Ctr Hotel
64. Extended Stay America Orlando Conv Ctr
65. Doubletree By Hilton Hotel Orlando At Seaworld
66. Courtyard Orlando South/john Young Pkwy
67. Woodspring Suites Orlando South
68. Hilton Garden Inn Orlando At Seaworld
69. Renaissance Orlando At Seaworld
70. Holiday Inn Express & Suites Orlando At Seaworld
71. Holiday Inn Express & Suites Orlando At Seaworld
72. Springhill Suites Orlando At Seaworld
73. Fairfield Inn & Suites Orlando At Seaworld
74. The Ritz-carlton Orlando, Grande Lakes
75. Residence Inn Orlando At Seaworld
76. Homewood Suites By Hilton Orlando At Seaworld
77. Staybridge Suites Orlando At Seaworld
78. Hampton Inn & Suites Orlando At Seaworld
79. Hilton Grand Vacations At Seaworld



ICON  
PARK





Universal Studios Florida

International Drive Outlet

163,500 AADT

44,500 AADT

100,100 AADT

121,200 AADT

INTERSTATE 4 214,000 AADT

528

Sea World

Aquatica

Disney's Saratoga Springs Resort

Orlando Vineland Premium Outlets

2025 OPENING

ICON PARK

HomeGoods, Office DEPOT, Starbucks, ULTA, SUBWAY, UPS, Michaels, Dunkin' Donuts, Five Guys, Chick-fil-A, Wawa, Waffle Foods, Ross Dress for Less, GNC, Fitness, Five Below, TJ-maxx, Ross, DSW, GUESS FACTORY, Carter's, Baby's R Us, Nike, Adidas, Levi's, Five Below, McDonald's, Starbucks, Dunkin' Donuts, PetSmart, Dunkin', Burger King, McDonald's.

Barnes & Noble, Eddie V's, AMURA, Noodles, PetSmart, Dunkin', Burger King, McDonald's, Starbucks, Dunkin', PetSmart, Dunkin', Burger King, McDonald's.

MAGGIANO'S, CUPPER CANYON, REGAL CINEMAS, THE CAPITAL, ORLANDO IMPROV, CUBA, THAIPOVCO, HOLLISTER, HALIFTON, MONKEY JOES, M. Maguire's, Regal Cinemas, The Capital, Orlando Improv, Cuba, ThaiPOVCO, Hollister, Halifton, Monkey Joes, M. Maguire's.

TJ-maxx, Dunkin' Donuts, W&B, BurgerFi, Enzo's, Wendy's, Manisters, SUTZERO, Garden of Eatin', Starbucks, Penny's, Hooters, Kobe, Outback.

Garden of Eatin', Starbucks, Penny's, Hooters, Kobe, Outback.

Hooters, Kobe, Outback.

Durlington, Ross, Marshalls, Five Below.

BENIHANA

Starbucks, Subway, McDonald's, Outback.



**WHERE BRANDS  
COME TO LIFE!**





# Orlando Attraction & Tourist Corridors

2022 VISITOR ATTENDANCE



# Major Demand Generators

WITHIN 5-MILES OF ICON PARK



## ORANGE COUNTY CONVENTION CENTER

- Located 1 mile south of ICON Park
- 2nd largest convention center in the United States
- Hosted 193 events & 1.5 million attendees (2022)
- 7 million total square feet of space: 2+ million square feet of exhibit space and 479,000+ square feet of dedicated meeting space
- 74 meetings rooms & 232 breakout rooms
- 2018 estimated economic impact of \$2.1 billion to Central Florida economy



## UNIVERSAL ORLANDO RESORT

- Located 1.5 miles north of ICON Park
- 10.7 million visitors in 2022
- Orlando's 3rd largest employer with 25,000 employees
- 444-acre resort
- 2 theme parks: Universal Studios Florida and Universal's Islands of Adventure • 1 water park: Volcano Bay
- 7 hotels and resorts



## WALT DISNEY WORLD RESORT

- Located 5 miles southwest of ICON Park
- 47 million visitors in 2022
- 40-square mile resort
- 4 theme parks: Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom
- 40 resort hotels, 4 golf courses, 2 water parks
- Orlando's #1 largest employer with over 74,000 Cast Members

## SEAWORLD ORLANDO

- Located 1.9 miles south of ICON Park
- 6 million visitors in 2022
- Consists of SeaWorld Orlando, Discovery Cove and Aquatica water park
- Ranked in the Top 15 amusement park in the United States

# Epic Universe

COMING 2025



**1-MILE AWAY TO  
EPIC UNIVERSE**

- Universal Orlando's much-anticipated fourth theme park will be located 5 miles southeast of the existing theme parks and across from ICON Park
- Orlando's first park to open in 20 years
- 750-acre development, making the investment the largest construction site underway in the US
- Already the 2nd largest amusement park in Central Florida, Universal Studios will double in size with the addition of Epic Universe
- \$11 billion economic impact for Central Florida – prior to opening
- 1,500 construction workers onsite currently, with 10,000 workers poised to be onsite prior to the 2025 opening
- An estimated 14,000 jobs will be created for the new theme park



# EPIC UNIVERSE

## UNIVERSAL MONSTERS

## HOTEL

## WIZARDING WORLD

## CENTRAL HUB

## HOW TO TRAIN YOUR DRAGON

## SUPER NINTENDO WORLD

## PARK ENTRANCE

MONKEY KONG COASTER

YOSHI FAMILY RIDE

MARIO KART DARK RIDE

TOAD'S CAFE QUICK SERVICE

FULL SERVICE RESTAURANT

FOOD COURT QUICK SERVICE

PARK ENTRANCE

DRAGONS STAGE SHOW

UNKNOWN: RUMORED MEET & GREET

HIGH-TECH DARK RIDE

UNKNOWN: RUMORED QUICK SERVICE

QUICK SERVICE

FULL SERVICE RESTAURANT

UNKNOWN: RUMORED DARK RIDE

THEATER SHOW

FUTURE EXPANSION

BBQ RESTAURANT

QUICK SERVICE

NINTENDO STORE

UNKNOWN: RUMORED ATTRACTION

FULL SERVICE RESTAURANT

QUICK SERVICE RESTAURANT

SPACE-THEMED RACING COASTER

FUTURE EXPANSION

PLAY AREA

SKY FLY RIDES

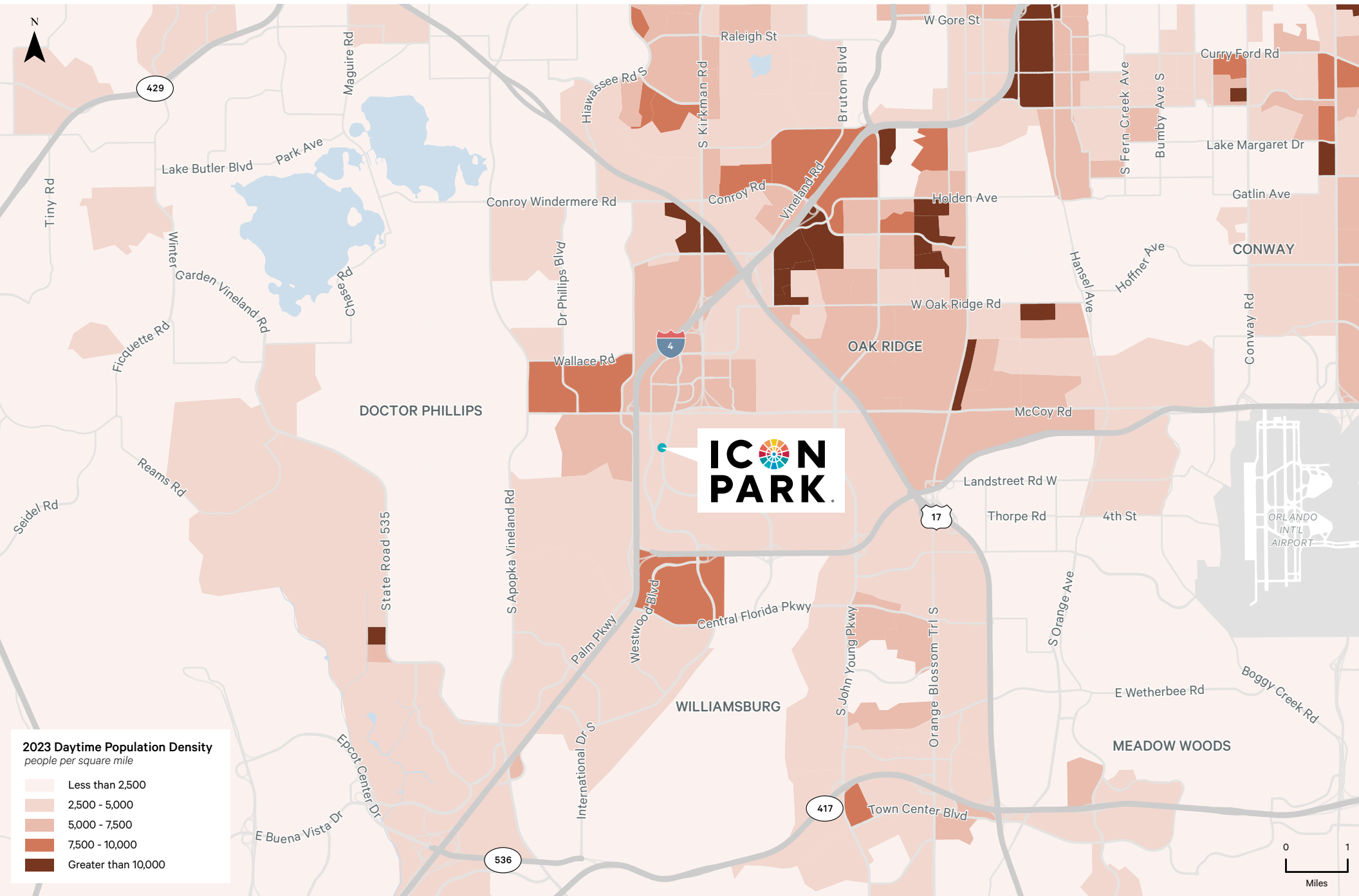
BOAT RIDE

GREAT HALL RESTAURANT

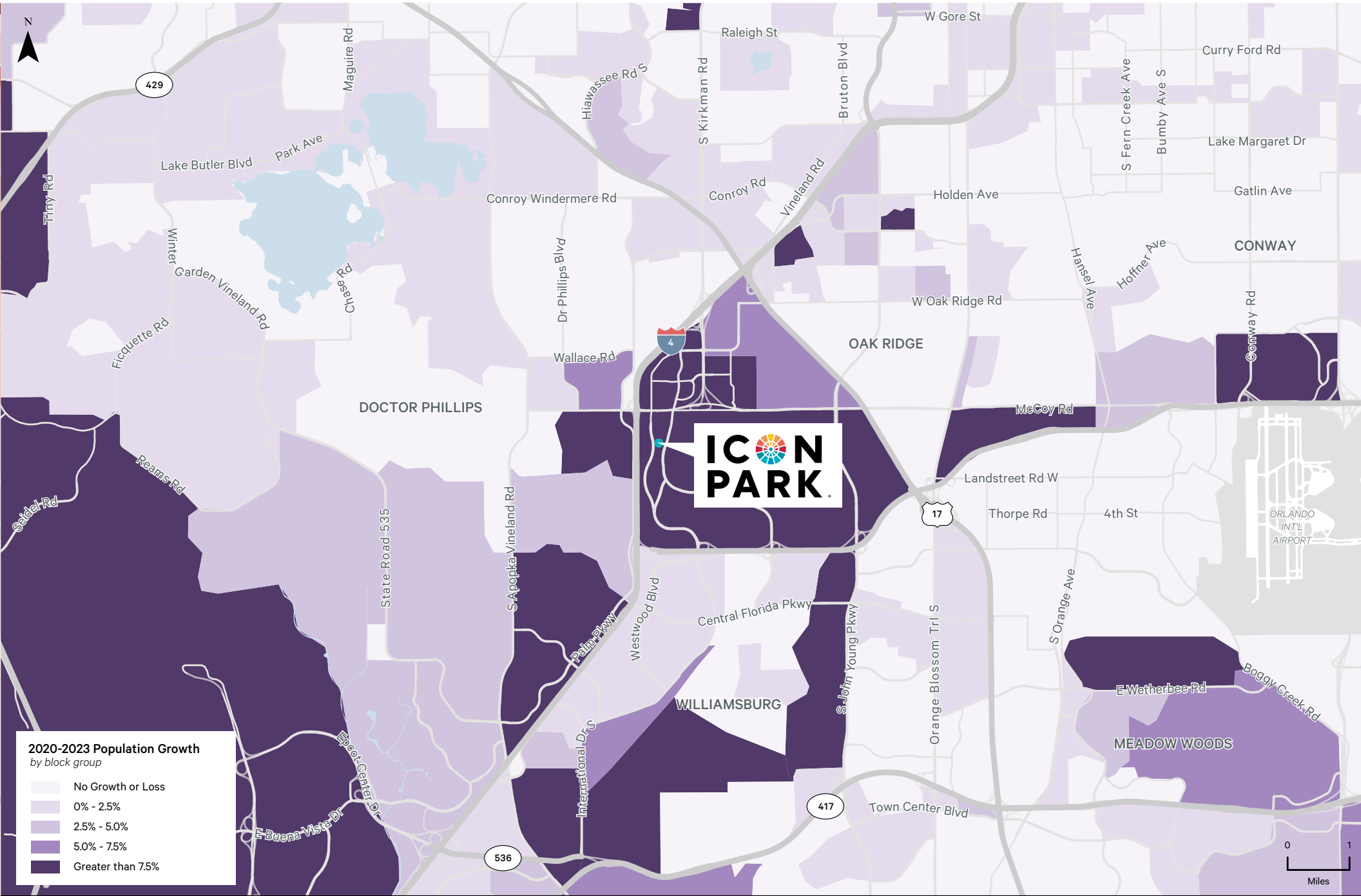
DRAGONS COASTER

NOTE: MOST SHOPS

# Daytime Population

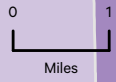


# Population Growth

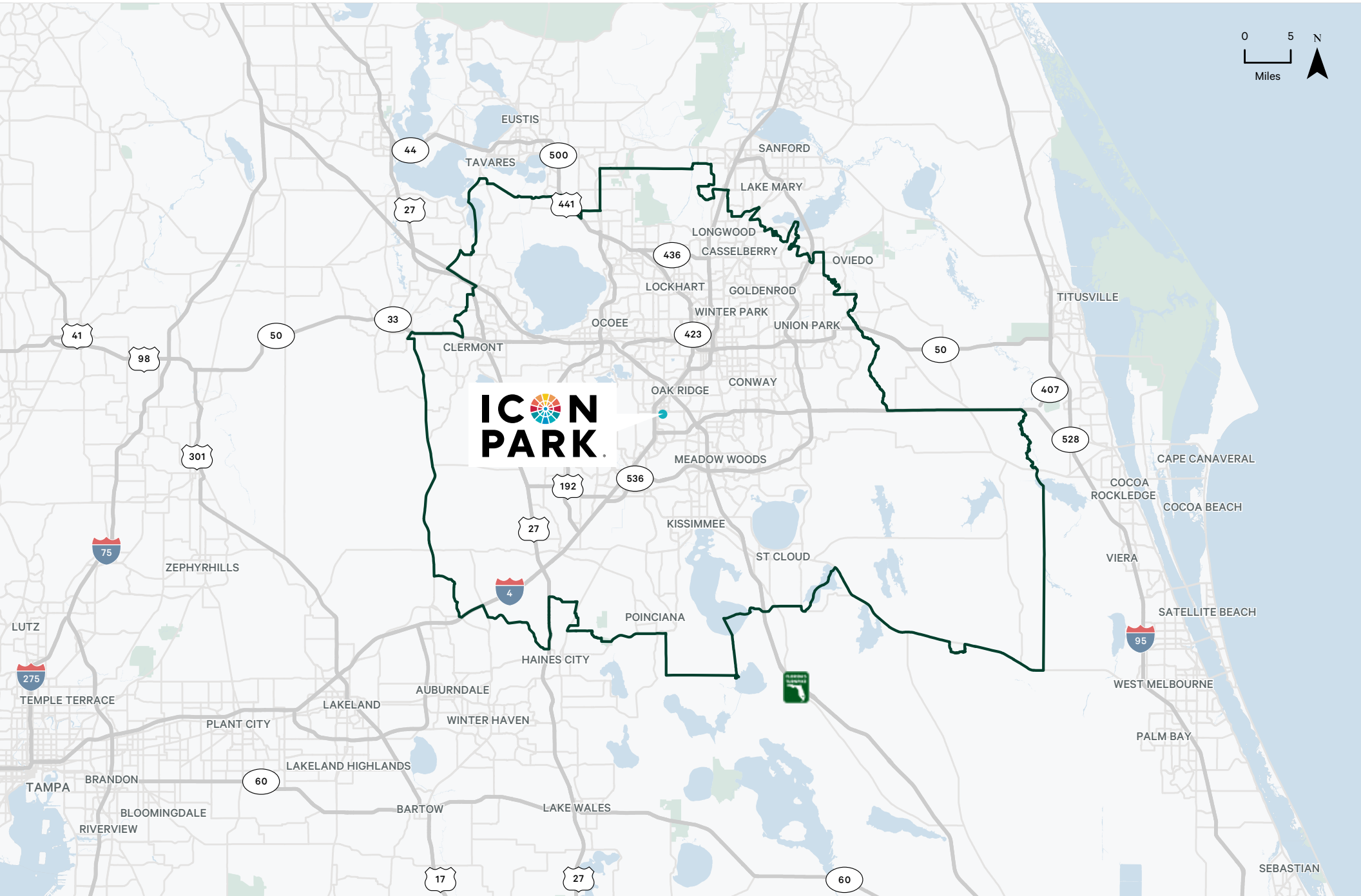


**2020-2023 Population Growth by block group**

- No Growth or Loss
- 0% - 2.5%
- 2.5% - 5.0%
- 5.0% - 7.5%
- Greater than 7.5%



# ICON Park Trade Area





The primary trade area is derived by calculating the ratio between the visitor's home locations and the base population. This penetration percentage along with a distance decay analysis determines a market baseline. Each census tract is compared to the baseline and the highest indexes are selected until our trade area totals between 60- 70% of the visitors home locations.

### PRIMARY TRADE AREA DEMOGRAPHICS



### VISITOR ORIGIN

#### Origin Breakdown



### VISITOR TYPE



A 'worker' is defined by a device whose common daytime location is within a half-mile of the study area. Workers can also be shoppers; however, we filter these devices as they are typically within the study area for other reasons other than shopping.

### COUNT BREAKDOWN

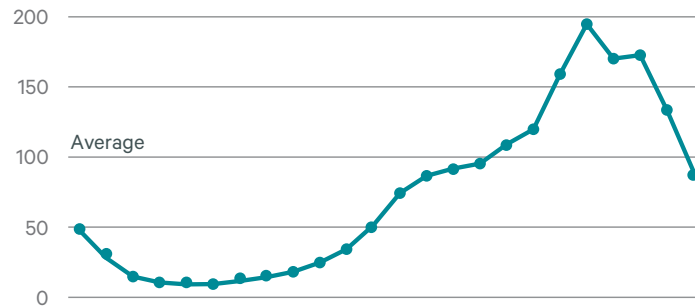


Extrapolated Visitor Estimate uses a straightforward extrapolation model to estimate the number of 'real-world' visitors/visits to a location. This report is an estimate only.

Linger Time is the average time spent at the site by each visitor.

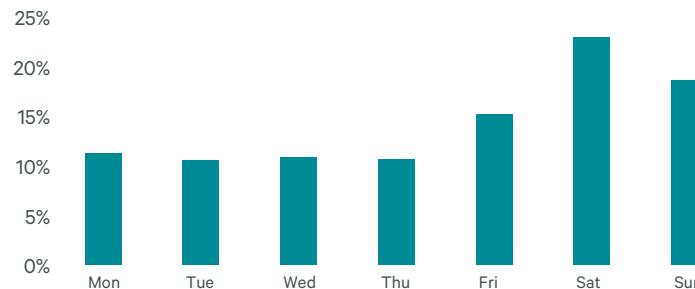
Repeat Visitors were observed within the geofence more than once during the study period.

### HOURLY FOOT TRAFFIC

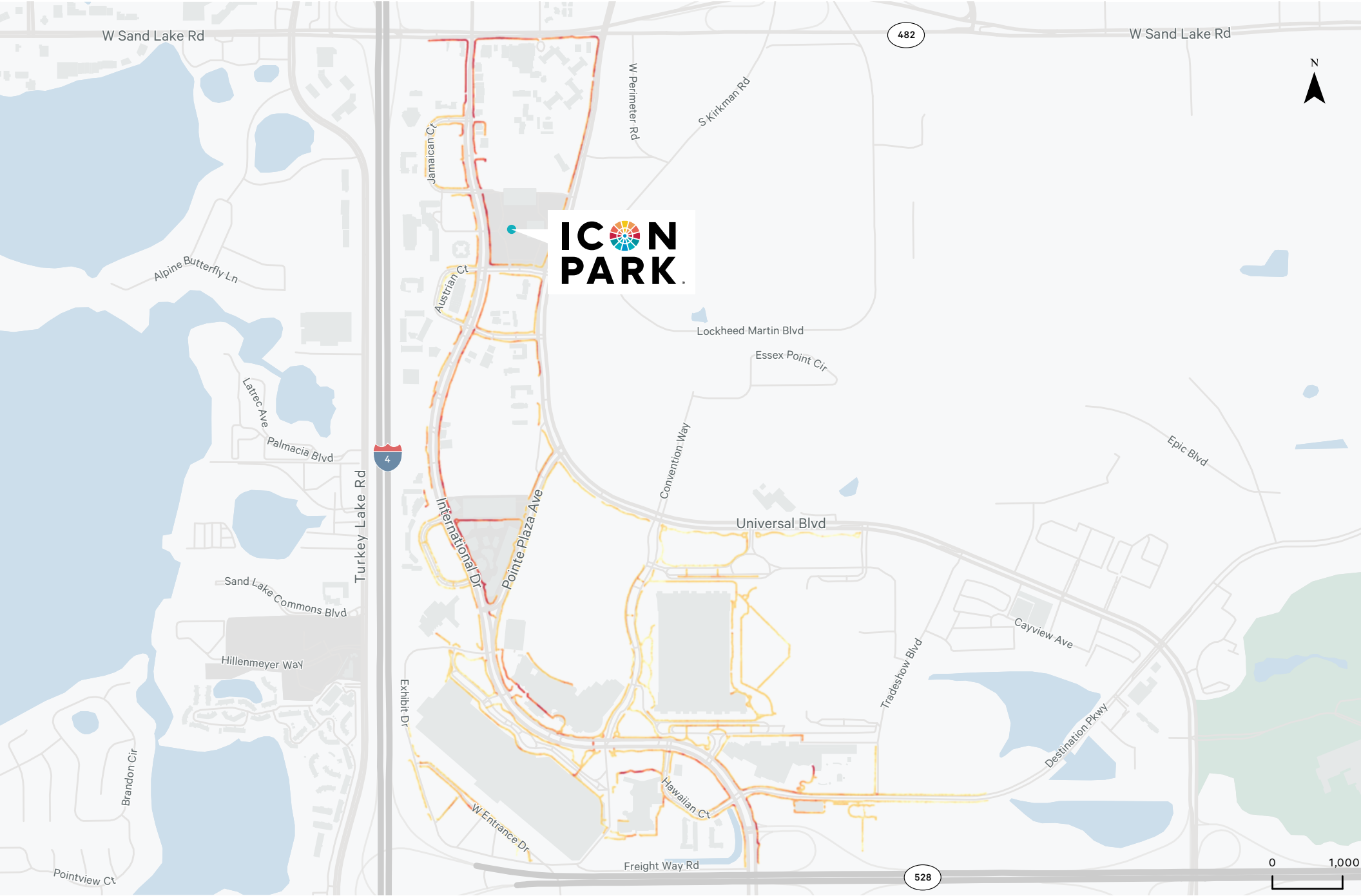


The sum of all devices seen within the geofenced area broken down by specific days of the week. Unique devices may be counted on different days but not twice in the same day.

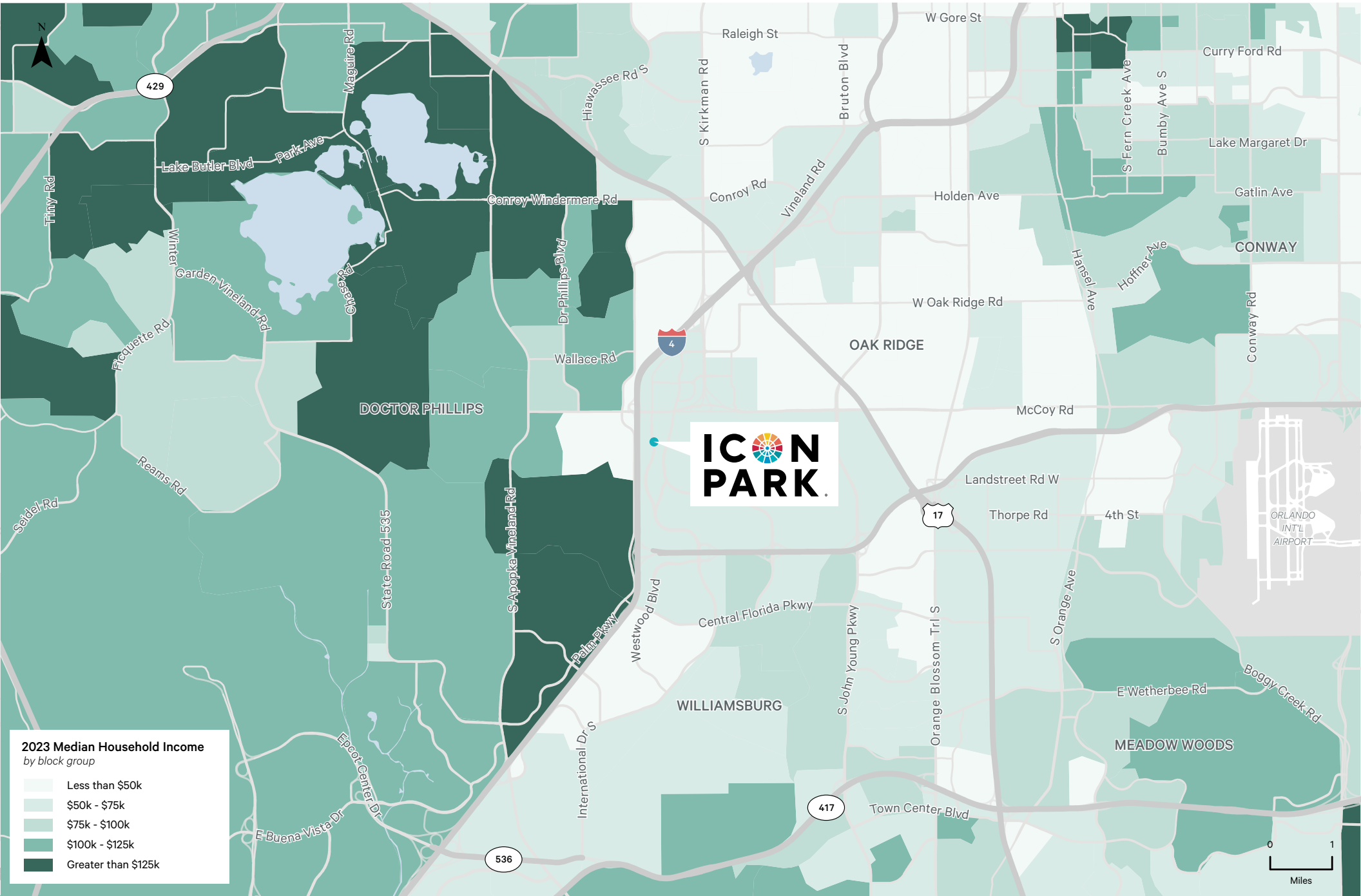
### WEEKLY FOOT TRAFFIC



# Sidewalk Foot Traffic

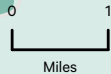


# Median Household Income



**2023 Median Household Income**  
by block group

- Less than \$50k
- \$50k - \$75k
- \$75k - \$100k
- \$100k - \$125k
- Greater than \$125k





# Orlando Entertainment District



## #idrivefun

- In 2017 Orange County adopted the 2040 Vision Plan for the International Drive Resort Area that aimed to “create a vibrant, dynamic and safe pedestrian-centered environment with dedicated transit lanes and sidewalk enhancements for local residents, conventioner and visitors alike.” That plan, adopted in February 2017 by the county, provided a framework for future development and contained an “entertainment sub-district” centered around ICON Park. In 2020, the ICON Park leadership team branded this area the Orlando Entertainment District and began marketing it to locals and visitors.
- The Orlando Entertainment District is an easy to access and walkable gateway to the International Drive resort area that provides endless opportunities for #IDriveFun at our attractions, bars, dining, shopping, and lodging.
- The Entertainment District also features a new website that connects visitors to the various businesses in the district, nearby hotel accommodations and even information on pandemic safety measures. The businesses work together to raise awareness and market the roughly 1-mile stretch of I-Drive — from Carrier Drive to Via Mercado — where they are located.

# Awards & Accolades



*Awarded "2020 Travelers Choice" As Popular Destination*



*10 Best List :  
Voted #1 Attraction  
for Kids in Orlando*

**Forbes**

*Selected Amongst  
"The 7 Best Attractions  
in Orlando"*

**TRAVEL+  
LEISURE**

*Selected Amongst  
"The Top 10 Free Things  
To Do In Orlando"*



*"Best Orlando Attraction  
for Kids"*

**Orlando Sentinel**

*Giving Disney, Universal  
a run for their money*



*How to have a bachelorette  
party in Orlando (Ride The  
Orlando Eye at ICON Park)*

**ORLANDO  
BUSINESS JOURNAL**

*Check out the latest at  
Universal's future  
Epic Universe theme Park*

# Awards & Accolades



*World's tallest rollercoaster  
in Orlando's I-Drive Corridor  
nabs FAA approval*

**TIME**

*Selected Amongst  
"World's Greatest Places"*

**ORLANDO  
BUSINESS JOURNAL**

*Here's When this new  
I-Drive Celebrity Restaurant  
will debut*



*Orlando Curated!  
History, Art & Science Await  
at its Top Museums  
(Madame Tussaud's Ranked #5)*



*"2020 Travelers' Choice"  
Time Magazine: "World's  
Greatest Places"*



*Voted Amongst Top 5  
"Most Romantic Things  
To Do In Orlando"*

**INTERNATIONAL DRIVE  
RESORT AREA CHAMBER  
OF COMMERCE**

*ICON Park 2023  
"Innovator Award"*

**Forbes**

*"The 7 Best Attractions  
in Orlando"*

# National Press



## TIME

### *Orlando The Magic Continues*

In October, Walt Disney World, the crown jewel of American theme parks, will begin an 18-month celebration of its 50th anniversary, debuting several attractions and activities. Scurry through a larger-than-life Parisian kitchen on the new Remy's Ratatouille Adventure ride, or take in Epcot's forthcoming Harmonious waterfront spectacular, a dynamic show incorporating music, fountains and pyrotechnics. Thrills abound at neighboring parks as well, with a new Jurassic World-themed VelociCoaster boasting a 140-ft. drop and zero-gravity stall—in which the track rotates 360 degrees above the surface of a lagoon—at Universal's Islands of Adventure. Other attractions, including SeaWorld Orlando's tundra-themed Ice Breaker and a drop tower at ICON Park—the world's tallest, at 430 ft.—are slated to open by year's end. Among the newest lodging options: the AC Hotel by Marriott Orlando, and the 349-room Walt Disney World Swan Reserve. —Carlye Wisel



# TRAVEL+ LEISURE

USA  
TODAY

*Recommended for Romantic Things to Do because: A private, spectacular view high above Orlando with your sweetheart at your side and a glass of wine in your hand.*

*Michelle's expert tip: Time your visit around sunset for an even more spectacular view!*

## *10 Free Things to Do in Orlando*

From art galleries to nature preserve, these are the best things to do in Orlando for free.

Whether you're heading to Central Florida to visit Disney World or Universal Orlando - two of the world's most popular theme park resorts - or just hoping to explore the city, there's plenty to see and do in Orlando. But if you're traveling on a budget, you know that paying for admission to the city's top attractions can be pretty pricey. Disney World and Universal Orlando theme park admission prices start at over \$100 for a one-day ticket, and other area attractions can be expensive, too, so you'll want to find ways to save money when exploring the city. With a plethora of public parks, galleries, and fun shopping and dining destinations, you can find many free things to do in Orlando so you can enjoy your time in the Sunshine without breaking the bank.

There's always something happening along International Drive, a bustling thoroughfare in the heart of Orlando. ICON Park is home to tons of attractions, shops, and restaurants, and parking for the complex is free.

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## *Most Romantic Things to Do in Orlando*

### **Classic to Creative: 10 Orlando Date Nights to Dazzle**

Romance. Sure we all want it. But we all have our own ideas about what it is. And sometimes even that varies depending on the weather, our moods, even our diets...! No matter your preference, or that of the person to whom you are pitching woo, Orlando, the City Beautiful, is rife with options. Jetting off to California winery likely isn't in the cards for a while. No worries. We've got a great one right here in Central Florida.

### *Romance Capsule at ICON Park*

Take your love to new heights, literally. You and your sweetheart can take a spin on The Orlando Eye, which includes a ride in a climate-controlled capsule and takes guest 400 feet in the air. Instead of sharing the capsule with others, rent it out for a romantic date. The "I'm Sweet on You Package" for \$110 includes two rotations on The Orlando Eye, a box of chocolates and a bottle of sparkling wine. A complete spin on The Orlando Eye takes about 23 minutes. Guests can make reservations, but they are not required. When you're done, walk around ICON Park and enjoy the outdoor entertainment complex that has restaurants and shops.



**ICON  
PARK**

## Contact

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**CBRE**

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